



**ARCHITECTURAL COMMITTEE  
ARCHITECTURAL RULES**

**Introduction**

Pursuant to Article IV of The Fairways at Fieldcreek Ranch Declaration of Protective Covenants (the "Declaration"), the Architectural Committee (the "Committee") shall adopt, amend and repeal rules and regulations known as "Architectural Committee Rules," interpreting and implementing the provisions of the Declaration and setting forth fees to be charged, procedures, and design and construction criteria to be followed. The Architectural Committee Rules encompass this entire document and the following Architectural Committee documents:

1. Contractor Rules & Regulations
2. Instructions for Project Submittal
3. Project Submittal Form
4. Construction Deposit & Fee Agreement
5. Project Color/Material Approval Form
6. Notice of Information to Buyers
7. Pre-Construction Meeting & Collection of Construction Deposits/Fees
8. Construction Rules Poster
9. Procedures for Non-Compliance
10. Weed Abatement Policy

Current versions of all documents are available on the association's website, <https://www.fairwaysatfieldcreek.com/architectural-documents>.

The Fairways uses a cloud-based service called ARC Tracker to streamline and manage Architectural Review Committee (ARC) submittals. Guidelines are conveniently organized for each project type and step-by-step instructions guide homeowners through the process, eliminating much of the paperwork and complexity of the old paper documents. Requests submitted online can be processed much faster than by the traditional method of delivering paper documents to our community manager's office, and there is no additional charge to the homeowner.



If you currently have a project that is in progress, please continue to use the old paper-based system until that project is completed.

To get started, just go to [ARC Tracker for The Fairways at Fieldcreek Ranch](https://www.arctracker.com/fairwaysatfieldcreek) (<https://www.arctracker.com/fairwaysatfieldcreek>) and create an account. If prompted for our neighborhood's nickname, enter "fairwaysatfieldcreek".

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## General Information

The Committee's review is based primarily upon *aesthetics* and approval does not necessarily imply consideration of factors beyond its control, such as building codes, health/safety regulations, surveying, grading, floodplains, easements, etc., which are the applicant's sole responsibility to follow. The Committee is entitled to consider all submittals to be complete and accurate representations of the proposed projects. It is the responsibility of the Project Lot owners that they and their contractors comply with all rules.

No project shall obstruct any easement, including The Fairways' common areas, public utility, equestrian/pedestrian, drainage, irrigation, or roadway easements. Details of easements within The Fairways can be found on the Subdivision Tract Maps and on the association's website.

The Fairways is within the jurisdiction of Washoe County. A Washoe County Building Department permit must be obtained for certain projects by the Project Lot owners after an approval letter from the Committee is issued. Compliance with all governmental regulations is the responsibility of the Project Lot owners.

If comments generated by the Washoe County Building Department require revisions to previously approved plans, those revisions must be resubmitted to the Committee for written approval.

New or remodel projects that proceed with any changes made during construction that were not brought to the Committee for additional review and approval are subject to separate review fees, and after noticed hearing, continuing fines and construction penalties.

Written approval by the Committee must be received prior to submitting plans to the Washoe County Building Department, and the start of any staging, clearing, grading, building construction, or landscaping of any type, new or remodel. Only one Project Lot address per project submittal will be accepted. Starting a project without the Committee's approval will be deemed a violation of the Declaration and Architectural Committee Rules and is subject to increased review fees, and after noticed hearing, continuing fines and construction penalties.

When reviewing the governing documents for project submittal, it is recommended that you view the documents on the association's website to ensure that you are viewing the most current version. An annotated version of the Declaration is available online which incorporates all amendments that have been made to that document.

Submittals for projects which were approved but never started and/or completed in full as submitted within the time allowance, starting from the date of approval or any extensions granted by the Committee, will be considered expired and will require re-submittal before resuming work. The current submittal voids and replaces all prior submittals and approvals for the same or similar projects.

Each provision of the Architectural Committee Rules shall be valid and enforceable to the fullest extent permitted by law. If any provision of these rules or the application of such provision to any person or circumstances shall, to any extent, be invalid or unenforceable, then the remainder of these rules or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected by such invalidity or unenforceability.

## **New Home Construction**

The Fairways is a development of custom homes and therefore, homes should be designed for the particular contours and elevations of the Project Lot. Please do not submit plans which will require excessive or inappropriate site cutting or filling. These factors are strongly taken into consideration by the Committee during the approval process. The Committee strongly recommends that you contact them at the very beginning of your design process for input as to the design intent and site planning. It is also recommended that you submit a preliminary site plan and elevations before beginning the construction drawings.

By contacting the Committee early and allowing sufficient time for review and input, needless expense and delay will be avoided. Please allow time for this process! In order to avoid unnecessary delays, please review the Architectural Committee Rules carefully, and make sure that everything on the checklist has been provided.

New house plans submitted to the Committee must have a Landscaping Plan which accounts for the entire lot area. All areas must be clearly identified (e.g. landscape, turf, decorative gravel, bark). All plantings must be identified (although a complete plant list with sizes and quantities is not an absolute requirement). The requirement in the Declaration for three (3) evergreen twenty (20) gallon plantings and a lawn between the street and the front of the house remains in effect.

If the Project Lot contains substantial native vegetation, it can be identified on the plans as such and it must be noted as having a 3' protective construction fence until construction is complete. It is the intent of the Committee to ensure that the lot is landscaped within the time required by the Declaration. We are aware that your ideas may change and the Committee will accept proposed revisions to the original landscape plans.

The Committee requires a copy of the Certificate of Occupancy within fourteen days of issue so we can keep track of the one-year time limit to complete landscaping. Fines may be levied by the association against the property owner for non-compliance.

The Committee is happy to discuss these or any other design issues with you.

## **Exterior Remodels, Additions & Modifications**

Exterior colors should be consistent with our community colors and must harmonize with the surrounding landscape; gaudy or bright colors, purples, reds and blues are not acceptable. All colors and trim must be approved by the Committee.

Small additions such as a pergola or patio coverage do not have to meet the same roofing requirements as the house and garage, but must be approved by the Committee.

It is important that the proposed changes be respectful of the existing built environment and maintain the high-quality standard of The Fairways and neighboring dwellings. All proposed modifications that involve the aesthetics of an existing structure (including any change in building footprint, exterior walls or roof) require plans to be provided, stamped and signed by a Nevada Licensed Architect or Nevada Licensed Residential Designer. There may be instances where a minor modification does not warrant the need or use of a Nevada Licensed Architect or Nevada Licensed Residential Designer and in these instances the Committee will consider exceptions on a case-by-case basis.

All aspects of Exterior Remodels, Additions & Modifications must meet the same criteria as New Home Construction including approval from the Committee.

If the remodel necessitates modification of the existing landscaping, a landscape plan must also be submitted.

The design of Exterior Remodels, Additions & Modifications must match the existing home color, material use, detailing, roof slope, existing aesthetic, character and architectural style at the sole discretion of the Committee.

## Article I. Guidelines

- a. Plans must be submitted for approval before starting **any project that affects the outside appearance of any Project Lot unless it is for general maintenance** (i.e. replacing like-for-like material or like-for-like color); this includes any house, garage, outbuilding, retaining wall, landscaping, pool, fence or barrier of any kind, deck, arbor, gazebo, patio, dog run, storage structure or any other structure.
- b. The Applicant must verify that the same or similar project has not been previously denied by the Committee and provide a list of denied projects on the Project Submittal Form.
- c. The Committee strongly encourages a "site-specific" plan for each Project Lot, which can best be described as a plan that is designed specifically for the topography of the site upon which the structure is to be placed. The structure should be designed to minimize the disturbance of the existing topography.
- d. From time to time and at the sole discretion of the Committee, a floor plan may be duplicated if there is a substantial difference in the exterior appearance of the elevations. The Committee shall determine whether or not a substantial difference exists. The owner or builder is encouraged to contact the Committee prior to submitting a duplicated plan to ensure that it will be acceptable to the Committee.
- e. Structures constructed on corner lots must have consistent treatment of elevations facing both streets.
- f. Wainscots used only along a street face of a structure must be returned a minimum of 48" at each corner of the house. It is preferred that the wainscot be returned to the next corner or a vertical stopping point, such as a window or door.
- g. No fences, hedges or walls shall be placed on or along the lot boundaries which extend from the dwellings to the street, or along the common boundary with the street, and such boundaries shall be unobstructed.

Fences, hedges and walls on or along the other lot boundaries including construction materials, must be approved by the Committee. The preferred fencing material is wrought-iron or split rail.

No solid fencing is allowed on lot lines adjacent to, or facing the Wolf Run Golf Course, which shall only be wrought-iron or split rail, or comparable material, approved by the Committee.

Any solid wood fencing, if approved at the discretion of the Committee, shall be fencing with all support posts and hardware facing the interior of the Project Lot and all finished boards facing the community or neighboring property.

No chain-link or woven fence shall be permitted within the subdivision, except for pet enclosures, designated by the Committee. Pet enclosures

must be attached to the main dwelling unit or garage, shall be placed in the rear of the lot, and shall not be visible from the street or neighbors, when allowed by the Committee.

- h. In accordance with Article III.G of the Declaration, parking or storing of trailers, boats and motor vehicles is restricted and any specifically designated space or enclosure for such purpose is subject to written approval of the Committee.
- i. Driveways shall not be asphalt or gravel.
- j. The use of vinyl siding, cement siding, aluminum siding, plywood siding (such as T-111), or tempered hardboard siding is prohibited.
- k. Mailbox enclosures must be of an approved design.
- l. Basketball courts must be approved by the Committee and the surrounding neighbors. The two neighbors most affected must sign a letter of approval.
- m. In accordance with Article III.O of the Declaration, the installation and operation of a permanent standby electric generator (SEG) on a Project Lot shall be subject to the following provisions:
  - i. The application package must include a Project Submittal Form, a Construction Deposit & Fee Agreement, a site plan showing the proposed location of the SEG, the type of screening to be used, a copy of the contractor's proposal, and a copy of the manufacturer's data sheet for the selected model.
  - ii. The rated maximum continuous power capacity must not be greater than 26 kW.
  - iii. The sound emission rating shall be equal to (or less than) 67 dBA when operating at normal load as measured 23 feet (7 meters) from the unit. Measurements are to be taken from at least two sides.
  - iv. Installation shall be on a base of concrete, stone, or similar material four (4) inches thick that is at least as wide as the base of the enclosure.
  - v. All electrical, plumbing and fuel line connections must be installed by a contractor licensed in those fields.
  - vi. The SEG must be connected to the main electrical panel of the residence by an automatic transfer switch.
  - vii. Placement shall be a minimum of five (5) feet from the nearest property line and cannot be placed in an easement. The Committee may require installation more than five (5) feet from the property line and will take into account the living areas in the adjacent property when determining the distance from the property line.
  - viii. Screening materials are limited to bushes and/or shrubs which are large enough to reasonably screen the SEG from view. A minimum of three (3) feet of space must be maintained between the selected material and the SEG.

- ix. A Washoe County building permit must be obtained before the commencement of any work and a final inspection completed before the SEG can be placed in service.
- x. The SEG may only be used in emergency situations such as during a power outage.
- xi. After installation, the SEG may be periodically tested in accordance with the manufacturer's recommended schedule between the hours of 10 a.m. and 4 p.m. Monday through Saturday.
- n. The Contractor Rules & Regulations provided by the Committee must be posted at all times on the construction site in a weatherproof device and visible from the street. Property owners and/or contractors who fail to comply with this requirement or the rules and regulations may be subject to fines.
- o. New or remodeled home plans shall not have the side or back of the house facing the street. The frontage and entrance area of the house shall substantially face the street to enhance curb appeal and appearance in the Committee's sole discretion.
- p. Roofing materials shall be tile or slate. Materials and colors must be submitted and approved by the Committee. Pergola and patio covers will be considered on a case-by-case basis.
- q. Artificial turf will be considered for backyards only on a case-by-case basis at the sole discretion of the Committee, and must be of high quality and durability, with a minimum face/pile weight of 80 ounces per square yard. Artificial turf must be presented as part of a well-thought-out landscape design, that incorporates other planting materials, such as trees and shrubs for screening, and meet all other landscaping requirements. A 12" x 12" sample of the turf must be provided with submittal. No installation can start without written approval from the Committee. With the exception of turf used for putting greens, the Committee requires the following:
  - Minimum pile height of 1.5 (one and one-half) inches;
  - Minimum 10-year "no fade" warranty;
  - Dark green in color, no bluegrass or other colors permitted;
  - 100% UV protection

Artificial turf shall:

1. Have a realistic appearance (with variable colors and blade height) and be indistinguishable from natural turf, from a pedestrian's perspective;
2. Be adequately secured, with no ripples or seams showing;
3. Have finished turf edges;
4. Be separated from other planting areas by mow strips to prevent intrusion of living plant material into the area of artificial turf;
5. Be installed in accordance with the manufacturer's instructions/recommendations, including a weed barrier and a properly prepared aggregate base;

6. Be kept free of weeds, debris, tears, holes and dents;
7. Be regularly maintained to ensure an attractive appearance.

Artificial turf shall not:

1. Be installed immediately adjacent to the house or other structures;
2. Be applied over concrete, dirt or existing turf;
3. Be installed immediately adjacent to regular "living" turf.

Integration into landscape design:

1. Living plant material shall include shrubs, vines, trees and/or flowering groundcovers, and shall consist of at least 20% of the landscape area. This must be documented in the Architectural Committee application.
2. Artificial shrubs, flowers, trees and vines in lieu of living plant material are prohibited.
3. Indoor/outdoor plastic or nylon carpeting (e.g. AstroTurf®) is prohibited as a landscape element.

Artificial turf maintenance:

1. The Association reserves the right to require replacement of artificial turf at any time that its appearance has deteriorated to a point of looking worn out, faded, compressed, seamed, or to have raised or collapsed edges.
2. Infill must be recharged or replaced if odor or deterioration occurs.
3. Seams must not show.
4. Turf must be cleaned and the pile raked/fluffed periodically to maintain its appearance.

The application for artificial turf installation shall include:

1. Completed and executed submittal.
2. Site plan showing the area of proposed installation.
3. Site photographs of the area of installation.
4. Manufacturer's brochure or literature.
5. Minimum 12" x 12" square sample of the proposed artificial turf material to be used.
6. Description of the turf specifications.
7. Description of the installation and information and contact information for the qualified contractor who will perform the installation.



## Article II. Submittal Requirements

All New Home Construction and Exterior Remodels, Additions & Modifications project submittal forms require three (3) sets of plans & specifications if not submitting electronically. All such plans, whether submitted on paper or electronically, shall include the items listed below. All items must be checked by the property owner and architect/designer or contractor prior to submittal. Plans will not be reviewed or approved until all of the items noted below have been provided.

- a. Plot plan indicating:
  - i. Property lines
  - ii. Setbacks
  - iii. Streets
  - iv. Curbs and gutters
  - v. Driveway(s) including dimensions of curb cuts
  - vi. Driveway materials
  - vii. Easements
  - viii. Utility locations
  - ix. Drawing scale
  - x. North arrow
  - xi. Location and outline of proposed structures including any house, garage, outbuilding, retaining walls, pool, fence or barrier of any kind, deck, arbor, gazebo, patio, dog run, storage structures, or any other structures.
  - xii. Lot contours, including existing and finish grades, 2' interval minimum, top of curb grades, spot elevations at all structures corners and entrances, and any cuts and fills.
  - xiii. Mailbox and elevations with materials indicated.
- b. Landscaping plan indicating:
  - i. Proposed landscaping including plant materials, their sizes and types, other landscape feature, i.e. rocks, boulders, dry creeks, shredded bark, etc.
  - ii. Three twenty (20) gallon evergreen trees minimum between the house and the street.
  - iii. Fence location(s) and fence elevation(s) with materials indicated.
  - iv. A lawn area between the front(s) of the house and the street(s). Note that the landscaping plan must be prepared with the same quality and appearance of all other documents submitted for review. No landscape plans will be accepted as a blue-line site plan marked up with marking pens or the like.
- c. Floor plan(s) indicating:
  - i. Walls and all openings along with all attached structures.
  - ii. Scale
  - iii. North arrow
  - iv. Area for each floor along with a total area indicated.


- d. Elevations indicating:
  - i. All exterior walls.
  - ii. Existing and new topography on all elevations.
  - iii. Bottom of all footings on all elevations.
  - iv. Roof slope on all elevations.
  - v. The elevations of the height control point (top of curb at lot corner) and maximum building height on all elevations.
  - vi. Drawing scale for each sheet of elevations.
  - vii. Description of all exterior materials: walls, roofing, doors, windows, etc. will be noted on each sheet of elevations. Include proposed finish colors and samples.
- e. Section:
  - i. A building or wall section indicating the floor level(s), plate height(s) and highest ridge height.

If the owner of the Project Lot is constructing a "spec" house, the Notice of Information to Buyers form must be completed.

If the property owners, their guests, or vendors drive onto a vacant lot or a lot under construction and track mud or other debris onto the street, the property owners will be charged for the costs incurred by the association for street sweeping services to remediate the situation.

Preliminary design drawings and site plans may be submitted for comments and suggestions to the Committee to review for potential problems or conflicts with the Architectural Committee Rules. Such preliminary reviews are on an informal and noncommittal basis only. The final submittal will be reviewed in its entirety to ensure compliance with all rules and regulations of the Declaration and Architectural Committee Rules.

The Committee reserves the right to modify, add, or eliminate any Architectural Committee Rules at its sole discretion.

<p><i>These Architectural Rules, as amended, were duly adopted by the action of the Architectural Committee on October 7, 2024 and the Board of Directors on October 8, 2024. It shall be effective as of November 15, 2024 and replaces all previous versions.</i></p> <p><i>Attested by: Norman F. Kelly, President</i></p>	<p>Community Manager:</p> <p><b>Kenyon &amp; Associates</b>          645 Sierra Rose Dr., Suite 104          Reno, NV 89511-4025          775-674-8000 (office)          775-674-8010 (fax)</p> 
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