

ARCHITECTURAL AND DESIGN STANDARDS FOR THE MEADOWS ASSOCIATION

APPROVED JULY 17, 2017

These standards set forth the minimum architectural standards and submittal requirements for any new construction or any exterior modifications or improvements, whether temporary or permanent, within The Meadows Subdivision. These standards also set forth maintenance standards for structures and grounds. Compliance with these Architectural and Design Standards, the Meadows CC&Rs, and the Town of Truckee Development Code will constitute acceptable conformance to architectural requirements within this subdivision.

A. APPROVAL PROCEDURES

1. SUBMITTAL OF PLANS

Plans shall be submitted to Condominium Association Management Co. (CAMCO). Plans may be submitted before or concurrently with submittal to the Town of Truckee Building Department, if the proposed Improvement requires a building permit. However, even if an Improvement does not require a building permit from the Town of Truckee, review and approval by the Architectural Control Committee (ACC) or Board of Directors (BOD) is required.

The ACC has the authority to approve, approve with conditions, or disapprove all Improvements except those requiring a building permit from the Town of Truckee. In cases where a building permit is required, the ACC will make a recommendation to the BOD, and the BOD will take final action. In instances where the ACC has the authority to take final action and the Owner is dissatisfied with that action, the Owner has the right to submit a written appeal to the BOD within 15 days of the ACC decision.

The plans shall be in sufficient form that a complete review can be made to verify that the requirements set forth in this document and in the CC&Rs are complied with. The time limits presented in Section 5.07 of the CC&Rs do not start until the ACC has received a complete application. The Management Company will notify adjacent property owners of proposed construction at time of plan submittal.

2. FEES

- a. For new structures and additions of 250 square feet or more, a \$250.00 **non-refundable** plan check fee is required at the time the plans are submitted. In addition, a \$1,750.00 **refundable** construction deposit is required. This deposit will be refunded, in full, at the time construction is completed in compliance with the approved plans. This \$1,750.00 refundable deposit will be forfeited if construction is not completed within the 18-month building period unless an extension is applied for and approved. No interest will be paid on held security deposits.

b. When a building permit is required, the ACC will make a recommendation to the BOD and the BOD will take final action. In these instances, additional costs are incurred by the Association because the meeting must be noticed, a representative from the Management Company must attend, and minutes must be taken. If a special BOD meeting is held to consider the Improvement, an additional fee of \$200 will be required to cover the costs. This fee will apply to the following requests:

1. Final action on an Improvement due to the requirement for a building permit.
2. Receipt of a written appeal.
3. Submittal of a written request for a variance, as explained in Section 5.12, Variances, of the CC&Rs.
4. Receipt of a written request for an extension of time for Improvements that were approved by the BOD (i.e., those Improvements requiring a building permit). If an Improvement was originally approved by the ACC (i.e., all Improvement that do not require a building permit), the extension of time may be approved by the ACC and no fee is required.

These fees are incurred when a special meeting is necessary. However, if the Owner agrees in writing to wait until the next regularly scheduled BOD meeting, no additional fee will be required.

c. There are no fees for other types of Improvements or additions that are less than 250 square feet in size.

3. APPROVAL OF PLANS

It is strongly recommended that the Owner, architect/designer, and/or the contractor attend the ACC and BOD meetings when the Improvement is being discussed.

A site inspection will be part of the process. The property corners and the footprint of the improvements shall be staked out prior to site inspection to help assist the ACC and BOD in determining the impact to adjacent homes/lots. If the property corner/boundary markers are not apparent, it shall be the property owner's responsibility to accurately survey the area to be improved.

4. APPROVAL OF PLANS WITH DEFICIENCIES

This step is required if corrections or additional information are necessary as a result of the review of the plans. Requests for additional information or corrections may result in either resubmittal of the plans or a conditional approval.

Resubmittal would also be necessary if any changes had been made in the plans, which would affect areas covered under the Architectural Standards.

5. DISAPPROVAL OF PLANS

If the ACC or BOD finds it necessary to disapprove a plan, every attempt will be made to be specific about the reasons for disapproval. The Owner may attempt to revise those areas noted as unacceptable or submit a completely new plan. As stated in the CC&Rs, Article V, Architectural Control, Section 5.11 (d) "The approval by the Board of any plans, drawings or specifications for any work of Improvement done or proposed, or for any other matter requiring the Board's approval under this Article, or any waiver thereof, shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification or matter subsequently submitted for approval by the same or some other Owner. Different locations for Improvements, the size of the structure, proximity to other Residences or Common Facilities, previous adverse experience with a particular Improvement or component thereof, and other factors may be taken into consideration by the Board in reviewing a particular submittal."

6. EXPIRATION AND EXTENSION OF TIME

Any plans submitted and approved by the ACC or BOD will expire eighteen (18) months from the date of approval or such other period (longer or shorter) as may be specified by the ACC or BOD in its approval of the project. The Owner may submit a written request prior to the expiration of the initial eighteen months to extend the time for commencement or completion. An extension may be granted upon the ACC or BOD (depending on which group approved the Improvement) making the findings stated in Section 5.08 of the CC&Rs. (Refer to discussion on page 14 under Enforcement.) Approved plans are not transferable and shall be resubmitted for approval upon change of ownership

B. SUBMITTALS

Applications shall be submitted to:

CAMCO
Attention: Micki Marston, Property Manager
40165 Truckee Airport Road, Suite 304,
Truckee, CA 96161
Office: 530-587-3355
micki@camcotruckee.com

Two hard copies and one electronic version of the plans shall be submitted. The scale of one set of the plans shall be consistent with the requirements of the Town of Truckee Building Department. The additional set shall be reduced to 11" x 17" size (not to scale) and include only the four elevations, plot plan, and floor plan. The following is the minimum constituting a set of plans and specifications:

- a. Plot Plan - Plot plans shall show north arrow, easements, property lines, building setbacks, existing roads adjacent to the parcel, extent of grading, project benchmark, survey boundary markers, building pad, parking areas, placement of all structures, fencing, screens, driveways, walkways, utility locations, individual sewage disposal systems (i.e., septic tank, leach field, repair area), all

existing trees 10 feet or more in height or having a trunk 4 inches or more in diameter at breast height with species, creeks, rock outcroppings, and other natural features. These later items (i.e., trees, creeks, rock outcroppings, natural features) shall be identified within the area of improvement.

- b. Driveways – All driveways connecting to the Association roads shall be shown, including drainage improvements (e.g., culverts) related thereto.
- c. Grading Plan - Grading plans shall include existing and proposed contours at 2-foot intervals, slopes and direction of drainage, utility trench locations, individual sewage disposal systems (i.e., septic tank, leach field, repair area), and trees to be removed. This information can be shown on the plot plan, if convenient.
- d. Roof Plan - Roof plans shall show all roof pitches, ridges, eaves, valleys, hips, materials, etc.
- e. Floor Plan - Floor plans shall include balconies, decks, patios, solariums, atriums, carports, garages, storage buildings, and the square footage of each floor and the total square footage of each structure.
- f. Exterior Elevations - Exterior elevations shall show all exterior walls, siding materials, trim, window opening action and divides, etc. with allowable and proposed building heights clearly indicated. The exterior elevations shall also show the finished floor elevation(s) relative to project benchmark.
- g. Exterior Colors and Finishes - An Owner’s submission for approval shall indicate color on each elevation sheet and a clear indication as to which surface the color relates.
- h. Exterior Specifications - The specifications for all exterior finishes shall be submitted. Lighting cut sheets shall be provided for all exterior lights. Exterior lighting shall be compatible with the requirements of the Town of Truckee Development Code.
- i. Exterior Improvements, Additions, and Refinishing - The submittal procedures shall be as outlined previously except that only the working drawings need be submitted for review and approval for improvements not requiring a building permit. Working drawings shall be to scale.
- j. Proposed Construction Schedule

C. ARCHITECTURAL STANDARDS

1. GENERAL

- a. All requirements set forth within this section, which are pertinent to the development of the Owner’s lot, shall be incorporated into the final plan submission in the form of general notes, details, or drawings.

- b. The requirements outlined herein include **ALL** Improvements whether temporary or permanent. These Improvements include, but are not limited to, garages; guest houses; agricultural equipment storage buildings; accessory structures necessarily and customarily incidental to permitted uses, such as stables, barns; swimming pools; play sets; dressing rooms; fences; solar panels; and satellite dishes. All structures are subject to local building and development codes. Multiple structures of the same type (e.g., several small storage sheds) are discouraged and will be evaluated on a case-by-case basis. If there is any question about what Improvements require ACC or BOD approval, please contact the Management Company.
- c. No exterior improvements, additions, grade changes, decks, landscaping, fences, rock walls and berms, balconies or other structures, whether temporary or permanent, shall be constructed or modified on any lot without the approval of the ACC. If there is any question about what Improvements require ACC or BOD approval, please contact the Management Company.
- d. Landscape improvements such as planting trees, shrubs, gardens, and lawn areas do not require ACC review except as listed below. Prior to commencing work, the Owner shall locate his/her property corners to ensure these improvements are kept on their lot. If the proposed improvement is listed below, a Project Review Application is required to be submitted to the ACC:
- Any proposed improvement or planting in the common area or equestrian easements.
 - Cuts/fills or imports of more than 20 cubic yards of material.
 - Surface area disturbance of more than 500 square feet.
 - Water features and/or ponds.
 - New asphalt, concrete, pavers, or gravel (e.g., additional parking areas, sport courts).
 - Retaining walls creating grade changes of more than 4 feet.
 - Any improvement that may impede and/or concentrate runoff (e.g., berms or rock walls), especially as it may impact adjacent properties.
 - Installation of artificial turf, plants, or other artificial vegetation.
- e. Inert landscape materials proposed within the common area or equestrian easements (e.g., rock, mulch) shall match the native materials to the extent practical. Any materials substantially different from native materials shall be submitted to the ACC for review and approval prior to placement on the lot.
- f. Exterior architectural treatment shall be continuous and consistent on all elevations in order to achieve a uniform and complete design and applies to all improvements (e.g., sheds, fences, and other outbuildings). Any changes in color or changes in exterior finish of any structure shall be approved by the ACC prior to painting/staining. If materials are changed on principal building, all accessory buildings shall be updated to match or compliment principal building.
- g. The location of the structure shall comply with required setbacks and the privacy of adjacent residences shall be respected. Placement of new structures shall consider the views from existing residences and from the street. Neighboring property owners will be notified of new construction, and any concerns regarding placement of structures will be referred to the ACC.

- h. The principal dwelling shall be constructed prior to or in conjunction with construction of any secondary building or structure. No grading/clearing of brush or landscaping is permitted unless it is in conjunction with construction of the principal dwelling. Limbing of trees to remove ladder fuels is encouraged on vacant lots.
- i. Construction, grading, vegetation removal, or alteration, including domestic landscaping and fencing, will not be permitted in the recorded Drainage Easement. There may be locations where the meadow extends outside the Drainage Easement. In these situations, existing natural drainage corridors must not be altered and the same standards of non-disturbance apply.
- j. Any improvements, buildings, structures or items not specifically addressed in this document are subject to review and approval by the ACC.

2. SIZE AND HEIGHT

- a. The principal dwelling shall have a total living area, exclusive of garage, patio, terraces, porches and decks, of not less than 2,400 square feet total and not less than 1,500 square feet on the first floor. Square footage of the principal dwelling is measured to the outside perimeter of the exterior walls. At least 700 square feet of off-street parking shall be provided on each lot.
- b. A guest house shall not exceed a total of eight hundred (800) square feet of gross floor area. Gross floor area is defined in the Town of Truckee Development Code as floor area within the inside perimeter of the exterior walls. Conditioned or unconditioned habitable areas including but not limited to airlock entries, utility rooms, storage areas, and laundry areas shall be included as part of the guest house floor area. An attached garage is permitted and is not counted as part of the guest house floor area.
- c. The maximum height of any building or structure shall be 35 feet above the average of the existing natural ground surface at the building envelope.

3. GUEST HOUSES

- a. The guest house shall be of an architectural design and color scheme that is compatible and in harmony with the principal residence.
- b. The guest house shall contain no more than one kitchen and one bathroom.
- c. The guest house shall be served by the same power panel and gas meter as the principal dwelling.
- d. The guest house shall be served by the same driveway encroachment as the principal residence.
- e. The guest house shall be separated from the primary residence a minimum of 10 feet but by no more than 75 feet.

- f. The guest house shall be provided with two off-street parking spaces in addition to that required for the primary residence. Off-street parking may be an uncovered parking pad, attached garage, or carport.
- g. The septic system servicing the principal residence is engineered to also accommodate a guest house, as confirmed by the Nevada County Health Department.
- h. The Owner shall agree to execute and record a restrictive covenant in the title to the Owner's lot which prohibits any rental of the guest house or the Owner may make a written request to the BOD to forgo recording the restriction. The BOD may in its discretion authorize the Owner to forgo recording the restrictive covenant, but only if the Owner agrees in a signed writing delivered to the Association prior to commencement of construction that the Owner will be subject to all covenants, conditions and restrictions set forth in the First Amendment.

4. EXTERIOR WALLS

- a. Materials allowed for exterior coverings of building walls are wood (board siding or shakes/shingles only), natural stone, stucco, or other materials only by approval of the ACC. Materials are to be consistently applied to all building elevations.
- b. Wood exteriors may be left natural, but protected with sealer or colored or painted with semi-transparent or opaque stains in earth tones. Earth tones are defined as having the color brown as a base.
- c. Shingle/shake siding may be left natural, but protected with sealer, or be colored with semi-transparent or opaque stain.
- d. Stucco colors may be integral or applied. Colors shall be in earth tones.
- e. Concrete or concrete masonry units may be used for foundation walls. Walls over 1-foot in height above finished grade shall be faced with wood, stone, stucco, stained, or painted with an earth tone color to harmonize with the principal exterior color. Alternatives may be considered on a case-by-case basis.
- f. Metal flashing shall be painted or powder coated to harmonize with principal exterior color, or hidden by wood trim complimentary with the overall design.
- g. Gable end and foundation vents shall be wood or metal, and shall be stained, painted, or powder coated to harmonize with principal exterior color.
- h. Stone shall be natural stone. Manufactured stone may be approved on an individual basis. Stone shall extend around corners to avoid a one-dimensional appearance.

5. WINDOWS AND DOORS

- a. All exterior windows and doors shall consist of wood, metal, vinyl, or clad in an approved color.

- b. Windows and doors within siding shall be trimmed as part of the overall design.
- c. Windows shall be composed in an ordered arrangement and composition within the total wall surface of an elevation.
- d. Door openings shall follow the same design approach as noted in "a" and "b" above.
- e. Garage doors shall be wooden raised panel, sided to match the siding of the house, or raised panel steel. Steel doors shall be anodized in a color other than clear or provided with a 15-year warranted factory finish in an approved color. Garage doors shall relate to the design elements of the structure. All design and color will be evaluated on a case-by-case basis.
- f. Window or door colors other than that specified for exterior walls to be individually reviewed by ACC.

6. FASCIA

Fascia shall be wood, copper, corten, or painted iron.

7. GUTTERS AND DOWNSPOUTS

- a. All gutters shall be concealed unless their exposure is an important architectural design feature. Exposed gutters, used as an architectural feature, shall be left to naturally patina, or be painted a color consistent with the overall design.
- b. Downspouts shall be treated as above.

8. ROOFS

- a. Roof shall be slate, metal, composition shingle, corten (treated or natural patina), or other material on a case-by-case basis. Wood shingles/shakes are allowed only for repairs or small additions to match an existing shake/shingle roof subject to fire department approval. The following shades will NOT be approved: bright red, blue, white or solid black. Owner shall provide a physical sample or color brochure for approval.
- b. Other roof materials and slopes may be considered on a case-by-case basis except that no roof surface shall consist of any reflective or shiny surface, except solar panels or skylights where approved.
- c. Roofing materials may be combined provided they are a harmonious style and color. Roof pitches, forms, and materials may vary to add interest. If different materials are used, they shall be harmonious with overall design scheme. Design scheme shall be consistent on all elevations, and shall match on all structures and outbuildings. If roofing materials are changed on principal building, all accessory buildings shall be updated to match principal building.
- d. Metal roofs shall have their intended finish color maintained during the life of the product.

9. ROOF VENTS

All roof vents shall be colored to harmonize with the surrounding roofing material color. Concealment or "ganging" of vents is encouraged. Placement to the rear of ridgelines is also encouraged.

10. CHIMNEY FLUES

Exposed chimney flues shall be stone or housed and sided to match exterior of the house. All chimneys shall contain spark arresters with a screen opening of no more than 1/2" diameter.

11. SHEET METAL

All miscellaneous exposed sheet metal flashing, not used as a design feature, shall be colored to match related material or surface being flashed.

12. WROUGHT IRON

All wrought iron shall be treated to prevent rust. The finished color shall be consistent with other metal treatment.

13. FENCES AND WALLS

- a. Fences shall be designed to perform a specific function related to living areas or for aesthetic considerations. Fence materials shall be in harmony with exterior materials of the home under consideration and that of adjacent homes. Fencing will be approved on an individual basis and judged first and foremost on aesthetic value within the community in order to maintain an open atmosphere. Consideration for fencing shall be based on visual aesthetics, fire access, deer migration and on maintaining the visual integrity of adjacent property owners.
- b. No fence shall exceed 5 feet in height from existing natural grade.
- c. The following types of fencing and walls are not allowed: solid, T-post, V-wire, or chain link/cyclone. However, vinyl coated chain link fencing in an earth or neutral tone may be approved for small kennels for dogs. Mitigation measures may be required to offset the visual impact of kennels to adjacent lots in the subdivision.
- d. All fencing, including invisible dog fencing, shall be set back 10 ft. from property lines and shall not extend into drainage or equestrian easements, except as allowed by the CC&Rs, Section 8.03(b).

14. EXTERIOR LIGHTING

- a. Some exterior lighting will generally be approved where it illuminates circulation routes (e.g., walkways and driveways) and those outdoor spaces designed to be occupied by people. Lighting will not be approved for locations that do not relate to people-related outdoor uses.

For example, low lights around the perimeter of a patio must be directed toward the patio surface; light should not emanate into the landscape beyond the patio limits

- b. Exterior lighting shall respect the privacy of adjacent parcels. No direct light shall spill onto adjacent parcels nor shall the light source be visible from off the parcel. Use of a recessed housing or cutoff luminaries will minimize light pollution. Exterior lighting shall comply with the Town of Truckee Development Code.
- c. Lighted holiday decorations, including but not limited to Christmas lights, shall only be lit 30 days in advance of and 30 days after the holiday.

15. PLAY EQUIPMENT

Play structures, trampolines, swing sets, slides, or other such equipment may only be allowed when an application is submitted to the ACC. Approval for such equipment may be granted when it is screened, constructed, and finished with materials complementary to the structure. The proposed colors of the equipment must be in earth tones. Other colors may be considered on a case-by-case basis. Brightly colored plastic is not allowed.

16. SATELLITE DISHES

Satellite dishes no longer in use shall be removed.

D. CONSTRUCTION PROCEDURES

1. PLAN APPROVAL

Construction shall not proceed until the Owner has received written approval from the ACC or the BOD. The Owner will acknowledge receipt of the letter and agreement with the conditions by signing the letter and returning it to the Management Company prior to commencing construction.

During the course of construction, members of the BOD or the ACC shall have the right to inspect the job site to confirm that the work is proceeding in accordance with the approved plans.

Upon completion of the Improvement, the Owner will provide written notice to the Management Company that the Improvement has been completed. Within 30 days of receipt of the written notice of completion from the Owner, the ACC or the BOD will conduct the site inspection. Based on the results of the final site inspection, the ACC or the BOD will send a letter to the owner either stating that the Improvement has been completed in compliance with the approved plans or identifying deficiencies that need to be corrected. If it is determined that the Improvement was not constructed in substantial compliance with the Owner's approved plans, then within the 30-day inspection period, the BOD or the ACC shall give the Owner a written notice of noncompliance detailing those aspects of the Improvement that must be corrected. If the nonconforming work is not corrected, the BOD shall have the enforcement rights and remedies set forth in Section 5.11,

Enforcement of Architectural Compliance Matters, in the CC&Rs. If the ACC or the BOD fails to notify the Owner of any noncompliance within 30 days after receipt of the Owner's written notice of completion, the Improvement shall be deemed to have been constructed in accordance with the approved plans, unless it can be demonstrated that the Owner knew of the noncompliance and intentionally misled the BOD or the ACC.

2. REMOVAL OF TREES

No tree ten (10) feet or more in height or having a trunk four (4) inches or more in diameter at breast height may be removed without first obtaining written approval from the ACC. Breast height is defined as a diameter measurement made 4-feet above natural ground level. The ACC will study the impact of the removal and reserves the right to implement a revegetation/replacement plan on an individual basis.

3. REMOVAL OF VEGETATION

No grading/clearing of brush, natural vegetation, rocks, etc. is allowed unless approved by the ACC and, in the case of new construction, approval by the ACC or BOD and a building permit issued by the Town of Truckee are required.

4. PLACEMENT OF UTILITY LINES

Underground utilities are encouraged. Placement of overhead utility poles will be reviewed by the ACC. The ACC will study the impact and reserves the right to require a vegetation screening plan.

5. STORAGE OF CONSTRUCTION MATERIALS

No building or other materials shall be stored on an unimproved lot unless plans for construction have been approved by the ACC or BOD and a building permit issued by the Town of Truckee Building Department.

Once approval has been received from the ACC or BOD and a building permit issued by the Town of Truckee Building Department, all materials shall be stored on the building site. Material shall not be stored on the roads, easements, or adjacent lots.

Following completion of the Improvement, all unused construction materials shall be consolidated and stored out of view from the common area and adjacent lots.

6. VEHICLES

Autos and trucks belonging to contractors and their employees shall be parked so as not to inhibit access or parking of the property owners, guests, and the public in the immediate area. Equestrian easements must remain unobstructed. The Owner shall be responsible for adequate snow removal to provide parking off the subdivision roads. No vehicles shall be left overnight that are not parked on the job site.

7. TEMPORARY BUILDINGS

Camping or temporary residence in a mobile home, trailer or tent is not permitted on any lot. This provision is not intended to prohibit children from camping on their lot when a primary residence has already been constructed.

No commercial storage or shipping containers are allowed. POD or similar moving containers may be allowed during moving, on a very short-term basis (i.e., not to exceed three months) and only with prior approval from the ACC.

8. CHEMICAL TOILETS

Chemical toilets shall be placed in as remote and inconspicuous a location as is feasible. No chemical toilet shall be placed next to an occupied residence. Chemical toilets shall be removed within one week of issuance of a Certificate of Occupancy.

9. CLEAN UP

Daily cleanup of areas surrounding the construction site shall be rigorously enforced by the Owner, General Contractor, subcontractors, and construction personnel. Roadways shall be kept free of construction debris, mud, and dirt on a daily basis.

10. REMODELS

Any exterior remodel of an existing structure involving 50% or more of the structure by wall area will necessitate the entire exterior be brought up to current Architectural Standards.

11. TRENCHING ACROSS ROAD

If, in installing utilities, trenching across roads is necessary, a common trench is encouraged when allowed by the serving utility company. Approval from the ACC shall be granted contingent on agreement to the requirements contained in Requirements for Trenching Across Roads. (See Attachment 1.)

E. MAINTENANCE STANDARDS

Each Owner of a lot shall be responsible for the maintenance and repair of his or her lot. Structures and grounds shall be maintained in a condition reflecting the current construction standards contained in this document. Failure to maintain, or obtain prior approval when required, will result in fines levied in accordance with the Schedule of Fines and Enforcement Policy. See Article VI, Association and Owner Maintenance Responsibilities, in the CC&Rs for additional information about Owner maintenance responsibilities and the responsibilities of the Association.

1. PAINT AND STAIN

BEFORE repainting or staining, color changes shall be submitted for ACC approval. Colors shall comply with current ACC standards for all exterior surfaces. Also, refer to C. 4, Exterior Walls, on page 7.

2. ROOFS

BEFORE re-roofing, color, material type, and physical sample or color brochure shall be submitted for ACC approval and, if roofline changes are proposed, a roof plan shall be submitted. When re-roofing, the color, type, and material shall be brought up to the current standards in this document, including all accessory buildings. Metal roofs shall have their intended finish color maintained during the life of the product. Also, refer to C.8, Roofs, on page 8.

3. DRIVEWAYS

BEFORE paving or repaving, plans shall be submitted for ACC approval. Driveways shall be kept in good repair, regardless of material used. Sufficient material shall be maintained so as not to cause mud on Association roads. Driveway sealing does not require ACC approval.

4. DRAINAGE

- a. Drainage shall not be changed by grading, building, paving, landscaping, or any other activity, except for driveways with ACC approval and associated drainage improvements (e.g., culverts) to address the run-off to the satisfaction of the ACC. Run-off shall not be routed onto neighboring properties, Common Areas, or the road.
- b. Driveways and all associated drainage improvements (e.g., culverts) shall be installed and maintained at all times by the Owner at Owner's sole cost. Examples of required maintenance include assuring all runoff does not flood or undermine the road, present a safety hazard, or look unsightly.
- c. In the event of damage to the driveway or any associated drainage improvements, the Owner is responsible for immediate repair to the same at Owner's sole cost. If damage occurs in winter, damage shall be repaired by Owner immediately after the snow melts. If water backs up at any time, even during winter, the Owner shall repair the drainage improvements immediately to prevent undermining or flooding the road.
- d. Any damage to the road, neighboring property, or Common Area due to changed runoff patterns, damaged culverts, or from any other source caused by Owner's improvements or failure to timely or adequately maintain/repair the driveway/drainage, is the sole responsibility of the offending property owner.
- e. If the Owners fails to make the necessary repairs to the driveway/drainage in a timely manner, the Association may make the necessary repairs, and the Owner will be held responsible for all

costs incurred by the Association as a Special Individual Assessment (CC&Rs Section 4.04), which may become a lien against the Owner's property.

5. FENCES

- a. Fencing shall be maintained in a condition reflecting the standards in this document.
- b. Before painting or staining, the color shall be submitted for approval by ACC.
- c. Broken boards, gates or torn wire shall be replaced or repaired immediately.
- d. Any additions to fencing shall be approved in advance by the ACC.
- e. Any repairs to an existing fence involving 50% or more of the fence will necessitate that the entire fence be brought up to the standards in this document.
- f. Also refer to C.13, Fences and Walls, on page 9.

6. ARTIFICIAL TURF

Artificial turf shall be kept in good repair and maintained in a condition that reflects the original color.

7. HAZARDS

Any hazard to humans, pets or wildlife shall be removed or repaired immediately.

8. REFUSE AND GARBAGE

Garbage or refuse shall not be placed at the road prior to the morning of pickup, so as not to encourage bear activity. Bear resistant garbage can enclosures, when installed, shall be a heavy gauge steel enclosure painted or powder coated brown and shall be made by Tahoe Bear Box Company, No Bear Can or Bear Guard. Other companies may be considered but the bear bin must closely match the bins manufactured by the companies listed here in both appearance and quality. Bear bin location and color shall be approved by ACC.

The Association may remove refuse from a lot after reasonable notice to the Owner, at the expense of the Owner. Refuse includes, but is not limited to, old appliances and derelict vehicles. Refer to Article VII, Use and Development Restrictions, Section 7.16, Refuse, of the CC&Rs for additional information about Owner maintenance responsibilities and the responsibilities of the Association.

9. STORAGE

Owners shall store non-refuse items away from the view of the road, common area, or adjacent property owners.

10. DEFENSIBLE SPACE AND FIRE PROTECTION

- a. Proper management of vegetation surrounding the home reduces the wildfire risk. Defensible space is required by state law. Suggestions on how to create and maintain defensible space can be found at truckeefire.org, keeptruckeegreen.org, and Readyforwildfire.org.
- b. Limbing of trees to remove ladder fuels is encouraged. Vegetation shall be thinned, as opposed to being cleared to prevent erosion, with the remaining brush creating a mosaic of sorts that appears natural from a distance.
- c. To ensure that fire prevention efforts contribute to the overall aesthetics of the Association, the ACC shall approve all defensible space work prior to commencement of work. No grading/clearing of brush, natural vegetation, rocks, etc. is allowed unless approved by the ACC.
- d. Cleared dead brush and vegetation shall not be stored on any lot, unless stacked in neat piles until it can be chipped, hauled, or burned. Material shall not block equestrian easement or remain longer than one season. Materials chipped shall be removed or spread so as to not block or impede the easements or common area. Cleared brush and vegetation may be burned only with a valid burn permit from the Truckee Fire Protection District.

F. ENFORCEMENT

1. Construction of any Improvement shall be pursued diligently and completed within eighteen (18) months from date of approval or such other period (longer or shorter) as may be specified by the ACC or the BOD when the Improvement is approved. Prior to the expiration of the initial eighteen (18) months, the Owner may make a written request for an extension of the time for either commencement or completion. Refer to Article V, Architectural Control, Sections 5.08, Proceeding with Work, and Section 5.09, Failure to Complete Work, of the CC&Rs for additional information, including a discussion of the findings that need to be made in order for an extension to be approved.
2. If an Improvement is not completed in a timely manner, it may be treated as a nuisance, and the Association may bring an action in court or a proceeding in arbitration to have the partially completed structure completed or removed, at the expense of the Owner.
3. The Schedule of Fines and Enforcement Policy authorizes the Board of Directors to impose fines or other sanctions for violations of the Association's governing documents, including, without limitation, the Association CC&Rs, Bylaws, Architectural and Design Standards, and other rules and regulations of the Association (collectively, the Governing Documents).

By way of example, violations of the Architectural and Design Standards include, but are not limited to, unauthorized tree and vegetation removal, initiating construction or placement of any improvement without prior approval from the ACC, exterior alterations to existing structures without prior approval, and failure to maintain culverts and perpetuate storm water runoff. The

type of infraction involved is totally within the sole and absolute discretion of the Board of Directors. Any infraction of a permanent nature (e.g., unauthorized tree removal) may be fined at the highest amount allowed for that particular type of infraction. For example, if unauthorized tree removal is determined to be a Non-Minor Infraction, the Owner may be charged at the highest rate and per occurrence (e.g., \$1,000 per tree).

Attachment 1

TRENCHING ACROSS ROAD REQUIREMENTS

If, in installing utilities, trenching across The Meadows roads is necessary, the following requirements must be met:

1. Asphalt to be cut 6" each side of trench width.
2. A certified compact test will be required.
 - Initial backfill layers – 8" lifts - 90% compaction required
 - Top 12" – Class II asphalt base - 95% compaction required
3. Tack coat to be applied to cut surfaces.
4. Asphalt section shall match existing asphalt depth.
5. Asphalt applied shall meet California Department of Transportation specifications – ½" hot mix asphalt.
6. Asphalt to be crowned 1/2" to allow for settling.
7. Asphalt to be mechanically compacted, not wheel rolled.
8. If trench is to be left unpaved for more than one week, it must be patched temporarily with cold-mix asphalt.
9. Finished paving must be completed within one month of trenching starting date.
10. If settling, potholes, etc. occurs, the owner will be responsible for repair.