This publication is intended as an information resource for members of the Lahontan Community Association and their professional agents. This includes but is not limited to, Architects, Contactors, Interior Designers and Landscape Architects. It is a critical component of the step-by-step interactive process required when planning the development of a homesite within the Lahontan residential community. It is intended to-be-used with related documents referenced herein as a part of the approval process.

This book focuses on the physical and environmental elements of design that support the Lahontan Vision. It addresses the architecture and landscape elements that will offer contributions to, and support of, the overall vision of the Lahontan community. Furthermore, the Community Design Book should be viewed by individual Owners as their dedication and agreement to preserve the unique environment at Lahontan over time.

The requirements included herein, combined with the governing structure for Lahontan, as set forth in the CC&Rs, present a vision for the evolution and development of Lahontan. This Vision, properly applied to all residential improvements within Lahontan, is guided by mechanisms for comprehensive architectural control and governance that extend well beyond the more typical practices of the past. Ultimate success will be a function of the creativity and cooperation of the Owners, their Architects, and consultants, along with the interactive nature of the approval process, and the guiding vision of the Lahontan Covenants Commission.

The text and illustrations describe the visual and environmental goals as well as the procedures required when planning a home at Lahontan. Included in these goals and procedures are the minimum acceptable levels of site planning, architecture, detailing, landscape design, and construction beneath which approvals to build may not be granted by the Lahontan Covenants Commission.

The Lahontan Covenants Commission is equally concerned with both precluding inappropriate design and development and encouraging the creative input and diversity of ideas from Owners and their consultants in the design and construction of homes within Lahontan. Successful implementation of these objectives will create and maintain the finest overall manifestation of the Lahontan Vision.
The Community Design Book is organized into 13 Chapters and 6 Appendices, as noted in the Table of Contents.

### I.1 Governance

**Planning & Design:**
- All issues relating to design will be decided by the Lahontan Covenants Commission in accordance with the Development’s Covenants, Conditions and Restrictions and Community Design Book.

**Covenants, Conditions and Restrictions [CC&Rs]:**
- Legal documents, referencing the Improvement Requirements that govern all residential design activity, among other things, within Lahontan.
- Establishes the Lahontan Covenants Commission.

**Development Notebook:**
- A legal document that has one sheet [front and back] with site-specific information about each homesite at Lahontan.
- Contains information including a small-scale plat map, setbacks, easements, no-access zones, lot square footage, impervious coverage maximums, massing restrictions, height and square footage limitations for the home.

**Community Design Book [Improvement Requirements]:**
- Promotes design excellence and a comprehensive and interactive design and construction process while maintaining the discretionary authority of the Lahontan Covenants Commission.
- Establishes design and construction standards, known as Improvement Requirements, for all homesite construction.
- Binds Owners, Architects, Contractors, and anyone they hire for design or construction within Lahontan.

**Lahontan Covenants Commission:**
- A group empowered by the CC&Rs [and overseen by the Board of Directors of the Community Association] to maintain the architectural and environmental character of Lahontan and its unique landscape.
- Representing the Lahontan Covenants Commission, the Design Review Administrator and staff manages and enforces the design review and construction processes.
DESIGN REVIEW ADMINISTRATOR:
- Individual and/or multiple staff members [if necessary] that aid the Lahontan Covenants Commission in administering the requirements in this book as well as the decisions made by the Commission.

LAHONTAN COMMUNITY ASSOCIATION:
- Association to which all Homesite Owners belong.
- The Board of Directors of the Lahontan Community Association manages the relationships between and among the property Owners and the various entities in accordance with the Lahontan CC&Rs.

APPLICABILITY:
- This Community Design Book, including its Improvement Requirements, applies only to Lahontan homesites including the Camp Cabins. These Improvement Requirements do not apply to other uses proposed at Lahontan, including but not limited to all Golf Club amenities such as the Lodge, Camp, Gate House, Golf Club structures or Information Cottage, roads, utilities, Maintenance Building, and other infrastructure installations.

RESPONSIBILITIES:
- It is the responsibility of the property Owners and their consultants to read and be familiar with the entire contents of the Community Design Book. Furthermore, those portions of the CC&Rs pertaining to construction projects [particularly Articles V, ARCHITECTURAL CONTROL, and VI, MINIMUM CONSTRUCTION STANDARDS] and other applicable related documents should be read prior to beginning any planning or design work and prior to scheduling a Pre-Design Conference with the Design Review Administrator.

COORDINATION OF DOCUMENTS:
- If provisions of the Community Design Book conflict with the CC&Rs, the provisions of the Community Design Book shall prevail. Reference Article V, Section 5.05, Improvement Requirements of the CC&Rs for more information.
Situated at the western edge of the Martis Valley meadow and interspersed with stands of mature conifers, Lahontan offers an idyllic High Sierra environment with rich contrasts in topography and an abundance of vegetation, wildlife and distant vistas. Time has truly created a magnificent place.

The development of homesites at Lahontan begins with a respect and consideration of this natural environment. Dedicated preservation of the natural surroundings as well as continuity in the built environment form the basis of planning at Lahontan.

Architecture and landscape, in all their subtle detail, must work within the context of Lahontan’s natural palette. It is a timeless and organic architecture, subordinate to the existing landscape. The buildings created at Lahontan must quietly defer to the surrounding native landscape as well as exist harmoniously with neighboring homes. The architecture and landscape create supportive relationships between individual components and the overall concept. The goal is nothing less than a large-scale work of art.

Rather than being viewed as individual structures, the homes at Lahontan are considered part of a cohesive fabric that weaves together the places where people live with the natural beauty that draws people to this community. Putting living spaces outdoors and incorporating elements of the outdoors in the buildings helps to establish this marriage of environment and domicile, and is considered a core element of every home at Lahontan.

While character and variety are encouraged, strong contrasts and differences among form, size, massing, color and materials from one homesite to the next are discouraged by the Lahontan Covenants Commission. It is not the purpose of these Improvement Requirements to create look-a-like homes or to suggest that they all have identical colors and materials, but to create a harmonious architecture and landscape environment that is compatible with, and complementary to, the existing landscape. No particular residential improvement project should stand apart in its design or construction so as to detract from the overall environment and appearance of Lahontan.

The Lahontan Vision is grounded in the concept of establishing a unique community recalling the historic Lake Tahoe summer camps and lodges associated with outdoor sports and the lifestyle that accompanied them. These rugged buildings
borrowed elements from such architectural movements as the Arts and Crafts Movement, Bungalow, Mission, Prairie and Shingle style. Vernacular phenomena including Adirondack summer camps, Bay Area Craftsman style, western Park Service buildings, mountain ranches, and perhaps even pioneer cabins, have also contributed to the architecture informally known as Old Tahoe.

In the first half of the twentieth century, urbanized Americans who were inundated with Victorian excess, latched onto simple, utilitarian, hand crafted homes and furnishings. Those who created exemplary Old Tahoe designs celebrated the limited materials and processing methods available to them in this mountainous region and used the commanding winter climate to shape their architectural expression. In addition to an admirable lifestyle, a tradition of buildings evolved that paid tribute to the great outdoors by deferring to nature with a dignified and rugged simplicity.

When exploring historical precedents, it is important to draw upon a body of work that is appropriate to the individual homesite and to adapt the resulting design to the local climate and the scenic aspirations for Lahontan. The styles and architectural movements referenced above are intended for inspiration – a starting point on which to base the general spirit of a home. Literal interpretations of the architectural examples or elements that contributed to the style informally known as Old Tahoe may not satisfy other objectives set forth in this book. As each home grows from these guiding concepts, a timeless and exceptional environment will be created. The ultimate goal is to maintain Lahontan as the finest community of its time.

III. SITE PLANNING

III.1 GENERAL CONSIDERATIONS

Site planning prior to specific home design is a critical component of successful homes at Lahontan. Careful evaluation of existing natural site features, neighboring land uses, views, and viewsheds contribute to architecture that is subservient to the natural beauty of Lahontan. Other considerations (including automobile access to the home, topography, landscape and vegetation desires), significantly shape the design and placement of the home. Advanced consideration of these items is the foundation for a successful marriage between the Owner’s programmatic needs and the production of an integral piece of the
III.2 SITE ANALYSIS

Site planning for individual homesite improvement projects at Lahontan relies heavily on data collection and site analysis efforts. The location and design of proposed structures must relate to the existing terrain and preserve the natural features of the site. The design process must take into account grade changes, locations of trees, boulders, and orientation of the proposed improvements to sun, wind and views. Privacy to and from and the impact on adjacent neighbors, nearby rights-of-way and common areas should be considered both in site planning and in designing the architectural elements of the structure.

A design that grows from the findings of a thorough Site Analysis helps to shape a building sensitive to its natural surroundings and contributes positively to the built community. The Analysis is a method to evaluate the existing conditions on or near the homesite through the use of a topographic survey prepared by a registered Civil Engineer or a licensed Land Surveyor and on-site verification by the Architect.

Every project shall begin with a Site Analysis. The Analysis is used at the on-site Pre-Design Conference to aid in the establishment of the home location on the site. The Development Notebook will be utilized to confirm information about setbacks, easements and No Access Zones as well as all other requirements listed therein. At a minimum, the location and type of the following items must be identified and sketched onto a copy of the survey:

SITE ANALYSIS CHECKLIST

- Topography and landforms [such as the existence of swales], and general slope and drainage of the homesite
- Aspect and orientation [sun exposure and shadow patterns]
- Property boundaries
- Best [driveway and garage] access
- Any No Access Zones along the street frontage [reference Development Notebook]
- Required setbacks from all boundaries
- All easements
- Impacts on the use of the site due to snow removal
- Location of utilities serving the site
- Views both onto the site and from the site
- Wind patterns
- Places attractive to people [unique places] and natural features
- Areas of any pre-existing site disturbance
- Approximate locations and species of major areas of existing ground covers, shrubs, thickets, trees, and other vegetation
  [consulting a Landscape Professional is suggested]
- Graphic and quantitative driplines of all trees near anticipated improvements [distance from trunk edge to outermost canopy]
- Contextual setting [neighboring land uses with activity zones, adjacent setbacks, building footprint locations, style, height, mass and form]
- Curbs, signs, hydrants, or other features or community infrastructure along the street frontage

The analysis of each of these elements should be further evaluated in terms of design opportunities and design constraints. Design opportunities are those situations where the element in question will positively contribute to the overall project, while design constraints are situations where a specific element will detract or conflict with the overall vision for Lahontan. The opportunities and constraints identified in the Site Analysis should be used as design determinants in the design and development stages of the homesite.

## III.3 Off-Site View Considerations

All homesite plans should quietly enhance, not detract from, the views from nearby rights-of-way and common areas. In planning homesite improvements, it is important to consider not only the views from the adjacent street, neighbor’s homes and the Golf Course, but also to be considerate of the distant vistas.

Due to topography, landforms and the outstanding natural landscape features in the region, views and viewsheds take on added importance as design features. The importance of views and viewsheds is readily apparent in the relative value of homes and land that have views. Viewshed analysis is an important tool in the site design process.

When analyzing views and viewsheds, the goal should be to identify the location and extent of views from a homesite as well as views to a homesite. A good rule-of-thumb is as follows: if a person can see a particular place, such as a road or a recreation area or even a neighbor’s home from a site, then a person in any of those locations will most likely have a view of the site in question.

There is a great diversity of viewscapes within Lahontan. It is important to identify and map all the views as part of the Site Analysis. It is at least as important to consider views to a homesite from community places such as Lahontan roads and the
Golf Course as it is to consider views away from a homesite. The visual impact of a residence when viewed from other areas will, in the long run, be critically important to maintaining the scenic quality of - and visual access to - those resources that contribute to the unique quality of Lahontan.

III.4 INCORPORATING THE NATURAL SITE INTO THE DESIGN

Site plans need to show how the design has considered existing vegetation and site features, and what steps will be taken during construction to protect them. Incorporating natural features into the site design can produce some of the most interesting and extraordinary designs possible. Integrating these features on a site-specific basis can result in harmony between the built and natural environments. The following are examples of incorporating natural features into the site design:

- Step a building around mature trees and large boulders rather than remove them.
- Locate structures or impervious surfaces away from areas of significant vegetation, wetlands, and stream zones.
- Build a terrace around rock outcroppings and incorporate them into the space.
- Bend a driveway around trees and large boulders rather than removing them or other features in order to create a straight driveway.

Architects will be encouraged to use existing disturbed areas in the envelope as areas to concentrate structures and other land coverage. Disturbed areas have often been compacted by previous activity. This makes them good locations for driveways, garages, parking areas and walkways. Notably, disturbed areas that have been compacted are often inhospitable areas for revegetation.

III.5 VEGETATION PLANNING

The existing landscape at Lahontan is one of the community's most compelling and apparent features. As homes are added, care must be taken to preserve the rugged natural beauty intrinsic to this site. The native vegetation and unique site features are the fabric that weaves together a cohesive and distinct character for the community.

Home placement on individual homesites as well as any outdoor programmatic needs must be sensitive to the preservation and continuation of the existing natural fabric. Trees, natural vegetation, and all other site features should be incorporated and utilized to enhance the overall appearance of the home.
Since the plant species permitted for revegetation are limited, every method to preserve existing vegetation must be employed. Vegetation desires should be taken into account at the Programming and Site Planning phases. Retrofitting a home with Enhanced Vegetation after the design has been established will not likely result in a solution that meets both the Lahontan Covenants Commission and the Owner’s requirements.

Vegetation will help to subdue the visual impact of new construction and, in time, provide a measure of privacy for the homeowner. Native plants need to be used [except in areas where Enhanced Vegetation is approved] as they have the best chance of long-term survival and are the least disruptive to the local ecology. Plant species should be selected to match conditions specific to a particular site. For example, Firs should be placed in shady, wetter areas, while Pines should be planted in sunny, drier locations. For more detailed information on planting native vegetation see Section V.2 Restoration of Native Vegetation, Section V.3 Planting Composition and Nursery Stock Specimens, Section V.7 Seed Mixes, and Section V.13 Natural Vegetation Palette in the SITE RESTORATION chapter.

It is strongly suggested a Landscape Professional be retained at the Site Planning stage to aid in a range of areas including programming, transplanting, site restoration and selecting appropriate areas of Enhanced Vegetation as discussed in the SITE RESTORATION and ENHANCED VEGETATION Chapters.

**III.6 Setbacks**

Setbacks at Lahontan are critical for preserving the cohesive fabric of undeveloped space that weaves this community together. In order to maintain continuity between homesites, these areas must be preserved [or restored if necessary] to their natural undisturbed state. Except for the driveway, utilities and their related drainage and slope mitigation, all disturbance must be placed clear of the setback areas. This includes among other items, foundation walls, site walls, paving, paths, terraces, decks, roof overhangs, drip trenches, dry wells and grading. Furthermore, grading, vegetation removal, or alteration will not be permitted in these areas, including domestic landscaping and fencing. In order to better soften the transition from the built environment to the natural landscape, homes and outdoor features must be carefully designed so that they do not delineate the setback lines.
The required minimum setback distances from homesite property lines are as follows [unless shown otherwise in the Development Notebook]:

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<table>
<thead>
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<tbody>
<tr>
<td><strong>Front</strong></td>
<td>[applicable to homesite boundaries that abut rights-of-way]</td>
<td>50’</td>
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<tr>
<td><strong>Side</strong></td>
<td></td>
<td>20’</td>
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<tr>
<td><strong>Rear</strong></td>
<td></td>
<td>25’</td>
</tr>
<tr>
<td><strong>Golf Course Frontage</strong></td>
<td>[applicable to adjacent rear and side setbacks]</td>
<td>25’</td>
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The setbacks indicated above are applicable to the majority of the homesites. When the side setbacks intersect with the front or rear setbacks, the restrictions associated with both types of setbacks apply.

Some properties contain setbacks that are more or less restrictive than the distances shown above. For example, a homesite with a shallow depth may have a front setback of less than 50-feet. Large homesites in areas with few trees may have side setbacks greater than 20-feet.

Homesites which are one acre or larger fall under the fire protection jurisdiction of the California Department of Forestry and Fire Protection which requires minimum side and rear setbacks of 30-feet. Unless this requirement has been waived by the agency, the setbacks on homesites one acre or larger will be the greater of the above-mentioned requirements. All combines homesites must also have side and rear setbacks of 30-feet unless the Development Notebook Sheet specifies a greater setback distance.

If a 100-year flood plain encroaches on the property, the limits of the flood plain shall be considered as building setback lines unless a greater setback is required by other conditions.

For corner homesites with a frontage along two road rights-of-way, Placer County customarily assigns the requirement for a rear setback to the property line opposite the shorter or narrower of the two street frontages. Residences proposed for corner parcels must address both frontages with the overall architectural composition. These homes will be viewed as if there are two front elevations. Where homesites have five or more sides, refer to the Development Notebook for the exact setbacks.

The setbacks of homesites that are contiguous to the Golf Course are designated as playable areas. Golfers are allowed to play through from these areas. Article IX, Section 9.03, *Easements for Golf Ball Intrusion, Maintenance and Watering Over-Spray*, of the CC&Rs discusses golf in setbacks.
Owners and their agents are responsible for consulting the Development Notebook to confirm setback configurations prior to the preparation of a Conceptual Site Plan for improvements. In all cases, it is the responsibility of the Owner to refer to the Development Notebook and to comply with Placer County and California Department of Forestry and Fire Protection requirements in regards to the specific setbacks for each homesite during all stages of the project.

For information regarding setbacks at combined homesites, please reference Section III.10 Reconfiguration of Homesites in this chapter (SITE PLANNING).

**III.7 Maximum Impervious Coverage**

The ability of surface water [from snowmelt and rainstorms] to infiltrate into the ground is a critical component of flood and erosion prevention. Subsequently, both the Lahontan Covenants Commission and Placer County limit impervious coverage [hard surfaces that do not allow water to percolate into the ground].

The maximum impervious coverage allowed for Lahontan homesites is 30-percent of the gross homesite area; the specific number is listed on the backside of the Development Notebook Sheet. Impervious coverage will apply to all areas that do not allow water to infiltrate or that do not support vegetation. Surfaces such as roofs, site walls, pavement, pavers, stepping-stones, decks and patios are considered impervious. On the other hand, gravel, decomposed granite, turf, planted areas and non-compacted soil allow water to infiltrate into the ground and do not count towards coverage. Except for one maximum 12-foot wide driveway through the front setback (width does not include associated grading or retaining walls), coverage, unless otherwise approved by the Lahontan Covenants Commission, must occur clear of setbacks and easements.

**III.8 Easements**

All homesites at Lahontan contain easements. Without prior permission from the Lahontan Covenants Commission, homesite Owners and their agents may not place, erect, or construct any structure or pavement in these easements, except for a driveway in the front setback. Owners should refer to the parcel recorded plat and maps in the Development Notebook for the type, number, location and extent of these easements as they affect the Owner’s homesite. The type, location and extent of easements commonly vary from one homesite to the next.
The standard easements are as follows:

- All homesites contain a 30-foot Snow Storage Easement [SSE] adjacent to all street frontages.
- A Multi-Purpose Easement [MPE] extends both above and below ground in the 12½-feet adjacent to all rights-of-way.
- There are two, 10-foot wide Public Utility Easements [PUE] extending 30-feet from the right-of-way of each homesite, in the front setback.

In addition to the standard easements, homesites often contain other easements such as additional Public Utility Easements, Drainage Easements, Sewer Easements and Access Easements.

Except for utility lines and driveways, improvements may not occur within easements. Additionally, driveways must remain clear of Public Utility Easements unless approved otherwise by the Lahontan Covenants Commission.

Please reference Article IX, EASEMENTS, of the CC&Rs for a description of these easements.

### III.9 Snow Storage Areas

Accommodating snow removal and storage presents unique challenges to site planning and design. During periods of snow cover, roofs, parking areas, and walkways become areas that need to be cleared of snow for safety and convenience.

All parking areas should be designed to accommodate snow removal maintenance procedures. Wherever possible, snow storage areas must be located away from public views and visually sensitive areas. Moreover, snow storage for individual homesites may not occur within the 30-foot snow storage easement along the front of each homesite; this area is reserved for snow removed from the roads and other common areas. Snow from plowing or blowing operations may not be deposited in drainage channels or swales. One consideration in planning for snow storage is the ability to meet surface water discharge standards. Infiltration systems in storage areas must be consistent with Section IV.2 Permanent Best Management Practices in the SITE PRESERVATION chapter.

Snow storage areas shall be planned to allow for a space at least 30-percent of the area of the paved surfaces from which the snow will be removed. When planning for snow storage, keep in mind that delicate landscape elements such as small trees and railings may be damaged by snow removal activities.
III.10 RECONFIGURATION OF HOMESITES

No homesites at Lahontan may be further subdivided. Two or more homesites may be combined into one via a Lot Line Abandonment/Voluntary Merger Application according to Placer County requirements. When two or more homesites are combined, Association assessments will be charged based on the number of homesites existing before the Abandonment. No net increase in impervious coverage is allowed when combining homesites.

When merging a restricted homesite is with a non-restricted homesite, the single-story requirements must be fulfilled to the point at which the residence crosses into the buildable area of the non-restricted homesite. Similarly, if two single-story restricted homesites are merged together, the maximum square footage of livable space may not exceed 8000-square feet [See Section VII.4 Building Size]. To meet fire protection requirements, and reduce the impact larger residences may have on neighboring homesites, combined homesites that are greater than an acre must have side and rear setbacks that are a minimum of 30-feet [See Section III.6 Setbacks].

If an Owner of two contiguous parcels wishes to apply to move [rather than remove] the lot line between the two properties, a Variance request must be submitted to and be approved by the Lahontan Covenants Commission prior to requesting a Lot Line Adjustment from Placer County. Variance requests may or may not be approved depending on the individual circumstances of the homesites in question. For Design Variance Request procedures, please reference Section XI.12 of the DESIGN REVIEW PROCEDURES chapter.

In both the cases of Lot Line Abandonment and Lot Line Adjustments, the applicant is responsible for obtaining an updated Development Notebook Sheet, getting it approved by Placer County, and providing it to the Lahontan Covenants Commission.

III.11 DRIVEWAYS

Each homesite may be accessed by a single driveway only. Driveways with two access points to the street or homes with more than one driveway will only be considered where two or more contiguous homesites have been combined via the procedure outlined above. Shared driveways [driveways that access more than one home] are not allowed in Lahontan.

Homesites located at intersections must have access only from the minor street frontage. Some homesites have No Access Zones along part of their street frontage that prohibit driveway access to that portion of the street. Check the Development Notebook for information on specific homesites.
Access drives must be located to preserve and protect important natural features, such as large or significant plant materials, trees, drainage ways, and rock outcroppings, and must be designed to minimize disruption of the existing landscape. Where possible, locate the driveway where it requires the least amount of cut or fill.

Driveways, their associated grading and drainage mitigation for parking surfaces, may not encroach into any side or rear setback without specific approval of the Lahontan Covenants Commission. Some limited encroachment may be considered via a formal Design Variance Request where unique terrain, vegetation constraints, a limited building envelope or the homesite width warrant the encroachment.

Turning radiiuses should be considered early in the site design process as they affect, among other items, impervious coverage and location of other improvements. The Architect must provide graphic proof that a full-sized S.U.V. can successfully maneuver in and out of all proposed garage stalls.

Parking areas and driveways should be oriented to receive maximum solar exposure in order to speed snow melting and prevent ice build up. Placer County prohibits the use of salt as a deicing agent on driveways, parking areas and walks, so solutions to slick winter conditions need to be designed into the project by thoughtful orientation and slope minimization.

The paved surface of a driveway must be at least 10-feet wide and must not exceed 12-feet in width where it crosses the front setback and intervening street right-of-way. Driveway paving should have flared aprons where it intersects the roadway pavement. Flared sections at the road may not exceed a 10-foot radius. Additionally, if a curb exists where the driveway meets the road, the curb must be retained [and noted as such on the submitted drawings], as it is part of a Community wide storm water and water quality management plan.

Driveway paving shall be minimized, especially in areas visible from rights-of-way, common areas and adjacent homesites. The maximum width of a two-car garage apron that is visible from the street, Golf Course, or any other common area is 24-feet. In all other instances, paving is limited to a 20-foot width. Providing wider paving may be allowed but only if divided by some method of patterned pavement or landscaping or both.

In most cases driveway slopes are required to be less than 8-percent overall and may not exceed a 12-percent gradient at their steepest part [exceptions are noted elsewhere in this section]. Additionally, for safety considerations, there must be provided a near-level transition area of at least 16-feet between slopes and garage doors and a near-level transition area of at least 8-feet between slopes and the edge of the pavement at the roadway.

On flag lots, the minimum constructed driveway must be the entire length of the elongated portion of the homesite. On flag lots and homesites where the subdivision roadway cuts or fills exceed four feet in vertical height [as measured from the finished
road grade at the point of access] the driveway may be constructed so that the slope between the street and the building site does not exceed 16-percent. In addition to the above mentioned width requirements, driveways with an overall slope greater than 12-percent must have a minimum structural section of 2½-inches of hot-mixed asphalt over 4-inches of aggregate base.

Grading and disturbance related to driveways on sloping sites may extend a maximum overall width of 20-feet through the front setback. This grading may not occur in the side or rear setbacks. Retaining walls must be limited to 4-feet in height. Please reference Section IV.13 Grading, Foundations and Sloping Sites and Section IV.14 Retaining and Site Walls of the SITE PRESERVATION chapter for more information on grading and slope stabilization.

For additional information on driveway materials refer to Section IX.11 Driveway Materials in the EXTERIOR COLORS AND MATERIALS chapter.

### III.12 GARAGE LOCATION

Driveway access and garage location lend significant shape to the design and placement of the home. One of the greatest contributors to negative feelings about residential subdivisions is the often-present row of garage doors aligned along the street with oversized driveways leading to them.

Every effort will be made to keep this view from being prevalent at Lahontan. In order to minimize the impact on the community, garage doors may not, without Lahontan Covenants Commission approval, face the street, Golf Course, or any other common area.

When planning a home at Lahontan, attempt to minimize the potential view of the garage doors from the street. The garage may be placed in a separate structure with or without an enclosed connection to the main house.

To determine whether the entrance for vehicles faces a direction the Lahontan Covenants Commission will consider, project lines perpendicular from each side of the garage door or carport openings until they cross a built structure, an undeveloped neighboring homesite, or an area not on Lahontan property (refer to adjacent drawing). If one of these lines crosses into a street, Golf Course, or common area, the garage doors are not likely facing an acceptable direction.

An exception to this rule may be made on homesites with insurmountable obstacles and homesites that can accommodate a garage in the rear portion of the property. In these cases, the intent is to develop a garage as a separate definable mass while limiting/mitigating views of the garage doors so that the masses of the main house and front entry are the dominant images. Only those designs that clearly place the mass of the home significantly closer to the street than the Garage and minimize the
view of the garage doors will be considered. The Front Entry or entry for people must appear dominant over the entry for vehicles. Overhangs above the doors and significant architectural detailing must be provided to mitigate the visual impact of the garage doors. The Lahontan Covenants Commission will make individual judgments with regards to the approval of front facing garage doors on a case-by-case, site-by-site basis.

The intent of these requirements is to promote a humanly- oriented community while directing views away from vehicular components of the home. Homesites in prominent locations may have additional requirements on garage door placement.

### III.13 Vehicular Parking

Each home must be served by a minimum of two enclosed and four uncovered vehicle parking spaces. The uncovered vehicle parking spaces may be achieved by parking cars in tandem along the driveway, in front of the garage doors, in driveway turnarounds, and in designated parking areas. Parking of a motorhome, trailer, boat, or other large recreational vehicle outside of a garage on any homesite is limited to 72-hours at a time, and for no more than fourteen days per calendar year. Such vehicles may not be used for on-site camping.

On-street parking is not permitted at Lahontan after construction of the homesite is complete.

### III.14 Hardscape

The configuration of hardscape areas should be dictated by circulation patterns, the landscape design concept, and in some cases the shape or configuration of the chosen paving material. Hardscape must not encroach into setbacks. Natural building materials like stone, clay bricks or concrete pavers are a logical selection for exterior ground surfaces. Where possible, colors should blend into the existing natural ground plane. All hardscape selections must be presented to and approved by the Lahontan Covenants Commission as part of the regular submittal process. They may not be light-colored, bright or reflective as determined by the Commission. The weathering capability of all exterior ground surfaces and proposed materials should be considered. Direct solar exposure at this elevation can be extremely destructive, with ultraviolet rays not only fading colors, but also causing rapid deterioration of certain materials and construction systems.

Some snow removal activities can scrape, crack, or even remove pavers. If snow removal is required from hardscape areas, it may need to be blown as opposed to plowed or shoveled.

For information on hardscape materials, see Section IX.10 Horizontal Surface Materials in the EXTERIOR COLORS AND MATERIALS chapter.
III.15 SOFTSCAPE

Softscape treatments include permeable surfaces such as vegetative ground covers, decomposed granite, crushed or native rock, wood chips and bark. Softscape elements are typically porous, allowing water to filter into the soil. Circulation patterns, amount of use and desired level of formality should be considered when selecting a surface treatment. Softscape may not encroach into setbacks. During the winter, if snow is to be removed from softscape areas, access for a snow blower is helpful.

III.16 UTILITIES

Utility services are stubbed to the property lines of each homesite. Water, natural gas, power, telephone, and cable television service locations are generally clustered [usually with those of one adjacent homesite] in a utility easement located on one of the front corners of each homesite. Due to the natural topography, the location of the sanitary sewer point-of-connection varies from homesite to homesite.

The extension of services from these stub locations to the residence is the responsibility of each Owner, and must be routed to minimize disruption to the natural landscape. These routes should be considered in the Site Planning phase and, where possible, combined with other disturbance through the front setback, such as alongside the driveway. As a general rule, utility trenches may not encroach into any required setback except where they cross a setback between the service tap and the buildable area.

All areas of the site disturbed from utility trenching operations must be restored to their natural condition as nearly as possible immediately following backfilling activity. It is important to account for the total area of disturbance required for trenching rather than simply the area of the trench itself. The maximum allowed width for the utility trench and related grading disturbance is 10-feet.

Information regarding current tap and service fees, as well as connection procedures, may be obtained by contacting the serving utility companies. Liquefied petroleum gas [propane] is not allowed as a domestic heating source at Lahontan. Natural gas is available to the homesites.

All utilities extending from the point of connection to a home must be placed underground. Careless placement and design of utility connection details can significantly detract from an otherwise satisfactory design by creating unnecessary soil disturbance and needlessly exposing equipment.
Utility connections, meter boxes, etc. must be screened from view or located on a side of the building that cannot be viewed from off of the homesite. Screening devices for meters and utility connections must be integrated into the architectural design of the dwelling by using similar materials and colors. Connections boxes and screening devices must be graphically indicated and noted on the plans. Care must be taken to allow adequate space, or an operable mechanism [such as a panel or hinged door] for the utility company to access the utility connection. Gas meter sheds must be open to the air and have a minimum clearance of 6-inches on all sides of the meter. As screening devices, immobile and partially buried boulders may be placed no closer than 5-feet in front of the meter and 3-feet on either side. The applicant is responsible for meeting all codes and access requirements from the individual utility companies and governmental entities.
IV. SITE PRESERVATION

IV.1 GENERAL CONSIDERATIONS

The pristine Martis Valley and sub-alpine environments compose the setting that makes Lahontan the most magnificent and desirable community in this region. Every effort must be made to protect the unparalleled beauty found in this unique mountain setting. Great care must be taken in the planning and construction of each home. The goal of each project shall be to appear as if the land had never been disturbed.

It is the intent of the Lahontan Covenants Commission through the Community Design Book to ensure the highest standard of site preservation and design excellence for Lahontan. All homesite development must respect and defer to, rather than dominate, the natural environment. The transition between individual homesites must be left in its undisturbed natural state. All homesites, improved open space, and natural open space should be woven into a unified natural landscape palette based upon the existing vegetation and natural site features.

Success will be measured by our ability to maintain, over time, as much of the existing landscape as possible. To accomplish this, preservation techniques must be combined with a thoughtful approach to revegetation and the recreated landscape. A palette native to the specific homesite must be utilized in all but a few areas that adjoin the home. Leakage of non-native species into the natural landscape must be avoided, as the natural landscape forms the fabric and continuity between homes.

Every effort must be made to minimize the negative effects of construction on the environment. Disturbed areas are not only unsightly but also susceptible to erosion. In this high alpine climate disturbed areas heal slowly. Damaged or disrupted habitats [shrubs, trees, rocks, ground cover, etc.] should be restored to their original conditions with approved materials. To needlessly destroy and not repair the very elements that attract us to Lahontan violates the interests of all property owners.
Everyone involved in Lahontan -- Homeowner, Architect, Contractor and Subcontractor -- is bestowed with the responsibility to care for and keep this pristine environment in its natural state.

**IV.2 PERMANENT BEST MANAGEMENT PRACTICES**

The first use of the term Best Management Practices [BMPs] comes from the Federal Clean Water Act of 1972. In the Act, BMPs are defined as methods to control non-point source pollution [pollution which has no single identifiable source]. BMP is now a universal term used to describe a variety of non-point source pollution control methods.

BMPs are defined as structural and non-structural practices proven effective in soil erosion control and management of surface runoff. Eroding soils and surface water runoff transport pollutants, particularly plant nutrients and sediments, to the area’s rivers and streams. Lawn fertilizers, oil and grease also contribute to the problem. Declines in water quality are directly attributable to the flow of non-point source pollutants into streams, rivers and lakes. The only way we can control this source of pollution from Lahontan is to implement BMPs at all homesites. BMPs do not have to be complicated to be effective. The goal is to [1] stabilize the soil, [2] prevent erosion and [3] divert runoff from impervious surfaces into infiltration systems within each homesite.

The first two items can usually be satisfied by revegetating areas with plants that existed prior to the disturbance of that area, and in steeper areas, by the use of rip rap and stone retaining walls. A relatively simple revegetation project can enhance the natural beauty of a Lahontan homesite and have a significant positive environmental impact. In fact, the most effective BMPs are those that replicate natural conditions. A site that was disturbed and then revegetated properly with native plants can be as effective at protecting water quality as the site was in its original undisturbed condition.

Rain and snowmelt on roofs must drip, or be transported into, rock-lined infiltration trenches. Surface runoff must be diverted along the down gradient of paving into dry wells. For maintenance purposes, filter fabric must be installed within the top 6-inches of dry wells. These measures must be implemented concurrently with the installation of the impervious surface they support.

Paved driveways and walkways supported by infiltration mechanisms are the most effective way to eliminate erosion and control dust caused by car and foot traffic.

Detailed instructions for the installation of all drip and infiltration trenches must be provided as part of the Final Design Submittal. These permanent Best Management Practices must accommodate runoff from roof forms and other impervious surfaces and are required by Lahontan’s Conditions of Approval (Best Management Practices Manual) to be engineered for a
20-year 1-hour event. A 20-year 1-hour event will deposit approximately .7-inches of water per square foot of impervious surface, which must be accommodated by drip and infiltration trenches within the buildable area.

At Lahontan temporary BMPs are required while construction is underway and permanent BMPs are necessary as construction of the home is completed. Both temporary and appropriately scaled permanent BMPs must be graphically located on the plans. It is critical to implement these measures to the extent that they satisfy the requirements of regional agencies. The development of Lahontan hinges on the continued ability to minimize the environmental impact of the community onto the nearby wetlands. The Owner is responsible for implementing and maintaining the Best Management practices at all times. If the Owner is unsure whether the homesite is in compliance, it is suggested that the Owner hire a consultant.

The Lahontan Covenants Commission reserves the right of entry onto a property for the purpose of inspecting Best Management Practices. In the event of non-compliance, the Commission may, upon 24-hours notice, enter the site to perform corrective work, the cost of which may be charged to the Owner of the property.

The following is a list of permanent Best Management Practices that may be utilized at Lahontan provided they are installed in a manner that aesthetically compliments the surrounding landscape and color palette:

**Slope Stabilization Practices**
- Rock retaining wall [Section IV.15 Retaining and Site Walls]
- Rock rip-rap [Section IV.13 Site Grading and Section IV.14 Grading, Foundations and Sloping Sites]
- Sub-surface drains
- Revegetation [Section V.2 Restoration of Native Vegetation in the SITE RESTORATION chapter]
- Pine needles [Section IV.19 Pine Needles]

**Infiltration Systems**
- Dry well
- French drain
- Infiltration trench [Section IV.16 Site Drainage]

### IV.3 Maintaining Permanent Best Management Practices

Permanent residential BMPs should be checked every year to ensure they are functioning properly. Over time BMPs become clogged or damaged, which decreases effectiveness and functionality, causing potential pollution from soil particles,
fertilizers, petrochemicals, etc., to be carried away in storm water runoff and eventually finding their way to our waterways. To help prevent water quality degradation, it is important to be sure that the BMP’s installed around your residence are maintained and functioning properly. Maintenance can be as simple as raking pine needles from the surface of gravel drip trenches and drywells, or as labor intensive as digging up gravel filled trench and sifting out the accumulated sediment clogging the BMP.

**Inspection**
To review the effectiveness of gravel trenches or gravel drywells, first determine whether sediment and debris has accumulated on top of the gravel and in the spaces between each rock.

- Applying a running hose to the BMP is one way to ascertain if it’s doing its job of infiltrating the water. If debris such as pine needles, leaves and/or twigs are fresh on the surface, simply rake them off to prevent clogging.

Over time, the spaces between the gravel that normally store runoff until it can soak into the ground will become clogged and the BMP will no longer function. The end result of this occurrence is runoff not entering the BMP, but rather leaving the property. The frequency of clogging varies according to how well source control (erosion prevention) occurs, as well as site topography characteristics (steeply sloping sites vs. level sites), and landscape features (well vegetated vs. denuded), but can occur in one year’s time if conditions allow for it. *Once the gravel is clogged, this BMP is considered inadequate and out of compliance.*

**Maintenance**
The next step is to clean the gravel and restore the functionality of the BMP.

- Please note that it is very important that any debris/sediment cleaned out of a BMP is disposed of properly, either transported off-site to a local landfill, or contained and stabilized on-site where it will be unaffected by wind and/or water erosion.

When installing or replacing any BMP, proper planning will save time, money and headaches later. For gravel trenches and gravel drywells, the most common type of BMP used at Lahontan, wrapping the gravel in a filter fabric can prevent the need for completely removing a BMP for cleaning. Filter fabric allows water to infiltrate into the BMP while preventing sediment particles from entering, allowing for easier cleaning. Be sure to clean the top layer of fabric thoroughly or replace it with new filter fabric periodically and place an additional 2 to 3-inches of gravel on top.

**Homeowner Responsibilities**
To reduce erosion, protect the waters of Martis Creek, and ensure compliance of local environmental regulations, the Lahontan Community Association (LCA) strongly encourages homeowners to routinely inspect the effectiveness of residential
permanent BMP’s every 4 to 5-years. If a BMP no longer functions, the LCA may require the homeowner to restore it to a working condition. If you have questions or concerns regarding the BMP’s at your residence, please contact the Design Review Office.

**IV.4 Temporary Best Management Practices**

Lahontan is at the cutting edge of a new generation of communities that work to preserve the pristine landscape that attracts such strong development interest.

Much of Lahontan drains into ecologically sensitive wetlands that are strictly protected by various governmental agencies. Protection of these sensitive lands is a condition of development at Lahontan. The delicate ecological balance can be disturbed by a minimal amount of sediment, such as topsoil, water-borne pollutants, or a few drops of oil from a piece of machinery. In short, there is a strict set of requirements designed to keep fertile soil from eroding and pollutants carried by surface water runoff into ecologically sensitive areas.

With modification and mitigation of construction methods most of the impacts can be significantly reduced. The mitigation measures are called temporary Best Management Practices, or temporary BMPs. Temporary BMPs are required in order to significantly reduce the environmental impact of construction at Lahontan. Although not complicated, the proper installation and associated regular maintenance can be expensive and labor intensive.

Temporary soil stabilization Best Management Practices that may be used at Lahontan include:

- Pine needle mulch [preferred method]
- Wood chips
- Gravel or Crushed Rock
- Filter Fabric
- Hydromulch
- Jute Netting
- Wood excelsior blanket
- Erosion control blankets or geotextiles
- Approved chemical mulches or tackifiers
- Filter strips
Hay bales or straw should not be used as a temporary soil stabilization practice unless they are certified weed free. Although the non-native grasses in straw do not survive through the winter months, there are invasive weeds mixed in the straw that do. Furthermore, hay bales that are broken down and spread over an exposed area [such as a driveway] as a soil stabilization practice look unsightly, decompose at a very slow rate, and are difficult to clean up.

Dirt compacted by the single pass of a vehicle, or by repeated foot traffic, makes inhospitable soil for planting. Foot and vehicle traffic often kills existing shrubs and can prevent root systems from delivering oxygen and water, eventually killing trees. Ground covers, shrubs, and tree roots help stabilize soil. Disturbed soil can be easily carried off the homesite via surface runoff, and deposited into sensitive areas. Even a minimal amount of sediment, such as topsoil, and water-borne pollutants, such as oil drips from a piece of machinery, must be avoided.

Where practical, rainwater and snowmelt must be allowed to percolate into the ground rather than running along the surface, where it can carry pollutants. The percolation can help to clean the water. Soil exposed by construction activity must be stabilized [especially between October 15 and May 1], so erosion cannot occur from rainwater and snowmelt.

Prior to the commencement of construction activities, filter fabric fencing must be installed down gradient of all areas that will be disturbed as part of the construction of a home. It may be placed on either the inside or the outside of the Construction Activity Zone which is delineated by green vegetation protection fencing. In both cases, the filter fabric fencing must be placed next to the vegetation protection fencing unless saving a natural feature requires placement elsewhere. The purpose of this fencing is to catch sediment and filter pollutants from surface runoff.

The filter fabric fencing must be dug a minimum of 6-inches into the ground and must be backed with a material that helps it maintain its structural integrity through the life of the project. This backing must be strong enough to weather the winter snow; as the snow melts, it causes significant runoff from what could potentially be a very muddy construction site. Suggested backings include numerous-place wooden or steel stakes, heavy gauge wire mesh and rolled geotextile fabric placed at the base of the down gradient side of the fencing.

It is the primary responsibility of the Contractor to effectively implement Temporary Best Management Practices. If the Contractor has any questions about compliance, it is recommended that a private consultant be hired. Failure to implement and maintain these measures may result in fines and possible corrective action by Lahontan. If corrective action is taken to remedy the situation, the Owner will be charged for expenses related to that action. For information regarding Permanent Best Management Practices, please refer to the preceding section, Permanent Best Management Practices.
IV.5 MAINTAINING EXISTING TREES

No tree 4-inches diameter at breast height [d.b.h.] or larger may be removed without specific approval from the Lahontan Covenants Commission. The base height is defined as a diameter measurement made 4-feet above ground level. In general, trees of any size outside of the footprint of the building will not be approved for removal.

Limbing of live branches is allowed up to 10-feet above ground level without approval. Trees 12-inches in diameter and greater may be limbed up to 12-feet off the ground. Trees 4-inches d.b.h. and smaller should not be limbed. Additionally, in order to avoid shocking a mature tree, in any given season a maximum of 20% of a mature tree’s live limbs may be removed with Design Review approval and under the supervision of a certified Arborist. Trimming more than 10% of live limbs can shock a younger tree. Limbing above these levels requires specific approval from the Lahontan Covenants Commission prior to performing the work. Limbing of dead branches is required for the prevention of wildfires and does not require prior approval.

In order to maintain a tree’s health, limbing of live branches should be done by a professional tree service. The best time of year to do tree work is in the late fall and winter when the tree is dormant, and never during the flight of the bark beetle, which usually occurs for several days each summer. The use of climbing spikes on trees to-be-saved is prohibited.

As a reminder, any cutting of trees or vegetation must first be approved by the Lahontan Covenants Commission or its representative. A few exceptions exist that do not require pre-approval of the Lahontan Covenants Commission. These are the pruning of dead limbs, removal of dead trees, and the cutting and removal of trees with a trunk diameter of 4-inches d.b.h. or less that are bowed, leaning, severely misshapen, diseased, or sparsely needled. The Lahontan Covenants Commission may, however, require the retention of significant thickets of trees that are smaller than 4-inches in diameter for screening purposes. On some homesites, where trees are sparse or otherwise significant, removal may not be allowed as determined at the on-site Pre-Design Conference.

IV.6 TREE STUMPS

An applicant may choose whether to retain or to remove existing stumps from the homesite. Tree stumps may be flush cut, ground or pulled. When doing stump work, care must be taken not to destroy or endanger surrounding natural vegetation and tree root systems. Pulling stumps affects the entire homesite and is not recommended near other live trees. Sterilized tools should be used in order to avoid introducing any pathogens or pests into the root systems of nearby trees.
Stumps from freshly cut trees must be coated with borax within 4-hours of cutting or, if flush cut, covered with a minimum of 6-inches of dirt. This practice is critical to the health of surrounding trees since fresh stumps can absorb pathogens and spread them to other trees via their root systems. Stump work [type, access, locations, and specific directions] must be indicated on submitted plans.

A few old, very weathered stumps may be found at Lahontan. Often these lichen-covered stumps are taller than newer stumps [as the old stumps were cut with a hand saw]. Where possible, Owners are encouraged to retain these historical relics, as they add character to the community.

**IV. 7  PRESERVATION OF TREES AND OTHER SITE FEATURES**

In order to protect the natural landscape and defer to the scenic environment, the location and design of proposed structures and landscape must relate to existing terrain. The area of soil and vegetation disturbance on each homesite must be limited to that required for necessary construction and landscaping purposes. Except where required by access [and other factors described in Section IV.9 *Construction Activity in Setback Areas*] there must be no disturbance in setbacks and areas to be left in a natural state without prior Lahontan Covenants Commission permission. Tree, brush, and rock removal must be limited to that reasonably necessary for the construction of a home and its protection from fire. No clear cutting of trees within any building envelope will be permitted; however, it is understood that some selective pruning or removal of trees and shrubs [with prior approval] will be necessary for the development of any homesite.

As part of the Pre-Design meeting, certain trees and other site features are designated for retention and therefore must be protected during the construction of the home. The Lahontan Covenants Commission has the right to flag major terrain features, trees or plants [which are to be fenced or barricaded by specific means] for protection during construction.

For example, a rock outcropping or an area with significant vegetation may be excluded from the Construction Activity Zone or protected by a pre-approved temporary plywood structure. In other cases, weathered surface rocks may be required to be collected as part of the lot grubbing phase of construction, stored, and then reused in the restoration of the natural vegetation.

Trees to-be-saved and other significant site features are designated as such due to their important role in preserving the natural fabric of Lahontan. As with all decisions made in the design phase of a project and implemented in the construction phase, all instructions for protection of natural site features must be noted and graphically indicated on submitted plans.
Grading [more than 2-inches of cut or fill] is not allowed within the driplines of trees to-be-saved unless otherwise noted during the Pre-Design Conference agreement. This means foundation walls, footings, graded driveways, retaining walls, etc. must be kept clear of the canopies of these trees. Impervious surfaces, such as driveways or terraces, may be approved to encroach no more than 20% into a dripline if no grading occurs.

### IV.8 Construction Site Access

The approved driveway will be the only construction access to any homesite. The access shall be defined by securely installed green vegetation protection fencing located on the future driveway at a maximum width of 16-feet [or 20-feet if grading is required as described in Section III.11 Driveways in the SITE PLANNING chapter] through the front setback. Construction activity may not occur anywhere in the front setback except at the access, regardless of whether these areas have been previously disturbed. Building materials may be stored (up to 20-feet into the front setback area, measured from the building envelope side) in previously disturbed utility trench easements (maximum 10-feet wide), or as agreed upon at the Pre-Construction meeting.

The access route must be stabilized, at a minimum, with a 2-inch layer of aggregate underlain with filter cloth. Stabilization must be completed within one week of starting the construction of improvements.

A primary paving layer of asphalt must also be added by October 15 during the first year of construction to help control dust and erosion. The primary layer of pavement will also minimize mud tracking from the homesite onto community roads during the winter. Drainage mitigation, in the form of an infiltration trench down slope of the driveway and any dry wells, must be installed before or simultaneously with the paving of the driveway.

For more information on drainage and the October 15th deadline, reference Section IV.3 Temporary Best Management Practices, Section IV.15 Site Drainage, and Section IV.17 Winterization of Construction Sites.

### IV.9 Construction Activity Zone

When planning and designing for a homesite at Lahontan, it is important to keep the building process in mind. Construction activity is tightly monitored so that the majority of Lahontan landscape remains in its natural scenic state. Construction activity in the setbacks is generally not permitted. Therefore, Architects must be careful to design the home so it can be built within the given constraints and are responsible for locating a reasonable Construction Activity Zone on the Site Plan.
The Construction Activity Zone is the area in which all activities related to building a home must occur. No construction activity may take place outside of this area at any time. It is established during the Design phase of the project and then reviewed in greater detail at the Pre-Construction meeting.

Because of the delicate nature of the soils and the vegetation that it sustains, the use of, or transit over, any other homesite or common area, as defined in the CC&Rs, is prohibited. Similarly, in the interest of preserving as much of the natural landscape as possible, the use of, or transit over, the natural area or setbacks outside the limits of construction on any homesite is also prohibited. Construction personnel must refrain from parking, eating, and depositing rubbish or scrap materials [including concrete washout] on any neighboring homesite, tract, or right-of-way, Golf Course, or anywhere outside of the building or paving footprint.

Moreover, all construction activity must remain within the bounds of the Construction Activity Zone, as agreed during the on-site Pre-Construction Conference and as depicted in the approved Final Design Site Plan. For more information on Pre-Construction requirements, see Chapter XII. CONSTRUCTION PROCEDURES.

The purpose of these restrictions and requirements is to preserve the maximum amount of surrounding natural landscape while allowing just enough space to perform construction tasks. Conserving existing native vegetation is vital to the Lahontan Vision because many of the species are difficult to replant and take many years to recur naturally.

The Construction Activity Zone is the only area of the homesite where alterations of, or disturbance to, the existing landscape may occur. Construction and materials storage areas, equipment, access and permanent Best Management Practices may only occur within this zone. All improvements, including structures, grading, porches, patios, terraces, decks, walks, driveways, paving, site walls and Enhanced Vegetation must be located within this area.

Four-foot high green vegetation protection fencing must delineate the boundaries of this zone at all times until construction activity is completed, unless the Lahontan Covenants Commission approves [in advance] a more substantial type of barrier. This boundary must be present and complete prior to beginning construction and must remain intact, unmoved, and complete until outdoor construction activity [except hand landscaping and staining] has been completed. It is the responsibility of the Contractor to maintain this fencing at all times. Failure to maintain vegetation protection fencing will likely result in fines and possible corrective action. For more information on fines, please refer to Appendix C - Fines.

If previously disturbed areas exist within the buildable portion of the site, they may be considered for inclusion within this
zone. Generally, the limits of the Construction Activity Zone are determined by measuring 8-feet from roof lines or sitewalls. This includes locations where the Construction Activity Zone would encroach into the setback areas for safety and circulation concerns. The Architect and a member of the Design Review Staff will mutually determine any special considerations with regards to the Construction Activity Zone [total area of disturbance] for each homesite during the Pre-Design Conference. For this reason, it is critical that areas of previous disturbance are indicated on both the Site Analysis and the Site Plan. The common objective is to protect and preserve the natural landscape features of the homesite.

Temporary storage of soil may be allowed within the designated storage areas (or other pre-disturbed areas on a case-by-case basis) provided sufficient Best Management Practices are in place (e.g. filter fencing, visquine tarps).

Areas within the Construction Activity Zone must be allocated for staging, refuse disposal and collection, a sanitary closet, material deliveries and storage and circulation between these areas. All deliveries and access must occur via the future driveway. If a home is to be built near the edge of the Construction Activity Zone or in an area that requires extensive protection of existing landscape, access to that area may be restricted.

Due to these requirements, construction techniques may be limited in certain areas. For example, trenching may have to be performed manually in areas with foliage too sensitive to accommodate heavy machinery. Innovative techniques, such as working from the back of the house to the front or hand digging utility trenches that occur within the driplines of trees-to-be-saved, help minimize the need to drive machinery around the outside of the footprint of a building. Planning for construction activities during the site planning and design phases is critical to the successful implementation of a project. In order to work within the restricted area, the order of tasks and techniques used to build the home must be carefully considered as part of the project design. For example, stone may need to be delivered by heavy machinery to the rear of the site prior to foundation excavation activities.

Bridging areas of a foundation around tree roots rather than removing the roots can preserve the health of existing trees. For more information on site and tree protection, please see Section IV.11 Protection of Trees and Other Site Features During Construction. Instructions for these techniques must be noted in the plans submitted at the Final Design stage.

### IV.10 Construction Activity in Setback Areas

Generally, vegetation protection fencing must stay clear of setbacks areas, except in the following instances:
- Crossing the front setback via a single access no wider than 20-feet including the proposed driveway. [Finished driveway paving must be between 10 and 12-feet wide through the front setback.] An allowance for additional width may be made for access along driveways that require significant grading.

- Where a roof overhang or masonry wall touches a setback [up to 8-feet of construction related activity encroachment into the setback is allowed.]

- Where paving touches a setback [up to 2-feet of temporary encroachment into the setback is allowed, or up to 4-feet if grading is required.]

- Where specifically approved by the Lahontan Covenants Commission during the design phase of a project. Adjustments made after the Final Design is approved must be made via a Subsequent Change Request, or after construction starts, via a Construction Variance Request.

- Temporary Construction Activity Zones may be up to 10-feet wide to accommodate utility trenching. Building materials may be stored (up to 20-feet into the front setback area, (measured from the building envelope side) in previously disturbed utility trench easements (maximum 10-feet wide), or as agreed upon at the Pre-Construction Meeting. Revegetation of the disturbed area must take place at the earliest opportunity to promote the re-growth of plant material.

- To revegetate and stabilize setback areas. Temporary Construction Activity Zones are allowed as needed.

Temporary construction activity may occur in setback areas to accommodate connecting underground utility lines to the home and for soil stabilization and revegetation. The boundaries of such disturbance must be minimized so as not to remove important vegetation or site features and must be clearly marked on the plans. Access to these areas must occur from within the Construction Activity Zone, and not from other areas such as the street, cart path or neighboring properties.

Site Plans must differentiate between Temporary Construction Activity Zones and those Construction Activity Zones that will remain intact throughout the construction of the home. If preferred over the 4-foot high green vegetation protection fencing, Contractors in good standing may make special arrangements with the Design Review Staff to delineate temporary portions of the Construction Activity Zone [active for one week or less] with stakes and ribbon.

No Contractor or homesite Owner may place any fill materials, lawn clippings, oil, chemicals, or refuse of any kind within the open space areas, setbacks, or anywhere outside the Construction Activity Zone.
IV.11 PROTECTION OF TREES AND OTHER SITE FEATURES DURING CONSTRUCTION

If the Construction Activity Zone infringes upon site features that are to be preserved, they must be appropriately protected. Trees or plants within the Construction Activity Zone that are to be preserved must be marked by flagging and protected by fencing or other approved barriers at all times. Removal of this protection may result in fines. Trees with canopy driplines that fall within the Construction Activity Zone must have the soil and roots protected from erosion and compaction. Any trees or branches removed during construction must be promptly cleaned up and removed from the construction site.

The native trees at Lahontan typically have root systems that extend laterally well beyond their canopy. In order to reduce impact to the areas of significant tree roots, construction activity is limited within the dripline [under the canopy] of trees to-be-saved. Construction activity, soil compaction, cut and fill can compromise or eliminate a tree’s ability to assimilate nutrients and maintain stability. While activity beyond a tree’s canopy may still affect a tree’s health, the tree will usually survive if its surrounding soil is protected within the radius of its canopy.

Trees and other significant natural features within the Construction Activity Zone which are designated to-be-saved must be protected at all times by 4-foot high green vegetation protection fencing placed along the driplines of each tree. Protection of trees too close to the building will require fencing on as many sides of the dripline as possible and dimensional lumber strapped [not nailed] to the trunk. The remaining areas of soil under the canopy that are exposed to construction activity must be protected from foot and equipment traffic by the use of a bridging system that allows air and water to reach the soil, as described below.

During construction, soil around tree root systems must be protected from compaction and erosion within the full canopy dripline of each tree. Root protection must keep construction traffic off the soil while still allowing for water and air to reach the roots. An 8-inch thick layer of wood chips or an approved alternate method must be maintained beneath the canopy (approximate location of root system) of trees designated to-be-saved per the Pre-Design Agreement. Protection must be affixed in a semi-permanent manner so as not to be easily disassembled. Where tree trunks are exposed to construction activity, lumber must be strapped [not nailed] to the trunks to protect them from damage. Nails will endanger the life of a tree and may not be put in trees at Lahontan.
Other soil protection measures may be considered during the Design phase of the project as a Subsequent Change Request or during the construction phase as a Construction Variance Request. If a proposed protection measure requires frequent maintenance, and therefore frequent monitoring, the Lahontan Covenants Commission may impose additional fees and restrictions. It is the responsibility of the Contractor to provide both protection of the natural site features and safe and reasonable access for the construction crew.

### IV.12 Grading Near Trees

Caution must be observed when altering the existing grades around trees. Two common disturbances that may result in eventual tree death are compaction of the roots from heavy equipment, or cutting and filling of an unnatural grade within the dripline. Should the proposed grade level change near existing trees, the level of the ground inside the tree’s dripline should not be disturbed. Excavation or fill may not occur within the dripline of a tree. This means that walls, site walls, foundation walls, footings, leveled or filled patios, or any other grading may not occur under the canopy of a tree that has been designated to-be-saved.

If there are no other means to bring a utility line to the home except to pass within the dripline of a tree designated to-be-saved, then the excavation must be supervised by an ISA [International Society for Arboriculture] certified Arborist [or other professional approved in advance by the Lahontan Covenants Commission] and performed by hand.

Although relegating excavation to those areas outside of tree driplines reduces the likelihood of encountering a significant tree root, it may occasionally happen. If during the course of excavation a root 2-inches in diameter or greater is encountered, it must be wrapped immediately in a material that keeps it moist and dark until the soil can be replaced. Additional excavation around a significant root must be performed by hand. Smaller roots must be trimmed and the ends coated with a substance that reduces the uptake of pathogens through the roots. Please refer to the previous section for more information on excavating near trees.

When roots must be removed, they should be cut cleanly and not left ragged. A certified Arborist must approve and supervise significant tree root removal from trees designated to-be-saved within 24-hours of unearthing the root. Additionally, this individual must be called to monitor the removal [if any] of buried rocks from within the dripline of one of these trees, as roots may be entwined and possibly damaged by careless removal.

### IV.13 Site Grading

Site grading is the reshaping of the ground forms for the purpose of accommodating structures and for maintaining drainage.
patterns. Site grading is often overlooked or overdone. When complete, the site should reflect pleasing, natural forms that take shape gradually, lending the landscape a more natural appearance. Abrupt mounds or sharp forms do not appear natural and may call unnecessary attention to the home.

Beyond the purely functional and environmental aspects of grading and drainage, the aesthetic goal is to preserve the existing natural landforms. Where these existing landforms must be altered as a part of the construction process, the altered areas should be re-created in a manner that replicates the existing natural conditions found before the construction disturbance.

To ensure every consideration is given to producing a design that is well integrated into the adjacent landscape, a Site Plan showing conceptual grading, drainage, existing and proposed grade must be prepared and included in the Preliminary Design Submittal for all homesites. The completed composition of landforms should appear natural within their setting. Creating large, level building pads is not allowed at Lahontan. Terracing of homesites must not be apparent in the finished appearance of the landscape.

All grading must take place clear of the setbacks for the purpose of creating a natural-appearing transition between homesites and other adjoining parcels. Where retaining systems are required, they must adhere to the height requirements and special considerations addressed in Section IV.14 Grading, Foundations and Sloping Sites and Section IV.15 Retaining and Site Walls, which follow in this chapter.

All site grading must be kept to the absolute minimum necessary to accommodate the construction of the residence. Additional grading of homesites is not permitted other than is necessary structurally for buildings and other site elements. Slopes may not create abrupt transitions between the undisturbed natural ground and the graded area. Contoured areas must incorporate a variety of slope gradients to provide a natural appearance to the landscape.

All graded slopes must be revegetated. Temporarily stored topsoil and other fill materials must be covered with well-secured plastic sheeting and stored in an approved location until placed and vegetated. Excess fill or soil from a cut may not be placed on a homesite, it must be legally disposed of outside of Lahontan.

Ultimately, all site grading must provide for transitions into grades on all sides of the homesites to create a flowing, continuous landscape.

Trenching must be confined to areas noted on the Site Plan, clear of setbacks, except for work related to the driveway and utilities. Manual excavation methods and moisture blanketing are necessary to preserve and protect exposed root systems. See previous Section IV.11 Protection of Trees and Other Site Features During Construction for more information on steps to
take if tree roots are exposed. Backfill material must include loose soil of proper characteristics to promote revegetation of all disturbed areas.

### IV.14 Grading, Foundations and Sloping Sites

It is generally best to minimize cut and fill. The Lahontan Covenants Commission focuses as much on the degree of reshaping, as on the resultant character upon completion. Even minor grading will be disapproved if the end result appears awkward. A major cut can be approved only if the proposed design can be demonstrated to result in a well-proportioned treatment of walls, berms and landscaping.

Where necessary to produce the desired results, and in accordance with Placer County requirements, the Lahontan Covenants Commission may approve minimal grading as well as the use of multiple small retaining walls. However, awkward or steep slopes that are neither architectural nor natural in their final appearance will not be approved.

Cut and fill slopes may have a maximum ratio of 2:1 horizontal to vertical unless supported by an approved retaining wall. Slopes greater than 3:1 and less than or equal to 2:1 must [at minimum] be supported by riprap. For the purposes of slope stabilization, all recreated and disturbed slopes must be revegetated per the requirements in Section V.2 Restoration of Native Vegetation in the SITE RESTORATION chapter.

In addition to basic grading, sloping sites should employ designs that take up the grade changes within the dwelling’s footprint; the location and design of the proposed structures must relate to the existing terrain. Topographic transitions from building locations to setbacks must appear natural. All homesite grading must be limited to construction of driveways and that reasonably necessary for authorized construction. Except for driveway access, erosion control, or utilities, no grading is allowed within the setback areas of any homesite. Grading near the setbacks may not result in abrupt transitions to adjacent homesites or streets.

No excessive excavation or fill will be permitted on any homesite. On some sensitive sites, grading may not be allowed at all. Every attempt must be made to minimize cut and fill necessary for the construction of a home. Retaining walls and level building pads may be utilized only where necessary. All grading on homesites must comply with the requirements of Placer County and the State of California Regional Water Quality Control Board. The Lahontan Covenants Commission, in accordance with the requirements of these government agencies, regulates grading and excavation of homesites.
For homesites located adjacent to the 100-year floodplain or any permanent or intermittent stream within Lahontan, the finished house pad elevation must be a minimum of 2-feet above [or finished floor three feet above] the 100-year floodplain elevation.

Excavations for foundations may not exceed 5-feet in vertical depth. Grading must be limited to that reasonably necessary for the construction of a home.

Pad grading for the intention of providing concrete slab foundations is prohibited except for garages, terraces, outbuildings and basements. The intent of this requirement is to limit as much as possible the reshaping of the site. Where this intent is met, a Variance for pad grading may be requested from and granted by the Lahontan Covenants Commission in conjunction with Placer County. Please contact the Design Review Staff for application requirements for pad grading, as the Staff is responsible for providing specific information to the County for further review prior to approval.

Excavation or fill must be limited to 4-feet vertically outside of structure where exposed to view. However, the Lahontan Covenants Commission reserves the authority to disapprove of any exposed excavation or fill transition that is abrupt, awkward or unnatural in appearance.

No excavation, fill, or removal of trees and other vegetation will be permitted until the applicant’s Final Design Submittal has been approved in writing by the Lahontan Covenants Commission and the Pre-Construction requirements have been fulfilled. Failure to abide by these procedures may result in fines and possibly affect building privileges at Lahontan.

No structures may be constructed on portions of a homesite where the slope exceeds 30-percent.

### IV.15 RETAINING AND SITE WALLS

Avoiding awkward looking cuts and potential erosion problems involves minimizing the use of large or prominent retaining walls. The design objective is to take up grade changes as often as possible, and in the smallest increments. House designs must be designed to fit their sloping sites rather than the site made to fit an inappropriate design.

Stepped native stone retaining walls and landscaping should be used on newly created slopes to provide more rapid revegetation of any earth cuts. The stonework should appear organic in nature, using a variety of stone sizes and not display much mortar. The preferred rocks for use in site walls are substantially sized, weathered, gray basalt or surface rocks that appear similar to those found on the homesite. While site walls may be dry stacked, they should be constituted of stones sufficiently large enough to discourage disassembly. Exposed site walls not directly associated with the home must be made of stone [rather
than concrete or wood]. Railroad ties will not be allowed in Lahontan.

The maximum height above grade for a site wall [including retaining walls] that is not directly connected to the home is 4-feet. Retaining surfaces greater than 4-feet must occur by way of multiple walls or systems, separated by a minimum planting width of 2-feet. Multiple retaining wall systems with intermediate landscaping must be used wherever a single wall would exceed 4-feet or otherwise appear excessively high. When constructing vertical retaining walls, slope the base about 15-degrees from vertical to soften the impact of an otherwise vertical wall.

There may be instances where retaining walls are required in the landscape, as opposed to being associated with the home. These walls should be used only where necessary for slope stabilization and must not protrude above grade. Site walls should look native, belonging to the site as much as possible in form, color, and composition.

**IV.16 SITE DRAINAGE**

Site drainage and springtime surface runoff from melting snow should be carefully considered. Plans for site grading and drainage must be consistent with minimum disruption to the homesite, without altering natural drainage patterns as runoff leaves the homesite, and without causing conditions that could lead to soil erosion.

In order to protect water quality, all runoff from impervious surfaces, such as paving and roofs, must be absorbed on each homesite. The storm water swales present at Lahontan have been designed for use by Lahontan infrastructure, and may not be used by individual homesites. Instead, each home design must incorporate Best Management Practices to mitigate additional surface runoff caused by the addition of impervious surfaces. Mitigation must occur clear of setbacks except for that related to the driveway.

The Lahontan Covenants Commission will work closely with Owners of homesites with designated drainage easements to ensure a reasonable building envelope is achievable.

On-site drainage must be designed to reintroduce as much water back into the groundwater system as possible and to keep the adjacent lands in their natural state. Existing natural drainage corridors must not be altered. On-site drainage, including roof drainage, must be directed away from all structures via infiltration trenches and dry wells. Water and snowmelt generated on any homesite may not flow onto adjacent property but has to be retained on site. Runoff may not be routed into existing infrastructure drainage swales. Drainage may not be altered to create any condition that could lead to on or off-site soil erosion.
Rock lined swales should be designed to appear as a mountain stream with large boulders randomly placed at edges transitioning to more gravel type rock in center. This will also slow the flow of water where necessary. In addition, swales should not travel in a straight line, as meandering courses will slow flow and allow better infiltration and less erosion. The Owner shall maintain all drainage channels installed as part of the homesite improvement. Infiltration trenches must be located down gradient of all impervious surfaces including roofs, pavement, patios, and walkways.

Keep in mind the color for all visible gravel must blend with the surroundings, whether exposed earth, brush, or the siding on the home. As setback areas are to remain or be restored to their natural state, all infiltration trenches, gravel and drainage installations must be installed clear of these areas [except for those relating to the driveway where it crosses the front setback].

For more information on drainage as it relates to Best Management Practices, please refer to previous Section IV.2 Permanent Best Management Practices and Section IV.3 Temporary Best Management Practices.

### IV.17 Culverts

In order to access some homesites, the driveway must bridge a drainage swale alongside the road. The applicant must design and size the culvert [drainage pipe] below this crossing per the minimum requirements set forth on the backside of the Development Notebook sheet, which, depending on the homesite, may be more extensive than the standard requirements listed below.

The standard minimum driveway culvert diameter size across roadside drainage swales shall be 15-inches. Driveway culverts shall be either helical corrugated steel pipe [CSP] or high-density polyethylene [HDPE] smooth interior wall type pipe conforming to California Department of Transportation Standard Specifications, Section 64 – Plastic Pipe with a Minimum Slope of 0.40 Percent.

Additionally, culverts must have flared-end sections with a minimum radius as stated in the Development Notebook sheet for each homesite. Culverts in Unit 3 must have flared-end sections with a minimum radius of 15-feet. The exposed flared ends of a culvert or drainage pipe must be aesthetically finished with mortared or dry-laid stone headwalls. The stone must meet the color, material and slope stabilization requirements set forth in the previous section [Section IV.16 Site Drainage].

Specifications for culverts must be indicated on submitted plans.
IV.18 WINTERIZATION OF CONSTRUCTION SITES

Residential building is encouraged to be a year-round endeavor, however, the official soil-moving season for Lahontan is May 1 to October 15. This is generally the time when the weather is most conducive to construction activity. By 5 p.m. October 15, the site must be completely winterized, and no soil may be moved or disturbed until May 1 or when the snow has melted and the ground has dried [as determined by the Lahontan Covenants Commission], whichever comes later. Winterization requires that all soil be completely stabilized, that no amount of dirt is exposed or moved, and that unless previously approved otherwise, the driveway is paved through the front setback with an initial layer of paving.

Prior to commencing construction and grubbing of a homesite, it is suggested that the Contractor collect pine needles from the Construction Activity Zone to utilize for soil stabilization. This can reduce or eliminate the need to purchase pine needles, or pine straw as it is sometimes called, from a commercial source. As the October 15th deadline approaches, it is not uncommon for commercial providers to run out of clean pine needles; therefore it may be prudent to obtain this resource in advance of the anticipated need.

Special care must be taken when stabilizing parking areas and other areas of heavy foot or equipment traffic. Unpaved areas that will receive vehicle traffic or parking must be covered with filter cloth and a minimum of 8-inches of gravel, crushed stone or wood chips at all times during the winterization period. Failure to maintain the 8-inch minimum may result in fines as described in Appendix C - Fines.

For heavily traveled areas that do not host vehicles, gravel, crushed stone, wood chips or geotextile fabric may effectively stabilize the soil for a longer duration than pine needles, however all stabilization methods in active areas will require maintenance throughout the winter. Except for pine needles, all of the materials listed above must be cleaned from the site at the completion of a project.

For stabilization purposes, gravel and crushed stone must be composed of pieces that range from ¾-inches in diameter to 1½-inches in diameter, with a minimum of 50% being greater than ¾-inch diameter; wood chips must have a diameter of 1-inch or greater to be effective.

For areas that will not receive any transit through the winter, seedless hydromulch may be utilized. To stabilize stockpiles of soil, Contractors may use well-secured plastic sheeting. Care must be taken to ensure the plastic sheeting will remain in place, and not blow away. For additional information on soil stabilization, please refer to preceding sections on Best Management Practices.
The Lahontan Covenants Commission may approve or deny earth-moving extensions for residential construction sites at Lahontan. Applicants wishing to perform grading and soil work beyond the October 15th deadline must have Lahontan Covenants Commission approval and must also satisfy conditions set forth by the County. The Lahontan Covenants Commission may impose additional permit and BMP requirements for any homesite with an extension.

Sites must be winterized whether or not construction activity will continue through the winter. If the site will be inactive at any time during the winter the site must be winterized and maintained as such until construction activity resumes. In the case of an inactive construction site, the procedure outlined in Section XII.12 Alternative Construction Schedules in the CONSTRUCTION PROCEDURES chapter, must be followed.

### IV.19 Pine Needles

It is recommended that in most cases fallen pine needles [also known as pine straw] and other native forest floor material be left on the ground rather than removed. The needles are a benefit to the natural landscape by serving many important functions including: erosion control, dust control, decomposition into fertilizer, retention of soil moisture [this is especially important in the establishment of new vegetation], and protection for plants, especially perennials. Care must be taken immediately around structures [up to 30-feet] in terms of not allowing large quantities of duff to build up, thereby minimizing fire hazards and creating a defensible space.

### IV.20 Defensible Space

Homesite owners may reduce the quantity of indigenous low-growing vegetation [sagebrush, etc.] on certain areas of their properties in the interest of creating a defensible space for wild land fire protection. These areas should be thinned, as opposed to being cleared. Prior to commencement, the Lahontan Covenants Commission must approve all site work.

Erosion control measures, such as the replanting of less flammable plant species or the addition of small stones, may need to be implemented to meet water quality requirements.

Fuel management and fire protection techniques are required by the Truckee Fire Protection District, and for homesites one acre and greater, by the California Department of Forestry.

Alteration of existing vegetation must be indicated on submitted plans, which must be approved prior to the commencement of work. The following are requirements and suggested guidelines.
Requirements:

- Do not let pine needles, branches and other forest duff accumulate on the ground at a depth of more than a few inches. A thin layer must remain to prevent the soil from eroding.
- Remove all dead tree branches from live trees.
- Remove all tree branches within 10-feet of the chimney.
- Reduce, but do not clear, the amount of flammable vegetation within a 30-foot radius of all structures. This radius may increase for sites on steep slopes. Reduction can come in the form of selective removal [and transplantation to disturbed areas] or pruning. Examples of flammable vegetation include dry brush consisting of densely spaced plants that are not irrigated, tree branches that are close to the ground, and dense stands of small conifers.
- Cover the chimney outlet with a vertical spark arrester of ½-inch [maximum opening] mesh screen.

Guidelines:

- Mow dry grasses.
- Plan for an area of irrigated landscaping next to the home.
- Select low-growing fire-resistant plants and plant larger trees no closer than 6-feet to the home.
- Do not store firewood near the home.
V. SITE RESTORATION

V.1 SITE RESTORATION OVERVIEW

The natural landscape at Lahontan is comprised of a rich variety of elements including stately conifers, rugged shrubs, pockets of verdant plants, grassy meadows that bloom in spring, weathered rock outcroppings, and lichen-covered stumps, remnants from an era of hand-logging. The combination of these and many other elements create the natural landscape that provides beauty and continuity between the homes. The natural landscape weaves together the various developed areas into a quiet and cohesive community.

Obviously, with building and development comes a certain amount of disturbance. Therefore, the goal of each project shall be to appear as if the land had never been disrupted, as if the homesite were unzipped, the home was placed, and the natural landscape was zipped back up without a trace. It may be helpful to imagine that a home was built long ago, and the landscape grew up around it naturally, without intervention, to envelope the home.

Once a site has been disturbed, from home construction or other causes, the Owner is responsible for restoring the undeveloped portions back to their natural state. As the native vegetation can be difficult and slow to establish, and other site features tend to be both subtle and unique, successfully recreating the natural landscape around the home requires careful study and planning. The requirements in this chapter are intended to provide the Owner and his or her agents some basic tools to achieve these goals.

V.2 RESTORATION OF NATIVE VEGETATION

Revegetated areas will generally simulate landscape conditions that occur in adjacent undisturbed areas. Planting arrangements must be random to replicate the natural patterns of this region’s valley meadows and forested mountainsides.
Plant densities should be similar to the adjacent natural area. Salvaged plants, potted plant species indigenous to the immediate homesite area, and Lahontan Seed Mix [see Section V.7 Seed Mixes] are appropriate for these areas.

The native vegetation is part of the fabric that provides continuity between homesites. These areas increase the feasibility of preserving significant tracts of pristine vegetation. Revegetation with native species in natural concentrations and patterns will minimize long-term maintenance. Treatment of the ground surface must replicate natural conditions.

Within Lahontan are a number of microclimates that support some, but not necessarily all, of the plants listed in the Revegetation Plant List [presented as Tables V.1 through V.4 in Section V.13 Natural Vegetation Palette]. The existing native plants found in the undisturbed areas of a homesite in Lahontan will generally serve as the basis for added vegetation. Therefore, not every species in the Revegetation Plant List will be approved for use on every homesite. The use of native plants is appropriate because of their ability to withstand heat, their tolerance to winter and the continuity they provide between the planned areas and the natural background of the Martis Valley.

Revegetation is required in all areas of a homesite where the native vegetation is not intact, regardless of when and by whom the area has been disturbed. The Lahontan Covenants Commission may make specific requirements with regards to revegetation if a homesite is lacking significant vegetation or if it is necessary to provide continuity with the adjoining natural landscape.

If a desired species appears on the homesite, but not in the Revegetation Plant List, it must be photographed, documented, and submitted for review and approval to the Lahontan Covenants Commission as part of the Final Design Submittal. These species are also suitable for use as part of the Enhanced Vegetation area [refer to the ENHANCED VEGETATION chapter].

All work in the front, rear, and side setbacks must be consistent with the restored native vegetation goals.

V.3 PLANTING COMPOSITION AND NURSERY STOCK SPECIMENS

When restoring native vegetation, the applicant must create a landscape that will remain healthy in this climate over time. Care must be taken to select planting methods that best assure the growth and fulfillment of the concept portrayed by the approved plans. A local nursery or landscape professional may provide advice on the various species and whether these species are best propagated by the use of seed, seedlings, potted specimens, or transplanting. If potted specimens are to be used, special attention should be given to the size of the specimen. The largest specimen that has a decent survival rate should be used. With the climactic and soil conditions at Lahontan, large potted and transplanted specimens do not always have survival
rates as high as smaller specimens.

Plant composition should include sizes and quantities that would naturally occur on the specific homesite were it not disturbed. The goal is to save or recreate a landscape that appears native and flows seamlessly from one homesite to the next.

Care must be taken to select trees and plants that are not only a species [and specific sub-species] contained in the Revegetation Plant List, but that also appear similar to those specimens already onsite. For example, trees grown in a nursery may appear manicured in shape and blue in color whereas trees transplanted from land nearby tend to be more rugged, irregular, and green. Healthy trees, free of pests and fungus must be used; they should have at least half of the needles on the first 2/3 of the trees’ branches [from the trunk] and have at least the minimum root ball size recommended [as per the specific tree species and tree height] by the American Standards for Nursery Stock, maintained by the American Nursery and Landscaping Association. Shorn or trimmed trees are prohibited as they display an unnatural profile and stand out from the existing site trees.

**V.4 PLANTING TREES**

Professionals with expertise in tree planting should be used to ensure the survival of planted trees. Rather than prescribing planting directions, the following items highlight some basic concepts that should be employed.

In order to aid in a planted tree’s survival, the metal basket and burlap sack around the tree’s root ball must be removed. Due to the ease of moving the intact root ball, landscapers commonly plant trees with these items in place. Metal baskets, if used, may impede the longer-term [15-year] root growth of the tree. When exposed to the air, the burlap acts as a wick, actually removing moisture from the tree’s roots.

When determining the depth at which to plant a tree, it is better to err too shallow rather than too deep. The width of a planting hole must be generous relative to the root ball in order to allow adequate space for the horizontal growth of the root system.

For watering requirements, see Section V.6 *Temporary Irrigation for Establishment of Revegetation*. 43
V.5  **TRANSPLANTING TREES**

Nursery trees that appear truly native to the site are difficult to acquire. Few, if any, nurseries take seeds from trees in this area and grow saplings in a climate similar to that at Lahontan. The result is tree specimens that are best suited for this specific climate and that visually blend most effectively with the existing trees are those already growing in the community.

Therefore, healthy trees smaller than 4-inches in diameter and taller than 30-inches slated to be removed as part of the home construction must be transplanted elsewhere on the homesite rather than cut down. Transplanting Pines taller than 10-feet and Firs taller than 6-feet is encouraged, but not required, as larger trees are more difficult to transplant than smaller trees. Additionally, trees that are growing under the canopy of a tree to-be-saved must not be transplanted as the soil removed with the root ball would likely disrupt the root system of the tree which must be saved.

In the Pre-Design Conference, trees that must be transplanted will be identified. These trees must be indicated on the submitted plans and flagged as part of the Final Design Submittal On-Site Staking. The Architect must note tree transplanting requirements on the submitted plans as well as any additional directions regarding the transplantation and subsequent care of these trees.

To maximize the amount of soil [especially in a horizontal diameter] taken around the root ball and therefore the survival rate, it is recommended that a tree spade be used for transplanting. To reduce shock to the transplanted trees, orient the transplanted trees in the same compass direction in which they were originally growing.

Trees must be irrigated daily for two weeks prior to transplantation. It is suggested Contractors request service from the local water provider in advance of the construction start date in order to water these trees. For more information and requirements on watering, see the following Section V.6 *Temporary Irrigation for Establishment of Revegetation*.

The best time to transplant trees is when they are dormant in the spring or fall. In order to coordinate transplanting with a more ideal seasonal time frame, the Contractor may make special arrangements with the Design Review Staff to transplant trees prior to the start of other construction activities.

As the body of knowledge encompassing tree transplantation in this specific environment evolves, the Lahontan Covenants Commission may from time to time update requirements. The Owner, Architect and the Contractor are responsible for acquiring and implementing the most up to date requirements.
## V.6 Temporary Irrigation for Establishment of Revegetation

In order to establish vegetation, transplanted and potted specimens must be temporarily irrigated. Restored natural areas with plantings other than seed mix must be temporarily irrigated immediately after planting. In the case of transplanted trees, irrigation must begin two weeks prior to the transplantation. Regular irrigation for seed mix areas is not permitted due to the vigorous and unnatural growth that occurs from watering.

Native plants need regular water during the establishment period; at Lahontan, the minimum establishment period during which planted and transplanted specimens must be served by an active irrigation system is 2-years. In the second season of irrigation, the amount of water should be reduced. Although each installation may have different needs in terms of the duration of temporary irrigation, eventual irrigation abatement dates are necessary in submitted plans. Permanent irrigation is not allowed in setbacks or in areas of native vegetation.

A qualified landscape designer will be able to recommend a watering schedule for the establishment period. Consider watering schedules as a guide and adjust as necessary to compensate for climatic changes, soil characteristics, location, exposure and season. Watch plants carefully for signs of stress and adjust water accordingly, noting that just as many plants die from over watering than under watering.

Temporary drip irrigation of revegetated areas with potted nursery stock and transplanted specimens is required in order to take the plant materials through the establishment period. Revegetation of disturbed areas must occur at the earliest possible time during construction. In order to facilitate the establishment of plants prior to the completion of construction, potted nursery specimens should be installed well in advance of the completion of construction with temporary drip irrigation on a timer to ensure adequate establishment. A dark-colored [not white or bright-colored] surface hose may be used for temporary irrigation. In order to avoid conspicuously verdant and lush growth in areas of native vegetation, permanent and spray irrigation is not permitted.

From the time specimens are planted until Final Release has been granted, the Contractor is responsible for providing water to the trees, after which time the Owner shall assume this responsibility. In the case of transplanted trees, the Contractor is also responsible for watering the trees for two weeks prior to the transplantation.

## V.7 Seed Mixes
All disturbed areas, whether previously disturbed or disturbed as part of the home construction must, at a minimum, be supplied with seed mix.

Two specific seed mixes have been formulated for use at Lahontan: Forest Understory Blend and Upland Meadow Mix, which correspond to the two basic landscapes at Lahontan. These seed mixes are composed of similar ratios and types of seed found at Lahontan and are designed to help prevent erosion and the propagation of non-native species. No other seed mix may be used.

From time to time the seed mix formula may be adjusted or improved specifically for Lahontan, therefore, it is imperative that all seed mix be purchased from an official supplier. The Design Review Staff can provide information on suppliers, and may require confirmation of purchase of this seed mix via a receipt.

It is best to broadcast the seed mix over loose soil in the fall. Areas of compacted soil must be tilled prior to the application of seed mix. Unless approved in advanced by the Design Review Administrator, seeded areas may not be regularly irrigated, as regular watering causes vigorous and unnatural-appearing growth.

V.8 Using Rocks for Site Restoration

If implemented skillfully on appropriate sites, the use of rocks in restoration of a disturbed site can contribute significantly to the success of restoration efforts. First, the site must be evaluated; the pattern and frequency of existing or nearby weathered surface rocks should be used to establish the type, amount and placement of the rocks. Care must be taken to select and place the rocks so that they appear native to the site. Weathered basalt surface rocks that appear similar in size, shape and color to those that occur on or adjacent to the homesite must be used. Rocks from offsite can be expensive and often do not appear native to the site. For this reason, if any significant surface rocks must be removed as part of the construction process, every effort must be made to salvage and reuse them for site restoration. They must be collected as part of the lot grubbing phase of construction, stored, and then reused in the restoration of the natural vegetation.

The placement of site rocks must mimic existing nearby patterns. For example, with few exceptions, rocks at Lahontan tend to be horizontal in orientation and partially or mostly buried. Boulders and rocks added to the landscape must be oriented horizontally [on all but the steepest sites, which may have vertically oriented rocks] and a minimum of 1/3 of their height must be buried underground.
If an applicant wishes to engrave a stone with homesite information, please see Section VIII.9 *Address Identification* in the DETAILS chapter.

**V.9 DOCUMENTATION OF REVEGETATION**

If an applicant does not wish to propose any Enhanced Vegetation [refer to the ENHANCED VEGETATION chapter for more information], the revegetation information may be included in the Site Plan for both the Preliminary and Final Design Submittals.

The Preliminary Design Submittal must include a schematic plan that identifies the larger existing vegetation specimens that are to remain or to be transplanted. The applicant must submit, as part of the Preliminary Design Submittal, a Site Plan identifying areas that have been previously disturbed, areas that will be disturbed during construction, and areas that will be restored. Plants to be salvaged must also be indicated. The plan must illustrate the building footprint, paving, terraces, courtyards, patios, decks, the Construction Activity Zone, setbacks, easements, property boundaries, the proposed grading limits, and drainage concepts.

In addition to the information required for the Preliminary Submittal, the Final Design Submittal Site Plan must include specific information about the locations, types, quantities, and sizes of proposed plants. The Final Design Submittal must contain detailed, executable plans with specific instructions for repairing and revegetating disturbed areas. Temporary irrigation systems locations must be indicated as well as specific irrigation abatement dates. Also, locations and details [elevations or sections] of features such as address markers, landscape lighting and site walls must be included in the Final Design Submittal.

If there are any plants existing on the site that are desired for the design and are not on the Revegetation Plant List, photographs of them must be labeled and submitted to the Lahontan Covenants Commission with the Final Design Submittal.

**V.10 TIMING OF REVEGETATION AND OTHER SITE INSTALLATIONS**

Revegetation in areas outside the Construction Activity Zone and all transplantation must be completed between May 1st and October 15th of the first year of construction, so revegetation will be established by the completion of the project.

It is important to plan all revegetation and other site installations [inside and outside of the Construction Activity Zone] to
comply with seasonal grading deadlines. Although deadlines can be further restricted by inclement weather, soil may generally be moved only between May 1st and October 15th of each year.

Due to seasonal conditions, installations of vegetation, irrigation systems, and other landscape features, inspections of newly completed projects will be limited to those times of year when snow is not on the ground. In order for a project to qualify for Final Release, vegetation must be installed prior to the completion of a project. To avoid a potential delay in the issuance of a wintertime Final Release Certificate of Compliance and subsequent Certificate of Occupancy from Placer County, the applicant must plan to have installation of vegetation, irrigation systems, and other site features installed prior to the October 15th grading deadline that precedes the anticipated winter completion date. Additionally, the applicant must request, in writing, an inspection from the Office of the Design Review Administrator at least 10-days in advance of the first significant snow storm. Since weather is difficult to predict, it may be prudent to make the inspection request at the earliest practical date.

For vegetation installations delayed beyond the intended Final Release date due to inclement weather, see Section XII.19 Conditional Final Release, in the CONSTRUCTION PROCEDURES chapter.

V.11 Restoration of Property After Construction

Upon completion of construction, each Contractor shall clean the construction site and repair all property that has been damaged. This includes but is not limited to, restoring grades, planting shrubs and trees as approved or required by the Lahontan Covenants Commission, streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

In addition, the Owner and Contractor will be held financially responsible for the cost of site restoration/revegetation and refuse removal necessitated on any and all adjacent properties as a result of trespass or negligence by their employees or subcontracted agents.

The Owner and Contractor are responsible for making sure all disturbed areas, regardless of who disturbed them, are revegetated in a way that satisfies the Lahontan Covenants Commission. The homesite Owner is responsible for restoring all previously disturbed areas on a homesite not covered with impervious surfaces, restored. Restoration may include re-grading, or revegetation in approved locations.

It is critical that erosion and surface water runoff be controlled at all times, before, during and after the development of a homesite. For more information on restoration and revegetation, please refer to preceding sections of this chapter. For
information on erosion control, refer to Section IV.2Permanent Best Management Practices, and Section IV.3 Temporary Best Management Practices in the previous chapter.

**V.12 Progress of Revegetation After Final Release**

It is critical for Lahontan to maintain the pristine imagery of a natural, undisturbed landscape. Areas that remain disturbed and without adequate planting for significant lengths of time detract from the overall quality of the community and from the ecological integrity of the environment. The Owner is responsible for maintaining the vegetation on the homesite per the approved plans. Any changes must be approved by the Lahontan Covenants Commission prior to installation.

At anytime after one year of Final Release, if the Lahontan Covenants Commission determines the progress of the planted or seeded specimens are not on track with what was indicated on the approved plans, it may notify the Owner and require a timely replanting effort by that Owner. If, after thirty days, the Owner fails to replant to the satisfaction of the Commission, the Lahontan Community Association may take action including, but not limited to imposing fines and/or authorizing entry onto the property of a third party to revegetate the homesite at the Owner’s expense. Furthermore, the Lahontan Covenants Commission may conduct inspections from time to time to ensure additional plant materials have not been added without prior approval.

**V.13 Natural Vegetation Palette**

The following Revegetation Plant List should be used as a starting point for selecting plants at Lahontan. Requirements for specific homesites may be more or less restrictive depending on landscape indigenous to the immediate site and the location of the site within the community. The plants listed are appropriate for use on all parts of a homesite provided they have been identified as previously occurring on the homesite in question. Not all of these species are found on every homesite at Lahontan. If a species is not listed in the following tables but occurs naturally on a given homesite, permission to plant it on the homesite may be requested from the Lahontan Covenants Commission. The Commission will require evidence of the natural occurrence of the plant in the form of an annotated photograph submitted with the Final Landscape Plan.
# Revegetation Plant List

## Trees

**Table V.1**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Height</th>
<th>Water</th>
<th>Sun/Habitat</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>White Fir</td>
<td><em>Abies concolor</em></td>
<td>50-190 feet</td>
<td>Semi-moist,</td>
<td>Forest, Part shade</td>
<td>• Plant small (less than 6 feet)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Semi-dry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lodgepole Pine</td>
<td><em>Pinus contorta</em> (ssp. Murrayana)</td>
<td>80-120 feet</td>
<td>Moist,</td>
<td>Sun, Part sun</td>
<td>• Widely adaptable</td>
</tr>
<tr>
<td></td>
<td></td>
<td>[Slow growth]</td>
<td>Dry, Diverse</td>
<td></td>
<td>• Needs some irrigation</td>
</tr>
<tr>
<td>Jeffrey Pine</td>
<td><em>Pinus jeffreyi</em></td>
<td>60-160 feet</td>
<td>Semi-dry</td>
<td>Sun</td>
<td>• Hardy</td>
</tr>
<tr>
<td></td>
<td></td>
<td>[Moderate growth]</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ponderosa Pine</td>
<td><em>Pinus ponderosa</em></td>
<td>50-160 feet</td>
<td>Semi-dry</td>
<td>Sun</td>
<td>• More green than Jeffrey Pine but not as hardy</td>
</tr>
<tr>
<td></td>
<td></td>
<td>[Rapid growth]</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common Name</td>
<td>Botanical Name</td>
<td>Mature Height</td>
<td>Water</td>
<td>Sun/Habitat</td>
<td>Remarks</td>
</tr>
<tr>
<td>--------------------</td>
<td>--------------------</td>
<td>---------------</td>
<td>-----------</td>
<td>----------------------</td>
<td>---------------------------------------------------</td>
</tr>
<tr>
<td>Green Leaf Manzanita</td>
<td>Arctostaphylos patula</td>
<td>3-6 feet</td>
<td>Semi-dry</td>
<td>Sun</td>
<td>• Evergreen, flowers</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Plant small (less than 2 feet)</td>
</tr>
<tr>
<td>Mountain Sagebrush</td>
<td>Artemisia tridentata (ssp. V. aseyana)*</td>
<td>1-3 feet</td>
<td>Dry, Semi-dry</td>
<td>Sun, Open forest, Scrub</td>
<td>• Evergreen</td>
</tr>
<tr>
<td>Tobacco Brush</td>
<td>Ceanothus velutinus</td>
<td>3-6 feet</td>
<td>Dry, Semi-dry</td>
<td>Sun, Open forest</td>
<td>• Evergreen, flowers</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Plant away from structures</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Needs well-drained soil</td>
</tr>
<tr>
<td>Mt. Mahogany</td>
<td>Cercocarpus ledifolius</td>
<td>6-12 feet</td>
<td>Dry</td>
<td>Sun, Open forest</td>
<td>• Native</td>
</tr>
<tr>
<td>Rabbit Brush</td>
<td>Chrysothamnus nauseosus*</td>
<td>1-3 feet</td>
<td>Dry, Semi-dry</td>
<td>Sun, Open forest</td>
<td>• Native</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Flowers</td>
</tr>
<tr>
<td>Bitter Cherry</td>
<td>Prunus emarginata</td>
<td>4-12 feet</td>
<td>Semi-dry</td>
<td>Sun, Forest, Part shade</td>
<td>• Native</td>
</tr>
<tr>
<td>Bitterbrush</td>
<td>Purshia tridenta*</td>
<td>1-3 feet</td>
<td>Dry</td>
<td>Sun, Forest, Part shade</td>
<td>• Native</td>
</tr>
<tr>
<td>Wax Currant</td>
<td>Ribes cereum*</td>
<td>1-6 feet</td>
<td>Dry, Semi-dry</td>
<td>Sun, Open forest, Scrub</td>
<td>• Native</td>
</tr>
<tr>
<td>Sierra Currant</td>
<td>Ribes nevadense</td>
<td>3-6 feet</td>
<td>Moist</td>
<td>Meadow, Open forest, Shade</td>
<td>• Native</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Pink flowers, blue berries, dark foliage</td>
</tr>
<tr>
<td>Sierra Gooseberry</td>
<td><em>Ribes roezlii</em></td>
<td>1-3 feet</td>
<td>Dry</td>
<td>Sun, Open forest, Scrub</td>
<td>• Native</td>
</tr>
<tr>
<td>-------------------</td>
<td>----------------</td>
<td>----------</td>
<td>-----</td>
<td>------------------------</td>
<td>---------</td>
</tr>
</tbody>
</table>
| Mountain Rose     | *Rosa woodsii* (var. ultramontane)* | 2-7 feet | Dry, Moist | Sun, Part shade | • Native  
|                   |                |          |     |                        | • Spreading  
|                   |                |          |     |                        | • Flowers, fruit  
|                   |                |          |     |                        | • Fall colors  
| Thimbleberry      | *Rubus parviflorus* | 1-2 feet | Moist, semi moist | Part-shade, Shade, Forest | • Native  
|                   |                |          |     |                        | • Spreading  
|                   |                |          |     |                        | • Berries  
|                   |                |          |     |                        | • Northeast side of house only |

* These species are particularly useful for slope stabilization.
### Low Shrubs and Groundcovers

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Height</th>
<th>Water</th>
<th>Sun/Habitat</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pine Mat Manzanita</td>
<td>Arctostaphylos nevadense</td>
<td>6-18 inches</td>
<td>Semi-dry, Dry</td>
<td>Sun, Open slopes</td>
<td>• Native&lt;br&gt;• Spreading&lt;br&gt;• Evergreen&lt;br&gt;• Berries</td>
</tr>
<tr>
<td>Squaw Carpet [Mahala Mat]</td>
<td>Ceanothus prostratus*</td>
<td>2-8 inches</td>
<td>Dry</td>
<td>Sun, Open forest</td>
<td>• Evergreen, flowers&lt;br&gt;• Spreading&lt;br&gt;• Holly like foliage</td>
</tr>
<tr>
<td>Sulfur Flower</td>
<td>Eriogonum umbellatum*</td>
<td>4-12 inches</td>
<td>Dry</td>
<td>Sun, Open slopes, Rocky slopes</td>
<td>• Native&lt;br&gt;• Low mounding&lt;br&gt;• Showy yellow blooms</td>
</tr>
<tr>
<td>Creeping Snowberry</td>
<td>Symphoricarpus mollis*</td>
<td>8-18 inches</td>
<td>Med</td>
<td>Sun-part shade Forest under story</td>
<td>• Perennial, flower-berries&lt;br&gt;• Slow to germinate&lt;br&gt;• Hearty</td>
</tr>
<tr>
<td>Common Name</td>
<td>Botanical Name</td>
<td>Mature Height</td>
<td>Water</td>
<td>Sun/Habitat</td>
<td>Remarks</td>
</tr>
<tr>
<td>-------------------</td>
<td>----------------------</td>
<td>---------------</td>
<td>------------</td>
<td>--------------------------------------</td>
<td>----------------------------------------------</td>
</tr>
</tbody>
</table>
| White Yarrow      | Achillea millefolium | 6-18 inches   | Moist, dry | Sun, Open forest, Diverse           | • Native
                                                                  |                                               | • Spreads underground and by seed           |
| Pearly Everlasting| Anaphalis margaritacea| 8-18 inches   | Semi-moist | Sun, Forest, Part shade             | • Native
                                                                  |                                               | • Long display                             |
| Rosy Everlasting  | Antennaria rosea     | 4-16 inches   | Semi-dry, Semi-moist | Sun, Forest, Part shade | • Native
                                                                  |                                               | • Long display                             |
| Mountain Strawberry| Fragaria virginiana*| 1-4 inches    | Moist, Semi-dry | Sun, Forest, Part shade   | • Native
                                                                  |                                               | • Woodland groundcover
                                                                  |                                               | • Flowers, fruit                           |
| Mountain Flax     | Linum lewisii        | 1-3 feet      | Dry        | Sun, Open slopes                   | • Native
                                                                  |                                               | • Showy blue flowers
                                                                  |                                               | • Spreads by seed                          |
| Torrey’s Lupine   | Lupinus lepidus      | 2-24 inches   | Semi-dry   | Sun, Open forest, Scrub            | • Native
                                                                  |                                               | • Low silvery foliage                     |
| Showy Penstemon   | Penstemon speciosus  | 2-30 inches   | Semi-dry   | Sun, Open forest, Rocky slopes     | • Native
                                                                  |                                               | • Showy flowers
                                                                  |                                               | • Waxy blue foliage                       |
| Sticky Cinquefoil | Potentilla glandulosa| 4-30 inches   | Semi-moist | Sun, Meadow                        | • Native
                                                                  |                                               | • Subtle yellow blooms                    |
| Woolley Mules Ears| Wyethia mollis       | 1-2 feet      | Semi-dry, Dry | Sun, Open Forest, Slopes | • Native
                                                                  |                                               | • Showy sun-flowers                     |
## FERNS

### Table V.5

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Height</th>
<th>Water</th>
<th>Sun/Habitat</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lady Fern</td>
<td><em>Athyrium filix-femina</em></td>
<td>1-2 feet</td>
<td>Moist, Semi-moist</td>
<td>Shade, Woodland, Rocky</td>
<td>• Native</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Lacy lush appearance</td>
</tr>
</tbody>
</table>
VI.1 General Overview

Enhanced Vegetation at Lahontan involves the planting of a small number of plants that do not naturally occur within the immediate area of the homesite. The purpose of Enhanced Vegetation zones are to allow an Owner who wishes to provide personalized landscaping to do so as long as it is limited in scope and planted next to the structure[s] as described in this chapter. Enhanced Vegetation is not intended to replace native vegetation, but rather should be viewed as an opportunity to judiciously add a hint of human presence to the outdoors. While revegetation and restoration of the Natural Landscape is required on all disturbed portions of homesites, Enhanced Vegetation is by no means a requirement, and Owners who wish to omit it are encouraged to do so. The Lahontan Covenants Commission encourages homesite Owners to use revegetation and restoration of species native to the homesite as the only landscape around the home.

VI.2 Guidelines

- **Reinforce the Region’s Natural Character:** In addition to adding aesthetic charm and interest to Lahontan, the primary goal for vegetation improvements should be to preserve and enhance the landscape character of the homesite. The existing vegetation found at Lahontan is not overly complex; landscape designs should be simple and avoid looking overworked. To provide continuity, planting compositions and densities should be based upon existing nearby patterns.

- **Establish a Design Concept:** Landscape plans should exhibit a design concept that provides more than a haphazard arrangement of plants. Plant materials should be utilized in a sensitive organic ordering which defines the site’s spatial organization and function, relates to the buildings and structures, and incorporates the various site elements. Vegetation selection and placement should complement the interplay of light and shadow through appropriate form, texture, density and color [described further in the following chapter, VII. ARCHITECTURE].
VI.3 CHARACTER AND COMPOSITION

Landscape character refers to the visual quality of the finished landscape composition. While the palette of plants utilized largely determines the landscape character, other factors also influence character. These factors include the arrangement of plants in informal versus formal patterns, plant densities, hardscape material selections, maintenance levels, and treatment of the ground surface. Care should be taken to ensure the character of landscape in the Enhanced Vegetation zone blends with the existing landscape found on the homesite.

Informal vegetation arrangements are most appropriate at Lahontan as they fit within the context of the natural environment. Planting patterns should be sensitive to the natural environment as evidenced in the open space, streetscapes, common properties and the golf course. The designed areas of Enhanced Vegetation should be especially sensitive to existing undisturbed landscapes, approved vegetation on adjacent properties, and to the natural character of the immediate area. The Landscape Plan must provide for a smooth transition of both finish grade and landscape materials with adjacent properties.

Landscape plans must complement the architectural character of the house, while being sensitive to the immediate adjacent landscape. They must also provide continuity along the street and with adjacent homesites [and common areas or Golf Course areas if they occur in the immediate neighborhood]. Plans should incorporate existing vegetation materials or those materials already approved on adjacent properties, if appropriate. In addition to consideration for community-wide design, it is important to compose a landscape that complements and supports the design of the home. Selection and location of plants should not block views from windows or entries, nor should it result in overcrowding or the need for excessive pruning to maintain appropriate plant sizes.

VI.4 LOCATING ENHANCED VEGETATION

Enhanced Vegetation is optional. If utilized, Enhanced Vegetation zones must be located adjacent to the structure[s] in the high intensity use areas near entries, porches, terraces, and decks. These areas will have a direct connection to walkways or other human-occupied outdoor spaces. Vegetation in the Enhanced zone must have a direct relationship with the built environment and must never appear isolated from the home. When homesites are viewed from rights-of-way, common areas and the golf course, the native vegetation should remain the predominant image.

Enhanced Vegetation materials, while still indigenous, provide a more finished appearance and usually require more maintenance and irrigation. Although an expanded choice of species is allowed for Enhanced Vegetation, [see the Enhanced Vegetation List contained in Section VI.10 Enhanced Vegetation Palette at the end of this chapter] designs should remain
simple and conservative. Plants that stand out from the native Natural Landscape must be used sparingly and be thoughtfully placed accents. Moreover, the Enhanced Landscape must, like the architecture of the home, remain subservient to the dominant Sierra landscape. It may be useful to reference the ARCHITECTURE chapter, since vegetation proposals will also be evaluated as part of the building design. Height, massing, asymmetry, seasonal color, subtlety, and topography are some of the issues that will be considered. No species from the Enhanced Vegetation List may occupy the setbacks.

Care must be taken not to separate the Enhanced plants from the home by the use of a large horizontal plane such as a patio or turf. Vegetation height should be considered. The intent is for this landscaping to be clearly contained near the house and be an extension of the living area, bringing some of the outdoors into the home.

Refer to the following illustration for examples of appropriately placed Enhanced Vegetation zones.

### VI.5 Turf

Limited areas of turf are permitted within homesite yards if the applicant can demonstrate that it does not create the potential for a discontinuous landscape when viewed from the rights-of-way or common areas. Turf areas must physically adjoin outdoor living spaces to enhance accessibility and to avoid creating small isolated areas of lawn not connected to human-occupied spaces.

Turf planting may not be used to define parcel boundaries and is usually discouraged in front yards. When approved, turf within front yards must not dominate the visual image of the area and is limited to a maximum distance from the house of 15-feet, measured from the roof overhangs. Where turf is not visible from roads, the Golf Course or other common areas, turf may extend up to 30-feet from the home, measured from the roof overhangs. Turf is limited to a homesite’s buildable area and cannot extend into common areas or public rights-of-way. Large areas of turf will not be approved.

It is not recommended that turf be planted directly next to the exterior walls of a home; a landscape element of some vertical proportion should ease the transition. Turf may border a patio or terrace.

Turf must be bordered by a landscape element connected to the structure of the home. Turf edges should not be visible.

The turf must be visually and physically contained to prevent the potential of leakage over time of non-native grasses into the Natural Landscape. Please refer to the following Section VI.6 Containment Devices for more information.
Bluegrass is the only grass species allowed for turf and sod planting. Any exceptions to this rule must be cleared by the Golf Course Manager prior to submittals to the Lahontan Covenants Commission. Fertilizers must also be approved by the Golf Course Manager.

In order to ensure turf remains aesthetically compatible with the goals of the community, it must be watered regularly via an automatic and permanent underground spray irrigation system. Turf must be mowed and maintained throughout the growing season so that it does not exceed 6-inches in height and continues to be predominantly bluegrass; excessive weed growth and large bare patches must be prevented. The Lahontan Covenants Commission may notify Owners who fail to maintain turf installations, and may require that the turf be restored or removed. If after 30-days the Owner fails to repair or remove the turf, the Commission may authorize entry onto the property for the purposes of the repair or removal of the turf at the Owner's expense.

VI.6 Containment Devices

It is of utmost importance to the identity of this community that the species currently native to Lahontan [not the region] remain the dominant image. Leaking of non-native species into the Natural Landscape must be prevented. If Enhanced Vegetation is desired, it must be clearly bounded by a physical containment device that will remain in place over time. The purpose of containment is fourfold.

- First, it prevents the spread of species not native to the site.
- Second, the containment device allows the boundaries of the Enhanced Vegetation to remain clearly visible over time so future Owners will not mistake the intended location.
- Third, it visually claims the Enhanced Vegetation as part of the occupied area of a home.
- Fourth, a containment device aids in reducing the view of non-native plants from off of the homesite.

In order to contain the Enhanced Vegetation as described above, containment devices should stand the test of time: weather, normal foot traffic, and recreational activities, especially those of children at play. The materials, workmanship, and location must be consistent with and appear to belong to the home. The containment element must be complete from end to end without holes or breaks. These site walls should be concentrated around areas of the home that contain Enhanced Vegetation rather than encircling the entire home. For more information on site wall construction, see Section IV.15 Retaining and Site Walls in the SITE PRESERVATION chapter.
There are two categories of Enhanced Vegetation containment devices. Containment that delineates the boundary of Enhanced Vegetation specimens [presented in Tables VI.1 through VI.6] listed in Section VI.10 Enhanced Vegetation Palette at the end of this chapter, and containment for turf only. Dimension specifications for each type of containment device are depicted on the following page. The Lahontan Covenants Commission may review alternatives to the following containment devices on a case-by-case basis.

**Containment Specifications for Enhanced Vegetation:**
- Minimum height from finished grade on the Natural side of the device: 24-inches
- Minimum height from finished grade on the Enhanced side of the device: 12-inches
- Minimum width: 12-inches
- Minimum width for non-mortared pavers, a stepping stone path, patio or turf to qualify as a containment device: 96-inches
- Minimum width for mortared paver, concrete or asphalt paving to qualify as a containment device: 60-inches

**Containment Specifications for Turf Only:**
- Minimum height from finished grade on the Natural side of the device: 12-inches
- Minimum height from finished grade on the Turf side of the device: 6-inches
- Minimum width: 6-inches
- Minimum width for non-mortared pavers, a stepping stone path, or patio to qualify as a containment device: 96-inches
- Minimum width for mortared paver, concrete or asphalt paving to qualify as a containment device: 60-inches

**Elements Not Qualifying as Containment Devices:**
- Stepping-stones, non-mortared pavers, or decomposed granite paths less than 96-inches on the ground plane.
- Mortared pavers, asphalt or concrete path less than 60-inches on the ground plane
- Any wooden element, including railroad ties, fences, and bender board.
- A row of rocks placed on top of the soil.
- Metal fences

**VI.7 Irrigation**

Enhanced Vegetation zones are the only areas of a homesite that may receive permanent irrigation systems. The use of underground drip irrigation systems rather than traditional spray type systems will be required in most landscape situations.
Spray irrigation should be limited to turf areas while automatic irrigation systems are required for all Enhanced Vegetation.

A qualified landscape designer will be able to recommend a watering schedule for both the establishment period and beyond. Consider watering schedules as a guide and adjust as necessary to compensate for climatic changes, soil characteristics, location, exposure and season. Plants should be watched carefully for signs of stress and water adjusted accordingly. Just as many plants die from over watering than under watering. A regular fertilizing and mulching regimen is also critical for nutrient supply, water retention and soil conditioning.

Fertilizers must be organic, water-soluble based, and preferably, slow-releasing. Grow Power is one commercially available fertilizer that is approved for use at Lahontan by the Golf Course Manager.

VI.8 LANDSCAPE PLAN DOCUMENTATION

Designs that utilize Enhanced Vegetation will benefit from the facilitation of a Landscape Architect or other licensed landscape professional. This professional should attend the Pre-Design Meeting. The intent is that Enhanced Vegetation be considered early in the design process and with as much importance as the home.

If the applicant wishes to propose Enhanced Vegetation, as part of the Preliminary Design Submittal, a Conceptual Landscape Zoning Plan [separate from the Site Plan] distinguishing areas that are to remain protected, areas that will be disturbed and restored, and areas designated to receive Enhanced Vegetation must be included. Plants to be salvaged must also be indicated. The plan must illustrate the building footprint, paving, terraces, courtyards, patios, decks, the Construction Activity Zone, setbacks, easements, property boundaries, the proposed grading limits, and drainage concepts.

In addition to the information required for the Preliminary Submittal, the Final Landscape Plan [separate from the Site Plan] must include specific information about the locations, types, quantities, and sizes of proposed plants. If there are any plant species existing on the homesite or a nearby homesite desired for the Enhanced Landscape design and not listed in the Enhanced Vegetation List, labeled photographs of them may be submitted to the Lahontan Covenants Commission for consideration with the Final Design Submittal.

Irrigation systems must be indicated on the Final Landscape Plan. Locations of temporary systems versus permanent systems must be graphically differentiated along with the system type and specific abatement dates for temporary systems. Also, locations and details [elevations or sections at 1-inch to the foot scale] of features such as address markers, landscape lighting and site walls must be included.
VI.9 INSTALLATION AND ESTABLISHMENT OF PLANTINGS

Due to seasonal conditions, inspections of newly completed projects, installations of vegetation, irrigation systems, and other landscape features will be limited to periods when snow is not on the ground. In order to avoid a potential delay in the issuance of a wintertime Final Release Certificate of Compliance and associated Certificate of Occupancy from Placer County, the Contractor must plan to have the installation of vegetation, irrigation systems, and other landscape features installed prior to the October 15th grading deadline that precedes the anticipated winter completion date. Additionally, the Contractor must contact Design Review to schedule an inspection, which he/she must also attend.

If anytime after 1-year of Final Release, the Lahontan Covenants Commission determines the progress of planted vegetation is not on track with the approved plans, it may notify the Owner and require a timely replanting effort by that Owner. If after 30-days, the Owner has failed to replant to the satisfaction of the Commission, Lahontan may take action including, but not limited to, imposing fines and/or authorizing entry onto the property of a third party to revegetate the homesite at the Owner’s expense. Furthermore, the Commission may conduct inspections from time to time to ensure additional plant materials have not been added without prior approval.

It is critical Lahontan maintain the pristine imagery of the natural undisturbed landscape. Areas that remain disturbed and without adequate planting for significant lengths of time or unauthorized species detract from the overall quality of the community and from the ecological integrity of the environment. The Owner is responsible for maintaining vegetation on the homesite per the approved plans. The Lahontan Covenants Commission must approve any changes prior to installation.

VI.10 ENHANCED VEGETATION PALETTE

The introduction of species not normally occurring in an area alters the aesthetic and historic quality of that area, and may change ecological relationships among species. For those reasons and for the long-term ability to maintain landscape standards, plants other than those in the Enhanced Vegetation List in this section will not be allowed without the specific approval of the Lahontan Covenants Commission.

The continued existence of native species, and especially of those endemic to special areas, may be threatened by the introduction of non-native species, which sometimes prove highly invasive.

Plant lists conforming to the approved vegetation palette must be submitted for review as a part of the Final Design Submittal process. The Lahontan Covenants Commission reserves the discretionary right to refuse any plant material that may not be
compatible with the existing natural landscape or which is not beneficial to the environment, and to add species of plants to the Enhanced Vegetation List made newly available on the commercial market.

The following selection of plants is appropriate for use only in landscaped areas that have a direct relationship with the home. Species listed in the tables were selected on the basis of the following criteria:

- Endemic species that may not currently occur at Lahontan but are found in areas of similar habitat within 5-miles.
- Species that mimic native species have been included because they are more easily propagated than some native species.

Plants found around Old Tahoe estates and mountain lodges to provide historical accent. These plants are nonindigenous, but tolerate the climatic conditions.

When selecting Enhanced Vegetation, one of the primary considerations must be to minimize the impact of foreign species on the native landscape where it can be viewed from rights of way, the Golf Course, and other common areas. For this reason, special care must be exercised in the selection and placement of the taller species on this list.

**ENHANCED VEGETATION LIST**

**DECIDUOUS TREES**

**TABLE VI.1**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Height</th>
<th>Water</th>
<th>Sun/Habitat</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vine Maple</td>
<td><em>Acer circinatum</em></td>
<td>10-20 feet</td>
<td>Semi-moist</td>
<td>Forest, Part shade, Shade</td>
<td>• Native • Fall color • Plant as multi-stem only</td>
</tr>
<tr>
<td>Mountain Alder</td>
<td><em>Alnus incana ssp. tenuifolia</em></td>
<td>5-20 feet</td>
<td>Moist</td>
<td>Sun, Forest, Part shade</td>
<td>• Native • Dense • Aggressive • Plant as multi-stem only</td>
</tr>
<tr>
<td>Quaking Aspen</td>
<td><em>Populus tremuloides</em></td>
<td>20-60 feet</td>
<td>Moist, Semi-moist</td>
<td>Sun, Meadows, Riparian</td>
<td>• Native • Fast growing • Invasive</td>
</tr>
<tr>
<td>Common Name</td>
<td>Botanical Name</td>
<td>Mature Height</td>
<td>Water</td>
<td>Sun/Habitat</td>
<td>Remarks</td>
</tr>
<tr>
<td>----------------------</td>
<td>---------------------------</td>
<td>---------------</td>
<td>-------------</td>
<td>-------------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Sweet Woodruff</td>
<td>Asperula odorata</td>
<td>6-12 inches</td>
<td>Wet to med.</td>
<td>Shade</td>
<td>Flowers, Perennial, Can be invasive</td>
</tr>
<tr>
<td>Wild Strawberry</td>
<td>Fragaria virginiana</td>
<td>Up to 4 inches</td>
<td>Wet to med.</td>
<td>Sun - part shade</td>
<td>Flowers, Perennial</td>
</tr>
<tr>
<td>Thimbleberry</td>
<td>Rubus parviflorus</td>
<td>1-2 feet</td>
<td>Semi-moist, Wet-med.</td>
<td>Shady forest, Part shade</td>
<td>Flowers, Berries</td>
</tr>
<tr>
<td>Bearberry Manzanita</td>
<td>Arctostaphylos uva-ursi</td>
<td>4-6 inches</td>
<td>Semi-dry, rocky</td>
<td>Sun, Part shade, Slopes</td>
<td>Evergreen, Red Berries</td>
</tr>
<tr>
<td>Creeping Coralberry</td>
<td>Symphorocarpos s x chenaultii</td>
<td>1-2 feet</td>
<td>Semi-moist</td>
<td>Forest, Part shade, Shade</td>
<td>Feathery Texture, White Berries</td>
</tr>
<tr>
<td>Alpine Carpet Juniper</td>
<td>Juniperus communis</td>
<td>6-8 inches</td>
<td>Semi-dry, Rocky</td>
<td>Sun, Part shade, Slopes</td>
<td>Evergreen</td>
</tr>
</tbody>
</table>

**GROUND COVERS**

**TABLE VI.2**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Height</th>
<th>Water</th>
<th>Sun/Habitat</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scouler's Willow</td>
<td>Salix scouleriana</td>
<td>10-30 feet</td>
<td>Semi-dry, Semi-moist</td>
<td>Sun, Part shade, Slopes</td>
<td>Native, Dense, Fast growing, Plant as multi-stem only</td>
</tr>
<tr>
<td>European Mountain Ash</td>
<td>Sorbus aucuparia</td>
<td>15-25 feet</td>
<td>Semi-moist</td>
<td>Forest, Part shade, Shade</td>
<td>Flowers, berries, Fall color, Plant as multi-stem only</td>
</tr>
</tbody>
</table>

**VINES**

64
### Table VI.3

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Height</th>
<th>Water</th>
<th>Sun/Habitat</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alpine Clematis</td>
<td><em>Clematis alpina</em></td>
<td>+/- 15 feet</td>
<td>Wet to med.</td>
<td>Roots in shade Top in sun</td>
<td>Perennial, Spring blue bell blooms</td>
</tr>
<tr>
<td>Golden Clematis</td>
<td><em>Clematis alpina</em></td>
<td>+/- 15 feet</td>
<td>Wet to med.</td>
<td>Roots in shade Top in sun</td>
<td>Late summer blooms and seed heads</td>
</tr>
<tr>
<td>Hop Vine</td>
<td><em>Humulus lupulus</em></td>
<td>+/- 20 feet</td>
<td>Wet to med.</td>
<td>Roots in shade Top in sun</td>
<td>Annual vines dieback each year</td>
</tr>
</tbody>
</table>

### Table VI.4

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Height</th>
<th>Water</th>
<th>Sun/Habitat</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ostrich Fern</td>
<td><em>Matteuccia struthioptersis</em></td>
<td>18-24 inches</td>
<td>Wet</td>
<td>Forest stream zones, Shade</td>
<td>Elegant and robust</td>
</tr>
<tr>
<td>Male Fern</td>
<td><em>Dryopteris filix-mas</em></td>
<td>1-2 feet</td>
<td>Semi-moist</td>
<td>Shade</td>
<td>Simi-evergreen, Hardy</td>
</tr>
</tbody>
</table>

### Table VI.5

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Height</th>
<th>Water</th>
<th>Sun/Habitat</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garden Monkshood</td>
<td><em>Aconitum napellus</em></td>
<td>4-5 feet</td>
<td>Moist</td>
<td>Forest, Part shade, Shade</td>
<td>Difficult to propagate, Summer blooms</td>
</tr>
<tr>
<td>Autumn Monkshood</td>
<td><em>Aconitum x carmichaelii</em></td>
<td>4-6 feet</td>
<td>Moist</td>
<td>Sun, Open forest</td>
<td>Later bloom, Rich green foliage</td>
</tr>
<tr>
<td>Swamp Onion</td>
<td><em>Allium validum</em></td>
<td>1-3 feet</td>
<td>Moist</td>
<td>Sun, Meadows, Riparian</td>
<td>• Native</td>
</tr>
<tr>
<td>-------------------</td>
<td>------------------</td>
<td>----------</td>
<td>-------</td>
<td>------------------------</td>
<td>---------</td>
</tr>
<tr>
<td>Snowdrop Anemone</td>
<td><em>Anemone sylvestris</em></td>
<td>8-12 inches</td>
<td>Moist, Semi-dry</td>
<td>Sun, Forest, Part shade</td>
<td>• Woodland groundcover</td>
</tr>
<tr>
<td>Alpine Columbine</td>
<td><em>Aquilegia alpina</em></td>
<td>1-2 feet</td>
<td>Moist, Semi-dry</td>
<td>Sun, Forest, Part shade</td>
<td>• Deep blue</td>
</tr>
<tr>
<td>Dwarf Columbine</td>
<td><em>Aquilegia flabellate</em></td>
<td>8-12 inches</td>
<td>Moist, Semi-dry</td>
<td>Sun, Forest, Part shade</td>
<td>• Blue and white</td>
</tr>
<tr>
<td>Golden Columbine</td>
<td><em>Aquilegia chrysantha</em></td>
<td>2-4 feet</td>
<td>Moist, Semi-dry</td>
<td>Sun, Forest, Part shade</td>
<td>• Clear yellow</td>
</tr>
<tr>
<td>Crimson Columbine</td>
<td><em>Aquilegia Formosa</em></td>
<td>1-3 feet</td>
<td>Moist, Semi-dry</td>
<td>Sun, Forest, Part shade</td>
<td>• Native</td>
</tr>
<tr>
<td>Silver Mound</td>
<td><em>Artemisia schmidtiana</em></td>
<td>6-12 inches</td>
<td>Semi-moist, Semi-dry, Well drained</td>
<td>Sun to Part shade</td>
<td>• Lacey sagebrush</td>
</tr>
<tr>
<td>Goat’s Beard</td>
<td><em>Aruncus dioicus</em></td>
<td>4-6 feet</td>
<td>Moist</td>
<td>Forest, Part shade, Shade</td>
<td>• Native</td>
</tr>
<tr>
<td>Sweet Woodruff</td>
<td><em>Asperula odorata</em></td>
<td>4-6 feet</td>
<td>Semi-Moist</td>
<td>Forest, Part shade, Shade</td>
<td>• Woodland groundcover</td>
</tr>
<tr>
<td>Alpine Aster</td>
<td><em>Aster alpinus</em></td>
<td>8-10 inches</td>
<td>Moist, Well-drained</td>
<td>Sun, Part shade</td>
<td>• Spring Blooming</td>
</tr>
<tr>
<td>Mariposa Tulip</td>
<td><em>Calochortus sp.</em></td>
<td>8-18 inches</td>
<td>Semi-moist, Semi-dry, Well drained</td>
<td>Sun, Forest, Part shade</td>
<td>• Native</td>
</tr>
<tr>
<td>Marsh Marigold</td>
<td><em>Caltha palustris</em></td>
<td>6-12 inches</td>
<td>Moist</td>
<td>Forest, Part shade, shade</td>
<td>• Showy buttercup</td>
</tr>
<tr>
<td>Camas Lily</td>
<td><em>Camassia quamash</em></td>
<td>8-20 inches</td>
<td>Moist</td>
<td>Sun, Meadows, Riparian</td>
<td>• Native</td>
</tr>
<tr>
<td>Harebell</td>
<td><em>Campanula rotundifolia</em></td>
<td>8-18 inches</td>
<td>Semi-moist, Semi-dry, Well</td>
<td>Sun, Forest, Part shade, shade</td>
<td>• Native</td>
</tr>
<tr>
<td>Plant Name</td>
<td>Scientific Name</td>
<td>Height</td>
<td>Moisture Requirements</td>
<td>Sunlight Requirements</td>
<td>Native and Characteristics</td>
</tr>
<tr>
<td>----------------------------</td>
<td>--------------------------</td>
<td>--------</td>
<td>-----------------------</td>
<td>--------------------------------------</td>
<td>------------------------------------------------</td>
</tr>
<tr>
<td>Mountain Larkspur</td>
<td>Delphinium glaucum</td>
<td>3-8 ft</td>
<td>Moist</td>
<td>Sun, Forest, Part shade, Riparian</td>
<td>• Native&lt;br&gt;• Showy blue spikes</td>
</tr>
<tr>
<td>Larkspur Delphinium</td>
<td>Delphinium x belladonna</td>
<td>3-4 ft</td>
<td>Moist, Semi-dry</td>
<td>Sun, Open shade</td>
<td>• Wild-type flowers&lt;br&gt;• Showy</td>
</tr>
<tr>
<td>Fringed Bleeding Heart</td>
<td>Dicentra eximia</td>
<td>8-12 in</td>
<td>Moist, Well-drained</td>
<td>Forest, Part shade, Shade</td>
<td>• Lacy woodland groundcover</td>
</tr>
<tr>
<td>Fern-leaf Bleeding Heart</td>
<td>Dicentra formosa</td>
<td>8-12 in</td>
<td>Moist, Well-drained</td>
<td>Forest, Part shade, Shade</td>
<td>• Native&lt;br&gt;• Lacy woodland groundcover</td>
</tr>
<tr>
<td>Sierra Shooting Star</td>
<td>Dodecatheon jeffreyi</td>
<td>4-16 in</td>
<td>Moist</td>
<td>Sun, Open-shade, Meadows</td>
<td>• Native&lt;br&gt;• Unique showy flower</td>
</tr>
<tr>
<td>Everyman’s Gentian</td>
<td>Gentiana septemfida</td>
<td>6-8 in</td>
<td>Semi-moist, Well-drained</td>
<td>Part shade</td>
<td>• Native&lt;br&gt;• Low mat&lt;br&gt;• Intense blue</td>
</tr>
<tr>
<td>Avens</td>
<td>Geum chiloense</td>
<td>18-24 in</td>
<td>Semi-moist, Well-drained</td>
<td>Part shade</td>
<td>• Natural appearance&lt;br&gt;• Meadow wildflower</td>
</tr>
<tr>
<td>Prairie Smoke</td>
<td>Geum triflorum</td>
<td>6-20 in</td>
<td>Semi-dry</td>
<td>Open slopes</td>
<td>• Native&lt;br&gt;• Subalpine and scrub edge cover</td>
</tr>
<tr>
<td>Western Blue Flag</td>
<td>Iris missouriensis</td>
<td>1-2 ft</td>
<td>Moist, dry</td>
<td>Sun, Meadow</td>
<td>• Native</td>
</tr>
<tr>
<td>Arctic Iris</td>
<td>Iris setosa</td>
<td>6-12 in</td>
<td>Semi-moist/dry, Well-drained</td>
<td>Sun, Meadow</td>
<td>• Shorter and more showy than Western Blue Flag</td>
</tr>
<tr>
<td>Siberian Iris</td>
<td>Iris sibirica</td>
<td>2-3 ft</td>
<td>Moist</td>
<td>Sun, Part shade</td>
<td>• Taller, long-lived</td>
</tr>
<tr>
<td>Leopard Lily</td>
<td>Lilium pardalimum</td>
<td>3-6 ft</td>
<td>Moist</td>
<td>Part shade, Meadow, Riparian</td>
<td>• Native&lt;br&gt;• Showy orange blooms</td>
</tr>
<tr>
<td>Alpine Lily</td>
<td>Lilium parvum</td>
<td>2-6 ft</td>
<td>Moist</td>
<td>Part shade, Meadow, Riparian</td>
<td>• Native&lt;br&gt;• Showy orange blooms</td>
</tr>
</tbody>
</table>
| **Large-leaf Blue Lupine** | *Lupinus polyphyllus* | 3-5 feet | Moist | Sun, Meadow, Riparian | • Native  
• Showy blue flowers |
|-------------------------|----------------------|----------|-------|-----------------------|------------------|
| **Mountain Bluebells** | *Mertensia ciliata* | 2-4 feet | Moist | Sun, Meadow, Riparian | • Native  
• Long blooming |
| **Common Monkeyflower** | *Mimulus guttatus* | 1-30 inches | Wet, Moist | Sun, Part shade, Meadow | • Native  
• Showy yellow blooms |
| **Lewis’ Monkeyflower** | *Mimulus lewisii* | 1-3 feet | Wet, Moist | Sun, Part shade, Meadow | • Native  
• Showy pink blooms |
| **Common Garden Peony** | *Paeonia lactiflora* | 1-4 feet | Semi-moist, Semi-dry, Well drained | Sun, Part shade | • Old fashioned favorite in Truckee |
| **Meadow Penstemon** | *Penstemon rydbergia* | 8-20 inches | Moist | Sun, Part shade, Meadow | • Native  
• Showy purple blooms |
| **Rocky Mountain Penstemon** | *Penstemon strictus* | 2-4 feet | Dry, Semi-dry | Sun, Open slopes | • Similar to native Showy Penstemon  
• Easy to grow |
| **Jacob’s Ladder** | *Polemonium occidentale* | 18-36 inches | Moist, Semi-moist | Sun, Part shade, Meadow | • Easy to grow |
| **Graceful Cinquefoil** | *Potentilla gracilis* | 1-3 feet | Moist, Semi-moist | Sun, Part shade, Meadow | • Native  
• Showy yellow blooms |
| **Prairie Mallow** | *Sidalcea x hybrids* | 2-3 feet | Moist, Well-drained | Sun, Part shade, Meadow | • Similar to native Bog Mallow  
• Easy to grow |
| **Goldenrod** | *Solidago Canadensis* | 1-4 feet | Moist, Dry | Sun, Meadow edges | • Native  
• Spreading Clump  
• Flowers |
| **Columbine-leaf Meadow Rue** | *Thalictrum aquilegifolium* | 2-4 feet | Semi-moist, Semi-dry | Part shade, Shade | • Similar to native Fendler’s Meadow Rue  
• Showy |
<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Height</th>
<th>Water</th>
<th>Sun/Habitat</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foamflower</td>
<td><em>Tiarella cordifolia</em></td>
<td>6-12 inches</td>
<td>Semi-moist, Semi-dry</td>
<td>Part shade, Shade</td>
<td>• Similar to native Brewer’s Bishop’s Cap</td>
</tr>
<tr>
<td>Sweet Violet</td>
<td><em>Viola odorata</em></td>
<td>4-8 inches</td>
<td>Semi-moist, Semi-dry</td>
<td>Sun, Part shade</td>
<td>• Cottage garden plant</td>
</tr>
<tr>
<td>Woolly Blue Violet</td>
<td><em>Viola sororia</em></td>
<td>4-8 inches</td>
<td>Semi-moist, Semi-dry</td>
<td>Sun, Part shade</td>
<td>• Spreads quickly by seed</td>
</tr>
</tbody>
</table>

**SHRUBS**

**TABLE VI.6**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Height</th>
<th>Water</th>
<th>Sun/Habitat</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mountain Maple</td>
<td><em>Acer glabrum</em></td>
<td>5-15 feet</td>
<td>Semi-moist</td>
<td>Forest, Part shade, Shade</td>
<td>• Native • Red stems • Plant as multi-stem only</td>
</tr>
<tr>
<td>Western Serviceberry</td>
<td><em>Amelanchier alnifolia</em></td>
<td>5-10 feet</td>
<td>Semi-dry</td>
<td>Sun, Forest, Part shade</td>
<td>• Native • Flowers, berries</td>
</tr>
<tr>
<td>Shadblow Serviceberry</td>
<td><em>Amelanchier canadensis</em></td>
<td>6-15 feet</td>
<td>Semi-moist</td>
<td>Sun, Forest, Part shade</td>
<td>• Flowers, berries • Fall color • Plant as multi-stem only</td>
</tr>
<tr>
<td>Apple Serviceberry</td>
<td><em>Amelanchier x grandiflora</em></td>
<td>6-15 feet</td>
<td>Semi-dry, Semi-moist</td>
<td>Sun, Forest, Part shade</td>
<td>• Flowers, berries • Fall color • Plant as multi-stem only</td>
</tr>
<tr>
<td>Creambush</td>
<td><em>Holodiscus discolor</em></td>
<td>2-5 feet</td>
<td>Semi-dry,</td>
<td>Sun, Slopes</td>
<td>• Native • Flowers</td>
</tr>
<tr>
<td>Twinberry</td>
<td><em>Lonicera involucrata</em></td>
<td>3-6 feet</td>
<td>Moist, Semi-moist</td>
<td>Sun, Meadows, Riparian</td>
<td>• Native • Flowers, berries</td>
</tr>
<tr>
<td>Shrubby Cinquefoil</td>
<td><em>Potentilla fruticosa</em></td>
<td>1-3 feet</td>
<td>Moist,</td>
<td>Sun, Slopes</td>
<td>• Native • Profuse flowers</td>
</tr>
<tr>
<td>Red-twig</td>
<td><em>Cornus sericea</em></td>
<td>6-10 feet</td>
<td>Moist</td>
<td>Forest, Part shade</td>
<td>• Native</td>
</tr>
</tbody>
</table>
Dogwood

Golden Currant  Ribes aureum  4-6 feet  Moist, Dry  Sun, Forest, Part shade  • Red fall colors  • Red stems

Blue Elderberry  Sambucus mexicana  5-10 feet  Semi-dry  Sun, Forest, Part shade  • Flowers, berries  • Fall color

Red Elderberry  Sambucus racemosa  3-6 feet  Semi-moist  Sun, Forest, Part shade  • Native  • Flowers, berries

Mountain Ash  Sorbus aucuparia  5-15 feet  Semi-moist  Forest, Part shade, Shade  • Native  • Flowers, berries  • Fall colors  • Plant as multi-stem

Mountain Spirea  Spirea densiflora  1-3 feet  Semi-moist  Sun, Forest, Part-shade  • Native  • Flowers  • Fall colors

Mugo Pine  Pinus mugo  Up to 4 feet  Semi-dry  Sun, Part shade, Rocky habitats  • Plant away from structures  • Slow growing

Compact Mugo Pine  Pinus mugo compacta  3-4 feet  Semi-dry, Semi-moist  Sun, Part shade, Slope  • Similar to a Dwarf Lodgepole Pine

VII. Architecture

VII.1 General Overview

The first aesthetic objective of every home at Lahontan should be to allow the natural setting to remain the dominant image.
Buildings within this setting must fit quietly into the existing landscape. The goal is to create appealing and interesting structures that are subtle, well grounded, and complementary to the dominant beauty of the mountain setting.

The second aesthetic objective should be to design all structures so that they relate to human scale. Keeping in mind that outdoor recreation is one of the tenets of this community; homes must be designed to appeal and not to overwhelm individuals on foot.

While there is no one Lahontan style, there is a unifying philosophy of design. The thematic character seeks to combine two ingredients: the richness of the historic Lake Tahoe estates and summer lodges with an innovative but understated freshness. Homes should reflect regional traditions and respond to the unique character of the mountain climate. Rather than prescribing a specific formula, the guidelines and requirements are intended to foster a thoughtful and comprehensive approach to creating an uncommonly well-designed community. In order to foster the highest quality designs, the Lahontan Covenants Commission may [but is not required to] wave numeric requirements in the interest of meeting the intent and spirit of this book.

The following text has been developed to inspire a spirit of sensitivity and subservience to the existing landscape, a simple honesty in expression and an enduring timeless appeal evident in the substantial and permanent quality of the architecture.

**VII.2 Character**

The classic Old Tahoe structures that in part inspire the thematic character of Lahontan, utilized strong sheltering roof forms with deep overhangs, large covered porches, gable and shed dormers, divided-light windows, substantial exposed beam and rafter tails and native materials. Quite often, material availability and ability to process materials in remote mountain locations were limited. The building season was short; builders chose simple volumes to complete in a single season. Additive elements often appeared in subsequent seasons, resulting in a rich patina of forms.

Quality, functionality, comfort and ability to withstand the harsh climatic conditions prevailed over superfluous ornamentation and the size and quantity of interior spaces. The genuine rustic quality of these buildings and the rugged natural environment has appealed to generations of families seeking refuge and comfort from the complications and refinement of urban life.

While structures at Lahontan should be well developed, expression is to be honest and uncomplicated. All materials and effects at Lahontan are to be genuine. Development of spaces for the enjoyment of outdoor living is encouraged. Porches, overhangs,
trellises, and the softness of shade and shadow as a result of articulated massing and details are all desirable features that help connect the home to the natural landscape. The play of light and shadow should be used to enrich the built environment. Design elements too massive or without well-designed proportions and appropriate functional detailing will not be approved.

Care must be taken when adapting the architectural styles discussed in Chapter II. THE LAHONTAN VISION. While these styles are intended to inspire an expression of implied outdoor lifestyles, it is important not to interpret them literally. Further study of this chapter will show that many additional factors will shape the homes at Lahontan, resulting in a subtly unique and architecturally rich body of homes.

**VII.3 DIVERSITY AND CONTINUITY**

The principal objective of the Improvement Requirements is to add elements of architectural richness and variety to individual dwellings without allowing exceedingly flashy, ostentatious or attention-grabbing designs.

The world's most admired neighborhoods enjoy the unique character created by a patina of time that has been lacking within the dynamic growth patterns of the west. Where houses have been built individually or changed over the years by their respective owners, the resulting diversity moves beyond that normally achieved with standard plans and elevations. To recreate this richness, the Lahontan Covenants Commission anticipates a complex harmony in the design and construction of houses to be built within each area of the Lahontan community.

In order to build a community with a distinct and legible identity, architectural continuity with other homes in Lahontan must be considered by the Architect and will be examined by the Lahontan Covenants Commission when reviewing applications. Homes that have well-developed outdoor spaces and use neutral [existing landscape originated] colors for all materials will be considered as the basis from which to provide continuity. Design continuity can be achieved through form, height, massing, materials, colors and other design patterns.

Architects and Landscape Professionals must also strive to create appealing and interesting designs that are continuous with the existing fabric of natural landscape. The goal is to create subtle homes that complement their surroundings, allowing the mountain setting to remain the dominant image.

The desire is for as much subtle expression as imagination, topography, and continuity will allow. In addition to the general approval of plans and elevations, the Lahontan Covenants Commission may require special features and massing on selected parcels along specific roadways. When such requirements are imposed, the objective is to either define the neighborhood by adding subtle variety and visual interest and/or complement the existing pattern of development.
VII.4 BUILDING SIZE

The intent of building size restrictions is to maintain the natural landscape currently dominant at Lahontan as the primary visual image. The quiet repose and harmony can only be maintained if the homes and built landscape remain subservient to the natural landforms and existing landscape. For that reason, there is no required minimum size of residences at Lahontan. One of the goals of Owners and Architects should be to create the highest quality home within the smallest possible volume consistent with the satisfaction of the Owner’s need for space.

The maximum living area on the majority of homesites shall be 6,000-square feet. Some homesites have lower limits on the maximum living area. For example, some corner homesites and areas where there is less significant vegetation or topography may be limited to homes of no more than 4,000-square feet. Please refer to the Development Notebook for specific information regarding each homesite. These maximum living areas are by no means guaranteed to fit onto the site on which they are imposed. In some cases the combination of design requirements and site features will dictate a program that is smaller than the maximum living areas listed in the Development Notebook.

Living area shall be defined as habitable space that is heated [other than areas used primarily for the storage of vehicles and below grade basements with no full-height walls exposed to the exterior]. Area calculations shall include exterior and interior walls at all ceiling and plate heights. [Please note this method is different than that used by Placer County.]

Applicants submitting plans for large residences may be required to reduce the massing of their project by separating the area into two or more separate structures. For example, a separate garage structure might incorporate some living area above it.

When two or more contiguous homesites are owned by the same person or persons, a Voluntary Merger Application may be requested from and granted by Placer County. If granted from previously unrestricted homesites, the maximum living area may be increased to no more than 9,000-square feet if it can be shown that the apparent size of the structure is compatible in scale with adjacent homes.

Certain homesites within Lahontan are restricted in both height and size [See section VII.6 Single-Story Form Restricted Homesites]. When a restricted homesite is merged with a non-restricted homesite, the single-story requirements must be fulfilled to the point at which the residence crosses into the buildable area of the non-restricted homesite. Similarly if two size-restricted homesites are merged together, the maximum square footage of livable space may not exceed 8000-square feet. To meet fire protection requirements, the County may require additional revisions to the building setbacks if the merged homesites square footage exceeds one acre [See Section III.6 Setbacks].
VII.5 MAXIMUM HEIGHTS

While the building height restrictions may help protect views, it is not their primary purpose. Height limits contribute to a rural character and help to develop a community with human scale. Small vertical elements can be desirable and add interest and diversity to a community dominated by low, horizontally designed homes. All Architects designing homes at Lahontan should include in their design considerations the intended appearance of the community at full development and design accordingly.

Allowable heights are limited by Placer County ordinance and the Lahontan CC&RS. In addition, the Lahontan Covenants Commission has imposed a framework of restrictions designed to respond to everything from potential impacts on neighboring properties to specific areas of the Lahontan Master Plan.

Ultimately, the height of a building must pass three tests to be approved for construction by the Lahontan Covenants Commission.

First, it must pass the Placer County ordinance limiting the home’s ridge height [exclusive of chimneys] to no more than 30-feet above the average original [natural] grade for sites with a slope of 15-percent or less within the proposed footprint of the home. For homesites with slopes greater than 15-percent across the proposed footprint of the home, the height limit is 36-feet above the average original [natural] grade. No structure shall be built on portions of a homesite where the slope exceeds 30-percent, which shall be considered a no-building zone. To determine average grade, average the elevation of the existing natural grade at the highest point of the home with that of the lowest point of the home. The edges of the home are defined as exterior walls or a continuous perimeter wall foundation, whichever occurs at the furthest edge.

Second, no portion of a home [except for chimney elements] may exceed a true vertical height of the same dimensions noted above from any location above the original [natural] grade below. Maximum building heights shall be measured vertically above the existing natural terrain, prior to grading, and are irrespective of any averaging of the grade across the building’s footprint. Height is measured to the highest point of the home, including roofing materials and ridge caps. Chimney masses, exclusive of well-proportioned caps, may extend a maximum of 4-feet higher than the highest allowable roof elevation within the immediate area of each mass unless building code dictates a higher termination.

Third, the home must not appear overly tall. Skillful massing of a home, as discussed below, may project a lower, more residentially scaled building height that emphasizes a relationship with the ground plane.
Some homesites may have height restrictions lower than those noted above. Homesites with few mature trees, corner sites, or highly visible sites, may have lower height limits. Refer to the Development Notebook for specific information on individual homesites.

Because control over building height is critical to the successful implementation of the Lahontan Vision and the topography of the Community varies, each homesite will be considered individually as part of the orientation, review and approval process. If necessary, supplemental rules and guidelines may be issued with respect to individual homesites.

**VII.6 One-Story Form Restricted Homesites**

To soften the impact on the community, certain homesites in prominent locations have been selected for reduced massing. Homesites the Development Notebook designates as restricted to one-story form and 4,000-square feet must appear, from the exterior, to have only one floor. This means that in addition to the 25-foot height limit, the massing and roof forms of the home must contribute to this image.

A second-story, height-compromised level may be approved on these homesites if the Architect can demonstrate a design that convinces the Lahontan Covenants Commission of a single-story appearance. It is intended that the second level be conceived similar to a single-story home which has sustained a later addition to the attic. Dormers may spring from the roof, but in no area may an eave wall be more than one story. Plate heights will be examined carefully and should comport with those of a one-story home. To keep apparent building size within human scale, plate heights for single-story restricted homes are limited to a maximum height of 10-feet above finish grade. When a design fulfills the intent of the one-story requirement, the Commission may elect [but is not bound] to approve plate heights higher than 10-feet.

Interior programmatic planning must take into account the compromised nature of the second level. The spaces in this level should accommodate such conditions as low sill and plate heights, limited glazing, and a lack of access to significant exterior spaces. Windows, and other elements that help communicate interior use, should appear dominant at the main, lower level of the home. If any doubt exists in the ability to accommodate these requirements, it is suggested that homes on restricted homesites be developed with a single floor level.

Home designs that conform to the one-story form requirements generally achieve approval with relative ease. Architects are encouraged to use the information above to guide development of all homes at Lahontan, not just those on restricted homesites.

**VII.7 Stepped Massing**
It is the intent of the height limitations that roof forms for homes on sloping homesites step up or down with the grade to integrate the massing of the structure with the natural setting. As much emphasis as possible must be placed on the home’s relationship and connection to the ground rather than separating the building from the land.

Building masses are required to step down to lower heights at the perimeter of the structure. If used at all, second story and two-story wall massing should be minimized. Architects who propose structures with more than one level should be certain that there is a difference in the areas contained on each level. Homes with similar floor area on two levels will typically be disapproved by the Lahontan Covenants Commission due to their usually boxy, massive appearance. Although small cantilevered elements may be considered, significant volumes over negative space must be avoided. Homes that favor the lower floor area will be more successful in meeting the requirement that lower masses occur toward the outside edges of the home.

Although the previous section [One-Story Restricted Homesites] applies only to specific homesites, all home designs at Lahontan would benefit from utilizing the concepts set forth in the section.

Ultimately, the Lahontan Covenants Commission’s judgements will take into account the more specific character of both the site and the proposed architectural response.
VII.8 Planar Offsets

Offsets or indentations in wall planes create visual interest, add depth via shadow lines, and help reduce the scale of the home. Building walls may extend a maximum of 20-feet in height without an offset in the vertical plane. No single-story wall [as defined by an eavewall with a maximum 10-foot plate height relative to finish grade] may extend more than 28-feet in length without an offset. Two-story walls, second-story walls and gable ends may extend a maximum of 20-feet in length without an offset. To allow for easier access/egress of vehicles from Garages, the Commission may approve an unbroken planar width of 26-feet for Garage door gable ends.

It is important to note that an offset must be more substantial than simply changing the texture of an exterior material; it must be structural. For the purposes of achieving hierarchical order, a minimum planar offset of 2-feet is required. The Covenants Commission may, however, waive these requirements for a single volume within a composition, but by no means is bound to make this allowance. Likewise, the Commission may waive horizontal planar lengths that exceed these requirements in portions 2-feet or less.

VII.9 Scale and Proportion

The purpose of the height criteria is to avoid construction of houses that are too tall. Beyond the height criteria, the Lahontan Covenants Commission will render individual judgements with respect to the overall scale of the proposed design in relation to its location and all surrounding uses. The process does not seek to impose generalized criteria where more specific insights can be demonstrated to result in a better solution.

Homes with an overall horizontal emphasis engaging the ground plane will generally be favored; they are more likely to succeed in fulfilling the requirement that homes sit quietly in the landscape. In order to achieve this grounded effect, it is suggested that the lower-floor proportions of the home significantly exceed those of the upper floor. Moreover, the use of elements that relate to human scale and help to reduce the apparent scale of a home will be part of the primary criteria used to evaluate designs at Lahontan.

In addition to scale and proportion of the overall home design, details must also display a sense of proportion relative to the rest of the building. For example, the minimum structural width necessary for a post to support a porch roof may not look substantial enough, and appear spindly in relation to the mass of the home. Increasing the size and visual strength of the post may be achieved by simply increasing the size of the member, combining multiple members, or developing a stone base.
Because of the rugged climactic conditions at Lahontan, structural members should project a sturdy image. Railings, fascias, eaves, window trim, and other related elements are required to be substantial. Delicate, intricately detailed designs are not practical or desirable at Lahontan.

**VII.10 Hierarchy and Visual Order**

It is important to provide visual order and harmony in the overall house design. Approval of plans is likely to be denied or conditions of approval imposed when plans include visually confusing, loud or disordered facades [including roof forms, massing, window and door shapes and sizes]. It is important that the general proportions of the home, including the windows, doors, and other exterior architectural elements result in a quietly dignified composition and complement the remainder of home designs in the community.

Hierarchy in exterior expression can aid visual order. One element of the home should appear dominant. Ideally, that element would correspond to the most important interior space, perhaps a Living Room. Lesser spaces may be rendered with proportionally smaller exterior volumes. In general, patterns with varying volumes [A-B-C] will be more likely to be approved than patterns with repetitive volumes [B-B-B]. Subsequently, under no circumstances may the Garage be expressed as the most important space. Cohesively integrated additive forms are encouraged at Lahontan.

Once a central organizing mass has been established, care should be taken so that additive forms do not overwhelm it. For example, a long ridge line acts as a central organizing mass. The size and placement of dormers that spring from the roof should defer significantly to this mass. Home designs utilizing additive forms with a significant vertical relief from the ridgeline of the roof mass that they spring from are more likely to be approved, as this aids in reinforcing a clear hierarchy of forms. The quantity and size of these additive forms must be carefully studied so that the home design results in a pleasing, rather than discordant, composition.

Windows, and other human-related elements that help communicate interior use, should appear dominant at the main, lower level of the home.

**VII.11 Asymmetry and Organic Composition**

Although pattern and rhythm are encouraged, large areas of symmetrical massing are not allowed. Gable ends are an example of a portion of a building that might tolerate symmetry, however the masses about either side of that gable need to be substantially differentiated from each other. A smaller gable end centered on a larger gable will generally not be approved.
Larger homes are particularly discouraged from the use of symmetry as an organizing principle of design; symmetry can lead to the creation of a home that appears formal, and centers the eye on the structure rather than the surrounding natural landscape.

Although historical precedent provides some symmetrical examples, it is important to keep in mind that the homesites at Lahontan are not to be developed independently of their neighbors, and therefore may not be designed as stand-alone monuments. The theory is that a large symmetrical element tends to cause the eye to focus and rest on this element, whereas quiet organic compositions will keep the eye moving from the home back to other homes and to the natural landscape. For this reason, a more organic composition is preferred; one that can coexist within view of other conscientiously designed residences.

VII.12 BUILDING ELEVATIONS

In addition to the other provisions of this section, it is the three-dimensional elevations of each dwelling that will contribute greatly to the creation of pleasing neighborhoods with visually satisfying streetscapes. When all elements are well proportioned and designed to take advantage of the interplay of light and shadow, the atmosphere becomes more human and appealing. The designs of homes within Lahontan are expected to capture qualities of richness often associated with an earlier handcrafted time. Every element of the elevations depicted in homesite improvement plans must convey a thoroughly considered sense of pattern.

Whether or not a home is intended to be modest or large, the skillful handling of proportion and of light and shade must be clearly evident in the submittal of an application. It must be assumed that every home will be seen from all directions. Thus, all roofs, walls, windows, and detailing will be considered in terms of front elevation quality.

Grading, berming, and landscapes are inseparable elements of the elevations. Structures that compliment the natural terrain, as well as those having interesting and varied heights in the vertical massing, will be required as a starting point.

VII.13 ROOF DESIGN

In many cases, the roof is the largest and most important visual element of a structure, and therefore should be designed with as much thought as any other element of the home. It is the element of the building that both symbolizes and functions as shelter.
The roofline of each house must create its own pleasing relationship to the street, the Golf Course, other common areas and to its adjacent structures when viewed from all directions. The overall profile and articulation of the roof should be sufficiently irregular to break up anything that would otherwise appear too boxy or discordant with the landscape or neighboring structures. Expansive roof surfaces shall be articulated by way of gable or shed dormers. If a roof appears too expansive, the Lahontan Covenants Commission may limit ridge lengths to a range of 45 to 50-feet depending on the overall scale and massing of the home.

For the purposes of casting shadows on wall planes and providing an expression of shelter, substantial roof overhangs shall be provided at all roof edges, especially at eave ends where it is important to keep shedding snow from damaging the walls. Overhangs should be proportional to the form they shelter; roofs over larger volumes should be designed with deeper overhangs.

All homes at Lahontan shall have pitched roofs with a predominant minimum pitch of 4-feet in 12 [4:12] however, up to one third of the horizontal roof area of any residence may appear flat [¼:12]. Additionally, small shed dormers may be provided on roofs if their area is less than one third of the total roof surface. Small shed dormers are defined as forms that spring from the roof and are clearly subservient to the roof mass from which they spring. At no point may a roof pitch exceed a [16:12] pitch. Care must be taken to not only recall roof pitches of traditional homes local to the Lake Tahoe region, but also to create quiet compositions that complement existing nearby homes.

On sloping sites, the roof shapes should convey a comfortable stepping with the land. The roofs of all two-story homes should include single-story elements. For both one and two-story residences, the roof profile should be richly varied, including individual masses of sufficient size, in plan and elevation to convey the desired result. The higher masses should generally occur toward the center with the lower profiles occurring toward the outer portions of the home. Asymmetrical roofs are preferable to those that are obviously symmetrical. Covered terraces or porches must be fully integrated into the design of the house.

For more information on roofing materials, see Section IX.5 Roofing Materials in the EXTERIOR COLORS AND MATERIALS chapter.

**VII.14 Practical Considerations for Roofs**

Roof slopes shall be pitched so as to avoid the shedding of snow onto uncovered steps, entrances, decks or terraces, garage entrances and paved areas. Composition roofs minimize snow shedding while metal roofs tend to shed snow more frequently.
Steeply pitched metal roofs and roofs with southern exposures shed snow most easily. Building entrances shall be covered with a roof.

Eave lines should generally be high enough to avoid accumulation of snow to the eave edge, where it would prevent snow from sliding off the roof.

Flat roofs without parapets may be allowed but only when the design of the fascia presents an edge of sufficient dimension and character. Low-slope roofs should shed to a centrally located drain that runs down through heated space.

Chimneys and other objects protruding above the roof surface should be located out of the path of - or be engineered and constructed to accommodate - sliding snow.

If the need to eliminate dripping onto a walkway, patio, or other outdoor space should arise, care should be taken in the selection of gutters. Standard aluminum and galvanized sheet metal gutters lack both the strength to stand up to snow loads and the architectural integrity to be used at Lahontan; therefore they are not allowed. The design of the gutter must be developed as an integral part of the architecture proposed in the Final Design Submittal and should be made of wood or steel. Downspouts must end in dry wells.

It is important to work toward the prevention of ice dams. Ice dams can form at an eave edge when water from melting snow runs down the roof and refreezes on the cooler eave surface. Ice dams can keep snow from sliding off the roof and retain water that can seep through the roof membrane and damage the building. This can be prevented by providing adequate air circulation under the roof membrane and by not compromising the insulation values at the place where eaves transition from above an unheated area to above a heated area. Other methods may be used to reduce the buildup of ice dams. This can be accomplished by either heating the roof overhang, or cooling the roof surface with the placement of substantial insulation or unheated spaces under the roof.

Snow presents special design problems traditional [non-climate-specific] building and site designs typically do not address. Roofs at Lahontan must be structurally designed to handle eccentric loading from varying snow accumulations. Low-slope roofs must be able to drain melting snow with drains that will not become blocked with ice. Snow sliding off a roof may damage chimneys, gutters, decks, and landscaping. Consideration must be given to the impacts of snow shedding from one property owner’s structure onto another adjacent homesite. Site design must address problems of ice hazard and snow removal. Additional attention should be given to complex north-facing roofs, as snow tends to build up in these areas and can exacerbate ice damming.
It is important to note that additive devices, such as heat tape, are not permissible if visible from off the homesite. Shedding snow and ice build up are to be averted through careful planning and design rather than being treated as an afterthought.

### VII.15 WINDOWS

In keeping with historical tradition, wood windows are required in all homes at Lahontan. The exterior may be clad in another matte finish product that minimizes maintenance. Windows should not appear as openings cut into the side of a box, but rather as architectural features with their glass recessed, projected or bordered by projections that provide a shadow pattern and reduce reflectivity. While the elevations will differ on various sides of the home, windows on all sides must be treated with the same attention to detail given to the front or street elevation. All façades shall contain some degree of doors, windows or other openings in the walls. True-divided-light windows in the historical tradition are required; modern divided lights, with a stop or gasket between the glass, are acceptable, however the mullions must remain fixed in place and the stop or gasket must be as wide as the mullions and nearly as thick as the air space between the panes of glass. Mullions must be a minimum of 1-inch wide.

Large areas of undivided glazing are prohibited. Architectural features that help mitigate window reflectivity may allow for larger areas of glazing. The Lahontan Covenants Commission may approve glazing in excess of 80-square feet per wall plane, however all windows will be evaluated on a case-by-case basis and must employ the following elements that help to reduce the impact of reflectivity. Methods utilized to reduce reflectivity [or help to earn increased glazing areas] include:

- Structurally separating glazing into smaller units
- Increasing mullion/muntin widths
- Providing substantial opportunities for shade and shadow through the use of elements such as deeper roof overhangs
- Covered porches and trellises
- Architectural projections adjacent to windows (e.g. trellises, rafter tails, knee braces, trusses, etc.)
- Recess windows from wall planes

Traditional forms appropriately positioned in relation to the overall façade are desired. Vertical and square windows should be typical at Lahontan; large horizontal picture windows are not allowed. Octagons, hexagons, circles and insensitively placed triangles will not be approved. Window heads shaped to match rooflines shall be treated as openings attached to the façade edges and not punched openings. If non-rectilinear window forms are used, glazing should act as infill to a structural system. One example of using glazing to infill a structural system would be to enclose an existing porch with glass.

Attention to window placement and their relationship to one another can enhance an elevation. Window and door openings
shall be composed to form a part of the overall architectural composition, and placed with consideration of the exterior expression. Windows in combination are generally more appealing than a number of individual single units, and repetition of consistent sizes and types are better than an unrelated assortment of window units. Except for stacked window arrangements, head heights should be consistent at each story, and vertical alignment of window units or their edges is preferred in a two-story wall. Windows can be used to add to the detail of the home, through the use of divided light units, or through the creative composition of units.

Interior uses must also be considered as part of window placement. In order to reduce the view of stored objects, in garages and other potential storage areas windowsill heights must be set at a minimum elevation of 48-inches above the floor. Other items such as toilets and bathtubs must also be concealed from view. The use of fluorescent or other highly visible lighting may be precluded in areas where the light might cause excessive glare to trespass off of the property.

Privacy within a room should also be considered. Windows should not be placed where they provide a direct view into a neighbor’s home. The impact of views from rooms that face neighboring properties can be reduced by setting the view at a diagonal angle either by angling the wall relative to the side setback or placing the windows in the corners of the rooms.

For information on window frame exterior colors and glazing specifications, see Section IX.6 Windows and Skylights in the EXTERIOR COLORS AND MATERIALS chapter.

**VII.16 Obscured Glazing and Glass Block**

Obscured glazing treatments may be considered on a case-by-case basis. Subtle leaded or colored glass may be approved if the impact [at night with the interior lights on] is not significant. Brightly colored stained glass in decorative art patterns and large areas of decorative etched glass will generally not be approved. Sandblasted or frosted glass will only be approved in inconspicuous locations, as sunlight and interior lights can result in overly light and reflective surfaces. Some types of patterned glass may be considered if they do not call attention to themselves. One-way glass generally will not be approved due to its reflectivity.

Glass block may be approved on a case-by-case basis in select locations of a home, provided it contributes to the overall design concept of the home. Care must be taken when selecting the locations of the block, and the type of block as well as the grout color. Grout color must quietly blend in with surrounding building materials. Since the grout color can be seen from the side view, it must be integrally colored from the inside to the outside. Caution must be exercised in the selection of block, as some glass blocks come with their edges pre-primed with a white primer, which would be visible from the side view and would not be allowed.
VII.17 Skylights

Traditional methods of allowing natural light into the home (e.g. clerestories, dormers, vertically placed glazing) are encouraged at Lahontan. Unobtrusive skylights of limited size may be approved if traditional methods of bringing daylight into the home cannot be incorporated. A skylight's location, size, and visibility are all considerations as to whether the skylight may be acceptable. For instance, skylights on shallow pitched roofs (4:12 or flatter) may be less visible depending upon the exposure of the glass plane relative to public areas of the Community. Typically, skylights determined to be conspicuous from the Golf Course or public areas are not approved due to their reflectivity and the stark contrast of glass within the roof plane. Occasionally, skylights may be mocked up at the rough-framing stage (when proposed as part of a Subsequent Change Request) to evaluate their location and impact on the Community.

Where not conspicuous from the roads, Golf Course or other common areas, the Lahontan Covenants Commission may allow up to 24-square feet of skylight glazing in a single roof plane and up to 48-square feet per home. However, the Commission is not bound to make this allowance, especially when traditional methods of allowing light into the home could be utilized. If used at all, glazing units must be small and placed sensitively relative to the overall home design. Their scale must be subservient to the plane on which they are placed as well as to the overall design of the home.

Skylights must have a low profile, rising from the roof plane a maximum of 4-inches, and glazing must be flat rather than bowed. If used at all, skylights must be placed in locations that do not receive large tributary areas of sliding snow, as the force could shear off the skylight. Ridge skylights are no longer permitted at Lahontan, as they tend to be a conspicuous design element and do not fit within traditional glazing patterns.

For information on glazing and frame colors, see Section IX.6 Windows and Skylights in the EXTERIOR MATERIALS AND COLORS.

VII.18 Entrances

Entrances proportioned to convey a sense of human scale are more appropriate than those with exaggerated dimensions. Any grandeur should be experienced after entering the home, not worn on its exterior façade. The clean lines of restrained and understated entries are more appropriate.

Entries that are too ornate, monumental or imposing will not be approved. Trellised entries can be used as a welcoming transition between indoor and outdoor space. Entrances that are a part of a covered front terrace or porch are preferred.
Although the entry for pedestrians must be scaled in relation to the size of a person, from the street, it should appear more dominant than the garage doors.

Front doors must be included in the design proposal. Being the most important human element of the home, a front door at Lahontan may tolerate more presence than other elements of the home, however, overly decorative elements will not be approved. An ideal front door would be custom designed to compliment the character of the home; it would be well detailed in a functional manner and substantial in proportion and construction. All-glass front doors are strongly discouraged and rarely approved. Applicants are encouraged to propose more traditional front doors that provide a more solid and substantial climate-appropriate response.

Typically, as only one driveway entrance is allowed per homesite (an exception to this rule can be made when homes are designed on combined homesites) porte cocheres will only be approved on homesites large enough to permit the required turning movements without encroaching into the front setback more than once and with no encroachment into the side setbacks.

**VII.19 PORCHES, TERRACES AND PATIOS**

A core element of the Lahontan Vision is the utilization of the covered front porch or front-facing terrace. Properly designed, this can augment the traditional, more private use of the backyard. The historic front porch or landscaped terrace assists this effort in a number of ways:

- The focal point of the home becomes the people-oriented entrance rather than a garage-door dominated streetscape.
- An enhanced sense of entry is achieved without monumentality.
- There are often excellent views from the front of the home. A space for limited seating, with the benefit of a low wall and an overhanging roof, facilitates being able to take advantage of views.
- The living area of the home is made to feel larger by opening up to the front yard and street with an outdoor space.
- A sense of continuity is developed between the outdoor landscape and the home.
- Covered porches and trellises create shadows, thus softening the visual impact of walls behind them, as well as creating a layer of privacy screening for the occupants of the home.

Patios and terraces should relate to the geometry of the home or they should take on informal or organic configurations. Formal geometric shapes such as circles should be avoided, as they tend to draw the eye to rest on them.
Elevated, uncovered, wood-framed decks are discouraged unless absolutely necessary. Wood decks do not assist in the goal of preserving the traditional vernacular methods of construction. All decks with structure more than 2-feet off finish grade must be skirted with a material complementary to the remainder of the house. Courtyards, terraces, porches, patios and, if outdoor space is required upstairs, small cantilevered balconies, are preferable. Large outdoor spaces that do not have a significant connection to the ground will generally not be approved. Outdoor living spaces that are close to the ground increase the home’s relationship to the surrounding terrain.

Architects are required to consider the need for code-required guardrails for exterior terraces and show them in the elevation drawings (along with a detail) for the Preliminary Design Submittal.

Not only are elevated open-air decks discouraged, elevated stairs are as well. In order to be approved, elevated exterior staircases must be well grounded. A straight run wood stairway is not likely to be approved. The stairs must be designed as an integral component of the home, and the structure below should not be visible.

VII.20 Fireplaces, Fire Pits, and Chimneys

Well-proportioned fireplace masses and their chimneys can be used as sculptural features complementing the overall qualities of the house. Fireplace masses should be integrated with and blend well with the materials and character of the structure in which they are located.

The area [measured in plan view at the finish floor elevation] of any one chimney should be no less than 18-square feet and no more than 60-square feet. Chimneys lend themselves to a variety of angular and rounded forms that can enliven the three-dimensional quality and profile of the overall design. Chimney design should utilize these possibilities, tapering where possible as they rise and, on occasion, incorporating elements such as outdoor seating areas or fireplaces to create interesting people-oriented places and asymmetrical compositions.

Exposed metal flues will only be approved if they are custom designed, dimensionally substantial, and utilize materials and design consistent with the individual home design as well as the goals for residential design at Lahontan.

Chimney caps and other chimney terminations must be carefully considered as part of the overall home design. Two commonly overlooked items are the manufacturer’s required height of wood stove vents and the finish of the chimney cap as seen not just in elevation but also from below.

U.L. or I.C.B.O. approved spark arresters are required and must be architecturally acceptable to the overall form of the
chimney. All chimney outlets or vents shall be covered with a vertical spark arrester of ½-inch mesh screen.

Placer County Air Pollution Control District (APCD) allows only EPA Phase II certified wood-burning devices. Custom masonry devices may be approved on a case-by-case basis if they are dedicated gas appliances, however this requires the express written approval of the APCD prior to installation. Each residence is allowed to have an emission capacity of no more than 7.5-grams per hour in particulates from wood-burning devices. Should a homesite structure contain more than one wood-burning device, the total emissions capacity shall not collectively exceed 7.5-grams per hour. Emission rates must be indicated on the plans at the Preliminary Design Submittal stage for each wood-burning device.

Fire pits and outdoor fireplaces are popular amenities at Lahontan. For safety, they should be placed in a patio or terrace where the prevailing wind will not blow flames in the direction of the home or the vegetative landscape. All fireplaces and fire pits constructed in or around residences at Lahontan shall be plumbed for natural gas. Additionally, a device such as ceramic logs must be specified in the Final Design Submittal and utilized at all times to discourage wood burning. These outdoor amenities must be designed and finished with materials that are consistent with the rest of the home. For comfort and convenience, it is recommended that outdoor fire pits be located centrally, to accommodate a group and face-to-face conversation.

### VII.21 Garages

One of the greatest contributors to negative feelings about residential subdivisions is the often-present row of garage doors aligned along the street with oversized driveways leading to them. Every effort must be made to keep this view from being prevalent at Lahontan. Effective measures that minimize the dominance of garage doors include side entries out of direct view from the street and overhangs or piers that add the softness of shade and shadow by way of receding the doors. Plans submitted with the garage entrance as the primary focal point from the street will not be approved. Garage doors shall not dominate the residence when viewed from the street. Please refer to Section III.12 Garage Location in the SITE PLANNING chapter.

Garage doors must relate to the remainder of the house’s design elements. Garages must not present closed or unarticulated façades. Glazing in garage doors should be provided to reduce the impact of the doors on the rest of the community. Large or unbroken masses above garage doors cannot be approved. This is where detailing and a change in the plane of the surface can be beneficial. Garage doors shall be made of solid wood boards or high-grade wood paneling; plywood is not permitted where it can be seen from off of the homesite.
The garage doors should be either the same color as the body of the house, or a slightly darker shade of the same color. In either case, they should be neither too light nor too dark to call attention to themselves.

Single-bay doors shall be provided in lieu of double-width doors. Single-bay doors will usually be required by the Lahontan Covenants Commission so as to present a smaller-scale appearance, relative to the rest of the structure.

Care must be taken in the selection of garage doors. The expression of their opening mechanism must be genuine. For example, carriage style doors may only be used if the doors actually hinge from the sides. Bracing on the doors should support the actual functioning segments of the doors. Otherwise, over time, the wood may shrink away from the joints and expose the lack of genuine expression of the design.

Where more than two garage bays are planned, the preferred solution is to designate a separate structure for the additional enclosed parking space(s). If a separate structure is not possible, care must be taken in the design of the garage door plane. More than two doors are not allowed in the same plane. The third door must occur in a secondary building plane, offset by a minimum of 4-feet from the primary front wall of the garage, to avoid a continuous uninterrupted wall of three or more garage doors. No more than three car width openings are allowed in an elevation. If a fourth garage door is designed, it must be a minimum distance of at least 40-feet from two of the other garage doors. Each homesite may have a maximum of four car-width openings. Where additional garage stalls are desired, tandem configurations should be considered to minimize the width and number of openings required for the garage.

Architects should consider what is visible through windows in garages and storage areas. Windows in these areas must have a minimum sill height of 4-feet above finish floor elevation so that the view of stored objects is minimized. The use of fluorescent or other highly visible lighting may be precluded in areas where the expanse of an open garage door might cause excessive glare, particularly when visible from neighboring residences and public rights-of-way.

**VII.22 CARPORTS**

Carports may be provided when proposed to be in addition to, not in place of, the required enclosed garage spaces. The specific design proposal must indicate the carport is not proposed for purposes of expediency, but rather as an integral feature of the architectural concept.

Carports must be constructed of the same level of detail, materials, and expression as the other portions of the home. Thin post supports or thin band fascias out of proportion with the remainder of the home will not be approved.
Carports may not be used for the storage of anything [except for neatly stacked firewood] or for any form of vehicular maintenance. Carports proposed that may be visible from rights-of-way, common areas or neighboring properties, must be screened by means of substantial structural members and in-fill panels made of substantially the same materials and finishes as the rest of the home. Shielding must occur on at least three sides of the carport. Shielding may be achieved by the home itself, a site wall or screening device at least 4-feet higher than the finish floor elevation of the carport pavement.

**VII.23 REFUSE CAN ENCLOSURES**

Every home at Lahontan is required to have a refuse can enclosure. This area must accommodate a minimum of two, 32-gallon plastic refuse cans on wheels, and must be contained within the structure of the home or garage. Lahontan has negotiated with Placer County’s Department of Health & Human Services to allow architecturally and structurally integrated refuse enclosures at Lahontan. The County ordinances define bear-resistant refuse enclosures as, “a secured enclosure, made of metal or equivalent, with a secured door or doors in the front of the enclosure, or equivalent, whose design has been determined by Placer County Environmental Health to be sturdy, weather resistant, and making the contents of the garbage can enclosure inaccessible to bears (Section 8.16.010). Additionally, Placer County requires enclosures be clad in some material other than wood (i.e. stone, concrete, etc.), that windows not be used, and that the enclosure be located as far from human occupied space as possible. To further prevent bears from gaining access to the enclosure, the Lahontan Covenants Commission also requires that a metal door and frame with a round knob and secondary locking mechanism be utilized.

**VII.24 SOLAR DESIGN**

When considered in site planning, solar conscious design can help reduce the amount of snow removal necessary to access a site in winter. Areas of pavement that receive sunlight in winter often clear themselves after several cloudless days whereas north-facing and shadowed areas may retain snow for the entire season.

The architectural design of structures should utilize passive solar design features when possible, adapting solar requirements to the design requirements at Lahontan. The goal is to allow radiation from winter sun to come into contact with the thermal mass in the interior of the building. South facing glazing in combination with thermally massive materials contribute to the ability to heat and light a home without using as much power from the local utility providers. Passive solar design provides a long lasting and comfortable, non-dry form of heat, and it allows for a sunny, naturally lit interior.

Active solar design installations may be approved when integrated into the structure to be as unobtrusive as possible. Reflective panels may only be approved where they cannot be seen from anywhere off of the homesite.
VIII. DETAILS

VIII.1 GENERAL OVERVIEW

One assumption governing the Lahontan Covenants Commission’s review of improvement plans is that even the smallest details are important to the texture and overall appearance of residences. This chapter addresses a variety of related elements, but is not intended to be a full list of detail considerations subject to the Lahontan Covenants Commission’s review. Design Review Committees historically have experienced difficulty with these more detailed issues, because homeowners often instruct their Architects and Contractors to undertake the work prior to seeking approval. Consulting with the Lahontan Covenants Commission prior to commencing with detail-related activities will reduce conflict and will establish and maintain the quality of Lahontan.

Significant architectural detailing on the exterior of a home creates added appeal and must be conceived as an expression of functionality. Strength and quality of details must be emphasized over quantity. To withstand the climate at Lahontan, details should be rugged and substantial in scale relative to the structure. The use of exposed beams, outriggers, and substantial trim widths and thickness can give a dwelling its own visual appeal. Decorative and delicate elements [such as heart-shaped cut-outs in railing boards or intricate carvings in column capitals] will not be approved.

Below are a few illustrations of what is meant by significant architectural detailing.

It is not the intent of this publication to address constraints that are a matter of personal responsibility. The Lahontan Covenants Commission reserves the right, however, to disapprove or to mandate remedial action whenever the overall neighborhood standards of Lahontan may be compromised. The desire is that these standards will be viewed in light of the intended relationships of the overall community design. The desire for individuality of ornament and landscapes should be tempered by recognizing the need for visual harmony and quiet repose.

VIII.2 EXTERIOR LIGHTING

The principal objective of these standards is to be certain Lahontan does not contribute to regional light pollution and, furthermore, to be certain light trespass is not allowed to emanate from any homesite at Lahontan. Light pollution is the casting of ambient light into the night sky resulting in reflections from house elements, trees and low clouds. Light trespass is
the casting of light across property lines. If a shadow is cast onto a neighboring property from a homesite the light is originating from, then light trespass is occurring.

The second objective of these lighting requirements is to recreate a traditional low-light ambiance. Fixtures should be traditional in nature, but not overly decorative. Light that emanates from hidden sources [magical lighting] will generally not be approved except as noted below. Simple traditional fixtures that throw a soft glow must be selected over strong bright lights.

As many areas as possible should be treated in a rural, unlit fashion. Where lighting is required for purposes of safety or other justified reasons, every effort must be made to mask and screen unwanted spill from impacting neighboring properties. One overly bright front porch light can change the feel of an entire neighborhood. Lighting a homesite or the exterior of a building as an accent or for any other reason is prohibited. Consistent with considerations for safety and security, the desire is to maintain a rural feeling by keeping the night landscape as dark as possible.

Some exterior lighting will generally be approved where it illuminates circulation routes 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. Moreover, lighting must emanate from an appropriately placed traditional fixture, however a post mount lantern that is separated from the home will probably be too conspicuous to approve.

In cases where hardship can be demonstrated (e.g. steep, curved driveways) low-wattage, fully shielded directional lights (directed onto the driveway surface) on a motion detector and timer may be approved by the Lahontan Covenants Commission. Due to County Conditions of Approval and the intent for a rural, low-light ambiance, other types of lighting within the setback areas will not be approved.

Security lighting [area floodlighting] and recessed can lighting is generally prohibited. A maximum of one recessed can fixture may be proposed for each garage bay, however, they must be on a motion sensor and a timer set for no more than 5-minutes. Bulb wattage may not exceed 100-watts per fixture. Minimal areas of step lighting may also be proposed for safety purposes, with wattage not to exceed 15-watts per fixture.

Exterior wall and building mounted light fixtures must be integrated into the architectural composition of the house. Light fixture enclosures must be constructed to conceal or substantially diffuse the light source. All lamps [light bulbs] must be completely concealed when the light is turned off, with the exception of a lamp visible from directly below the fixture.
Uplighting of any kind is prohibited. Spot lights on the home or in the landscape and lighting fixtures in setbacks are not allowed.

Vapor lights of any kind, including but not necessarily limited to sodium or mercury vapor, will not be allowed.

Landscape lighting is allowed only in small quantities, when limited in area and intensity, and when it is connected to a human element. The Lahontan Covenants Commission must approve landscape lighting in advance. The Final Design submittal must indicate the lighting scheme is limited in area and in intensity. The purpose of landscape lighting is to provide for safety only, and not for decoration.

As part of the Final Design Submittal, catalog sheets or photographs for light fixtures, finishes, and lamp size intentions must be submitted along with proposed fixture locations in plan and elevation.

**VIII.3 Interior Lighting**

Typically, the interior design of any home is not a matter of concern to the look and feel of the neighborhood. An exception is any instance where the type and placement of lighting may cause excessive exterior glare. An example would be windows exposed to unshielded lighting in garage or utility areas, or lighting that is directed upwards through a skylight.

The potential problem areas are far too specific to address by way of general restrictions. Complying with the intent of this concern is thus a matter for each individual submittal. The Lahontan Covenants Commission reserves the right to mandate revisions that may be necessary in order to screen any unwanted lighting that stands out from the general ambient character of the surrounding residences. In some cases the need for remedial treatment may not be evident until after the house has been occupied.

**VIII.4 Hardware, Vents and Mechanical Accessories**

Unless specifically approved to the contrary, whether for functional or aesthetic purposes, materials such as chimney flues, vents through roofs or exterior walls, louvers, flashing, chimney caps, railings, utility boxes, exterior mounted mechanical equipment and metal work of any kind must be finished to match one of the other colors in the building’s color palette. The color selected for these elements must result in an inconspicuous blending of the element into the surrounding materials and finishes. Genuine wrought iron is encouraged at Lahontan.
In keeping with the concept of minimal visual impact to the neighborhood, bright brass, polished copper, mill finished or clear anodized aluminum, unpainted galvanized metal, and other moderate-to-highly reflective materials will not be approved on the exterior of any residence.

Visible hardware, vents and mechanical accessories must be proposed in the Final Design submittal or through the Subsequent Changes procedure prior to installation. The Lahontan Covenants Commission may require that conspicuous mechanical elements be shrouded in a carefully designed chase, thoughtfully placed with consideration to the overall composition of the home or that the element itself be detailed to the same level and in the same materials as other elements of the home. A profusion of vents, chimneys and chases must be avoided. Minimizing the view of such elements from off of the property will be a primary consideration of approval. Side vent terminations should be used where possible, as they tend to be less conspicuous. Treatment and location of range hood and stove vents are particularly important, as they can be especially unsightly.

Due to the excessive noise generated by many power-assisted vents in boiler units, Architects must plan for gravity vented flues through the roof. If for code reasons the flue must extend above the ridge of the roof plane from which it springs, it must be encased within an architecturally integrated chase. The location, height and materials for the visible portion of the flue must be included in the Final Design Submittal. Sidewall vented boilers may be allowed on a case-by-case basis when it can be demonstrated that the associated noise is imperceptible from off-site.

Electrical service meters, gas meters, and any other utility or mechanical equipment must be screened from the street, the Golf Course, common areas and neighboring parcels. Such devices are encouraged to be placed behind wing walls or located behind unlocked doors in a manner acceptable to the serving utility company. Please refer to Section III.16 Utilities in the SITE PLANNING chapter for more requirements.

| VIII.5 AWNINGS, SHUTTERS, AND INTERIOR WINDOW COVERINGS |

Canvas awnings may be proposed as part of an overall house design if they are removable or fully retractable and the color of the fabric and hardware is complementary to - and blends unobtrusively with - the other exterior colors and materials of the home. If the awning is retractable, it must be inconspicuous in its stored position as well as when open. Permanent installations will be evaluated on their aesthetic merits as well as their ability to weather gracefully.

Shutters are a traditional building element used to close summerhouses for the winter season, and may be employed at Lahontan provided they genuinely open and close. Wooden shutters must be stained and not painted.
Light-colored [white, beige, cream, natural, etc.] curtain-liners, blinds, and other interior window coverings visible from the exterior of the home may not be used at Lahontan due to the fact they may stand out unnecessarily. The goal is to uphold the requirements for quiet home exterior colors by minimizing the contrast between the home exterior siding and the portion of window covering seen. The Lahontan Covenants Commission reserves the right to mandate revisions that may be necessary to reduce the visibility of any noticeably inappropriate interior window coverings. In some cases, the need for remedial treatment may not be evident until after the house has been occupied.

Awnings, shutters, interior window coverings and other related elements must be proposed and approved in advance of their installation. They may be approved via the standard Exterior Colors and Materials Mockup procedure or the Owner may request approval directly from the Design Review Staff. This procedure is generally simple and quick.

VIII.6 Antennae, Satellite Dishes, and Rooftop Appurtenances

The Lahontan experience revolves around outdoor activities and enjoyment of the natural beauty that abounds in the community. The visual appearance of technological apparatus must be minimized to maintain the vision of rural lifestyle and traditional architectural expression.

Antennas and satellite dishes are generally discouraged as television reception is available via a central cable system. Owners desiring a supplemental dish or receiving device may have a dish up to a meter in diameter provided the exterior location is approved by the Lahontan Covenants Commission in the Final Design Submittal. The dish must be positioned in a location such that it appears unobtrusive when visible from nearby homesites, rights-of-way and common areas. The placement of such a dish must be designed into the home; it must not appear as an afterthought. Dishes are typically directed south or southeast, where trees will not block the signal. Consulting the satellite service provider to confirm possible locations in advance is suggested. Catalog cut sheets of such devices, and their locations on the Roof Plan and Elevations must be provided in the Final Design Submittal. The dish color must blend with adjacent building colors and usually needs to be painted in a matte finish in order to do so. All wiring associated with satellite dishes must be concealed from view. The clearing of trees to create a site line to the satellite dish is prohibited.

All forms of rooftop appurtenances and accessories must be designed to complement the roofscape. Large items will not be approved unless they are fully screened from view, or so convincingly integrated as to make it an acceptable feature of the design.

VIII.7 Related Structures and Storage Buildings
Properly designed guesthouses, gazebos, playhouses, treehouses, storage buildings, or other accessory structures can add interest, but care is necessary to avoid a miscellaneous or cluttered look. They must be designed as integral elements of and be complementary to the main structure. Materials, colors and finishes must be similar on all such structures, and visually related by way of connecting walls, pergolas, terraces, or other landscape treatments.

Small storage buildings that are designed specifically for the homesite and are built on site may be allowed if they are complementary to the main structure and are approved in advance by the Lahontan Covenants Commission. Prefabricated storage buildings will not be approved.

**VIII.8 FLAGPOLES AND EXTERIOR SCULPTURE**

Flags of a modest size may be displayed if specific approval is received from the Lahontan Covenants Commission. They may not be visible from the Golf Course because of the potential distraction they pose. Flagpoles must be in proportion to the modest size of the flag and may not extend above the nearest roof ridge. Flagpoles must be finished in a color that blends with the surroundings when viewed from neighbors’ homes, rights-of-way, and common areas.

Exterior sculpture will be permitted only if submitted for review and approved in terms of materials, color, size and placement. Materials and colors of any sculpture must be in accordance with the general intent of these guidelines and may not be visually intrusive when viewed from neighboring homesites, common areas, rights-of-way or other parcels.

Flagpoles and exterior sculpture must be placed clear of the setbacks, near the house, in the Enhanced Landscape zone or in a paved area. Freestanding flagpoles may only be approved where they have a minimal or no impact on the community. Flagpoles must be made of materials that are consistent with those that are on the home [hewn timber, rusted steel, etc.].

**VIII.9 ADDRESS IDENTIFICATION**

Simple and well designed small-scale numerals must be affixed to each home or related site elements for identification purposes. House numbers must be of a contrasting color. Family, home names or other additional identification may be approved if submitted in advance to the Lahontan Covenants Commission for review. Such additional identification must be consistent with the residence’s materials, finishes and color palette. The font may not appear overly decorative and must be approved by the Design Review Administrator. Letters and numerals may be no larger than 4-inches in width and 6-inches in height, and no smaller than 4-inches in height.

If address identification numerals attached to the home are not visible from the street, a single stone marker near the driveway
may be approved. The stone must blend in with the surrounding topography and landscape character. This means that on all but the very steepest sites the stone must have a horizontal character.

No address stone may exceed a height of more than three feet above natural grade. Only stones that appear native to the Lahontan landscape will be approved. The stone must be weathered; no light-colored stones that stand out from the landscape will be allowed. All address marker stones must be approved by the Lahontan Covenants Commission, on site, prior to being engraved.

An address identification stone may be located within 10-feet of the edge of the driveway, clear of all side and rear setbacks, and clear of the 12-1/2-foot Multi-Purpose Easement. Text content must be approved by the Lahontan Covenants Commission, which may approve numerals, street names, family names or house names. Text must be engraved onto the stone and painted with either black or white reflective paint; whichever color provides more contrast against the stone. The shape of some address stones may prevent engraved text from being visible. In this event, appropriately scaled text may be affixed to the stone with prior Lahontan Covenants Commission approval.

The address identification stone must be indicated on the Final Design Landscape Plan and be detailed as an elevation at 1” = 1’-0”. The elevation must show the proposed text to be engraved and the surrounding existing plants as well as the actual sizes at installation of new plant materials. The new plant materials should be indistinguishable in character and size from the existing plants.

Stones that appear on site without prior permission will risk not being approved and may be removed at the Owner’s expense.

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<tr>
<th>VIII.10</th>
<th>SITE FURNISHINGS/BBQ UNITS</th>
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<tr>
<td>Few restrictions are necessary for site furnishings concealed from view by adjoining areas of the home and walls. Any site furnishings [including umbrellas, awning-type structures, or related accessories of any kind] visible from adjoining homesites, common areas, rights-of way, or the Golf Course must be submitted for review prior to their installation. Permanent items, such as built-in benches and barbeques, must be submitted for review as part of the Final Design submittal.</td>
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<tr>
<td>To reduce the visual impact to the Community, freestanding barbeque units are strongly discouraged on all homesites, particularly those adjacent to the Golf Course. For these homesites, the barbeque should be integrated into an appropriately scaled structure of the residence and screened from view from all surrounding properties and common areas. If visible from off of the homesite, the color/material of the barbeque hood and any cover will be considered as part of the approval process.</td>
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All items submitted for approval must be consistent with the residence’s materials, finishes and color palette. They must be designed for outdoor use. Items which are highly reflective [such as stainless steel] or very light or contrasting in color from their background will likely not be approved for installation. Upholstered sofas and white plastic chairs are examples of furniture that would not be approved for exterior use at Lahontan.

**VIII.11 BASKETBALL HOOPS AND PLAY EQUIPMENT**

Basketball hoops will be allowed on a case-by-case basis where the hoop, backboard and all related hardware are finished to match the structure and are mounted directly to the home or an accessory structure such as a detached garage. In addition to the color-matched backboards, clear backboards are also allowed; orange rims and white nets are not.

Play structures, trampolines, swing sets, slides or other such devices may only be allowed only when application is made in advance to the Lahontan Covenants Commission. These devices may not be allowed on homesites visible from common areas such as the Golf Course and roads.

Approval for such equipment may be granted when it is proposed to be placed within screened, rear yard areas, is constructed and finished with materials complementary to the structure, and is limited in height to 8-feet or less. The proposed colors of the equipment must be in keeping with the intent of these guidelines.

Generally, timber and dark-colored, powder coated steel structural components are allowed; plastic [especially brightly colored plastic] is not.

**VIII.12 SPORT AND TENNIS COURTS**

These uses tend to impact neighbors and neighborhoods. Due to the significant site alteration, grading and fencing required for such land uses, sport and tennis courts will usually not be approved for homesites at Lahontan.

**VIII.13 OUTSIDE SPEAKERS**

Sound cannot be amplified in any way on the exterior of any residence, if in the judgment of the Lahontan Covenants Commission, it can be heard by neighboring residents, or anyone on the Golf Course, common areas, or rights-of-way. Speakers must be designed into the home so that they cannot be seen.

**VIII.14 SWIMMING POOLS, SPAS, AND WATER ELEMENTS**
Sunken or concealed exterior spas, if provided, must be designed as a visual extension of the home through the use of similar siding materials, walls, roofs or courtyards. All vertical elements of portable spas (including cover) must not be visible from off of the homesite. Semi-private screens may be approved on a case-by-case basis, however, it is important to understand that screening devices tend to limit views, especially to the Golf Course.

Small swimming pools may be approved for homesites along the perimeter of Lahontan property only if screened from adjacent properties by a site wall or other permanent structure of an approved design. Chain link and other pre-fabricated fences may not be utilized. All proposed water elements must be sunken into the ground. In addition to meeting all Placer County code requirements they must be positioned with consideration for noise and views with respect to surrounding properties, including all neighbors, the Golf Course or other open space.

The same care must be applied to the location of all spa and pool equipment areas. This equipment must be screened from view from all surrounding properties and common areas. If visible from off of the homesite, the color of the element and its cover will be considered as part of the approval process.

Ponds, fountains, reflecting pools, and other water elements less than 18-inches deep may be approved on selected homesites provided their design and location relates to the home and remains inconspicuous from all locations off of the homesite.

### VIII.15 OUTDOOR STORAGE

Outdoor areas may not be used to store snowblowers, yard maintenance equipment, sports equipment, refuse containers, etc. Firewood may be stored in an unscreened area provided it is neatly stacked in an inconspicuous location. Tarps may be used to cover firewood if black, dark brown or dark green in color.

### VIII.16 SEASONAL DECORATION

In keeping with the desire to maintain a low ambient light level so as to be sensitive to the darkness of the mountain backdrop, the use of exterior lighting as decoration is limited to the period between Thanksgiving through New Year’s holiday period. The use of flood lighting, lights with pulsating intensity, excessive lighting, or plastic ornamentation is prohibited.

### VIII.17 WALLS, SCREENS, AND FENCES
Site walls, screens, or fences may be approved when they are proposed as a visual extension of the residence, attached at one end, limited in length and height and use similar materials and finishes. These elements must be designed by the Architect, and may not be purchased as prefabricated stock units. In no case will site walls, screens, or fences be permitted to delineate the building envelope or property lines or to be ornamental in nature. Such walls or fences may define pet runs, courtyards or terraces in close proximity to the residence for the purpose of privacy. Chainlink fencing is prohibited. Wooden or stone fences may be considered if they are low and a direct extension of the architecture.

Heights for screens, outdoor walls and fencing shall relate to human scale and generally be limited to 6-feet, however, the Lahontan Covenants Commission may impose additional limits or allowances in order to meet the intended effect outlined in the previous paragraph. Additionally, the stone portion of a wall may be limited to 4-feet in height, as restricted in Section IV.14 Retaining and Site Walls in the SITE PRESERVATION chapter.

### VIII.18 Pet Enclosures and Dog Runs

Pets must be restrained such that they cannot leave the parcel when left unattended. All pets must be on a leash when taken from the homesite. Dog runs and pet enclosures may be provided on homesites when approved in advance by the Lahontan Covenants Commission. They must be integrated to the fullest extent possible with the home and may not be freestanding. Fencing for dog runs and pet enclosures must be as unobtrusive as possible. Locator flags for buried electrical pet containment devices must be removed within 12-months after installation.

### VIII.19 Fires

Lahontan is located within a State of California Responsibility Area for fire safety. Fuel management and fire protection techniques are required by the California Department of Forestry and the Truckee Fire Protection District. Additional restrictions may be imposed during high and very high fire danger days. For information on Fire Pits see Section VII.20 Fireplaces, Fire Pits and Chimneys in the previous chapter.

### VIII.20 Snow Stakes
Snow stakes may be placed along driveways and temporary access routes between October 15 and May 1 of each year. Weathered-steel stakes or black schedule 80 PVC stakes are allowed. For structural integrity, stakes must be at least ¾- inch diameter. If reflective tape is to be used, it must be white. A maximum of two horizontal bands of reflective tape may be used on each stake.
IX. EXTERIOR COLORS AND MATERIALS

IX.1 GENERAL OVERVIEW

Exterior materials should generally be natural materials that blend and are compatible with the native landscape of the specific homesite. Materials should be chosen for their functional honesty and their ability to age gracefully.

Imitation materials [manufactured materials mimicking something they are not], overly refined finishes and other architecturally incompatible materials and finishes will not be approved for structures in Lahontan. Varnished siding, slump block, imitation log siding, manufactured and non-indigenous stone [white stone, etc.], vinyl siding imitating board siding, grooved plywood siding attempting to look like vertical board siding, etc. will not be approved. Imitation mullions [applied only between the panes of glass mimicking true-divided-light windows] are not allowed.

Architects should consider the appearance of an exterior material selection relative to the other materials on the home and also relative to those on nearby structures. The aesthetic merits of any combination of exterior materials are subject to review and approval by the Lahontan Covenants Commission in order to maintain the architectural integrity and consistent visual experience of Lahontan. The Lahontan Covenants Commission shall have the authority to withhold approval of proposed projects that, in the sole opinion of the Commission, do not meet with these standards.

IX.2 COLOR PALETTE

It is the intent of Lahontan to preserve the appearance of the natural landscape and preclude the use of colors that would appear out of place. A building may never appear predominantly brighter than its natural surroundings. The color of all exterior building materials shall be in quiet harmony and shall replicate the hues of the existing natural environment. Shiny finishes are not allowed. The resulting palette is darker and less vibrant than most exterior materials typical to this region.

The colors of the existing natural environment found at Lahontan are rich and varied and are highlighted by different light conditions based on weather conditions, the time of year, and the time of day. Consider the golf season [no snow on the ground] when selecting colors for the exterior of a home. For major materials and all trim, tones complementary to the site are required.
In general, there cannot be any inharmonious combinations of color within a single homesite or between neighboring houses. The requirements will apply to all exterior surfaces of the home. Small areas of accent color, metal and other exterior trim [window metal, light fixtures, etc.] will be reviewed on an individual basis. Accents that emphasize the human elements of a building, such as doors and windows, are more likely to be approved than ones which call attention to vents, roof top appurtenances, and other mechanical equipment.

Color can be described in terms of three attributes, including hue [color], value [lightness and darkness], and chroma [intensity]. Commercial paint companies commonly reference a Light Reflectance Value or LRV. The lower the LRV number, the less light reflectance and thus the darker the color. The LRV proposed for the primary exterior surfaces will be considered by the Lahontan Covenants Commission when reviewing applications. The other issues of hue and chroma will be addressed by way of viewing actual samples in the field. No color will be approved without this site review.

When proposing colors for the exterior of a home at Lahontan, keep in mind the following concepts:

- Color is affected by architectural design. Planar surfaces will appear lighter than surfaces with a great deal of articulated shade and shadow.

- Color is affected by relationships. The first structures to be built in any one area may be judged differently than those that follow. The later structures will have to relate not only to the natural landscape, but to the other earlier structures as well.

Portions of buildings usually suggest special treatment, including the use of more than one color on a single structure. The combinations of these colors must be addressed in a skillful way to ensure quiet and complementary combinations are the result.

- As a general guideline, light reflectance values for field and trim colors shall range from a low of 15 to a high of 40.

- Where more than one color is approved on a single structure, all color changes must be made at an inside corner.

- Colors can be used to help ground a home and help it appear like part of the natural landscape, as opposed to being separated from it. The color of the natural ground plane must be considered when selecting the color of the base of the home. Using darker colors lower [and lighter colors higher] in the composition helps to weight the bottom portion of the home and connect it to the ground.

- The Lahontan Covenants Commission is concerned with the colors of all materials visible from the home exterior including but not limited to siding, roofs, stone, exterior floors, post caps, light fixtures, flashing, trim, posts, beams, chimney caps, exposed vents, outlet covers, hardware, windows and doors, including garage doors. All colors must be
approved by the Lahontan Covenants Commission as specified in Section IX.12 Color and Material Approval Procedure, and in Section XI.13 Final Approval of Exterior Colors and Materials in the Design Review Procedures chapter.

The basic LRV, together with the related considerations, will all be addressed in the Lahontan Covenants Commission’s review. This does not preclude the use of other colors where they are judged to be appropriate, but they must be used with great care. The Lahontan Covenants Commission’s judgments regarding all attributes associated with color will take into account a range of considerations, far broader than what can be spelled out in any prescribed list of rules.

**IX.3 COLOR AND MATERIAL LISTS**

The purpose of the color/material listings in this chapter is to facilitate the Lahontan vision of harmony and continuity between homes and the natural landscape. The Lahontan Covenants Commission has generally approved the exterior finish colors in the lists that follow. Consider these lists as a place to begin material and color selections. These exterior material finishes may be used on homes in Lahontan, however, no exterior finish, even if listed here, is pre-approved. It is important to understand that although use of approved colors is generally acceptable, they may not be approved for use on all homesites due to previous nearby improvements, the surrounding natural landscape type or the location of the homesite within the development. Moreover, colors in combination with each other will be considered. Proposals that are jarring in nature, or simply not complimentary, will not be allowed.

In addressing the issue of color, the Lahontan Covenants Commission will consider the entire community, as well as the individual submittal of the proposed home. For this reason, every color listed may not be appropriate for every site. The palette is based on the colors and hues of the region’s environment. The color palette is only a starting point in the approval process. The Lahontan Covenants Commission may from time to time update and amend the exterior materials and color listings that follow in this chapter to include new products available or to exclude products that may have unexpectedly resulted in applications not meeting the intent of the requirements in this book.

Colors in the mid-range are most likely to be approved. If the colors at the extreme dark and light ends of the color range are used, they must be carefully considered and demonstrated to be appropriate. Additional colors may be approved on a case-by-case basis. Color and material choice depend on the individual homesite and the siting, surrounding landscape, exposure and architecture of the home. The colors and materials of nearby structures will also influence exterior color and material selections.

**IX.4 WALL CLADDING**
The predominant exterior materials shall consist of stone and wood. Allowable wood materials include shingles, beveled or tongue-in-groove board siding, logs, board-on-board or board and batten siding. Plywood for siding or any other exterior application visible from off the homesite is prohibited.

Siding materials and other exterior features may not be applied in a visually busy pattern. For example, board siding may not be installed in diagonal patterns. The scale of the siding must complement the area that it covers; small-scale shingles may be used to clad small elements, whereas large wall areas require siding of a more substantial scale.

All structures shall have some type of wood siding material [vertical or horizontal board siding, shingles, etc.] as a minimum of 30-percent of the available exterior wall surface [exclusive of window and door areas].

Other approved materials may make up the remaining areas. For example, a stone wainscot may make up 30-percent of the siding area with board siding and wood shingles making up the other 70-percent of the wall area. Exceptions to the above would be a proposal for an all-stone house or an all-stone ground story.

When a second exterior wall material is used as an accent, all such uses must be three-dimensional. For example, stone piers or a band of stone provided on the front elevation must wrap around the side elevations until a point of intersection at an inside corner. This is also true for any form of protruding bands. No material, detailing, or color change may occur at an outside corner.

If a home is proposed using 100-percent wood siding for the exterior walls, there must be a significant pattern or texture change noticeable. For example, wide board siding capped with a copper band may be used at the base of a home with wood shingles above.

### IX.5 IX.4.1 Wood

Suggested wood species for siding include redwood and cedar as they withstand ultraviolet radiation, snow, and ice better than most species. Pine and spruce may be used in some instances, however its weathering properties favor its use for protected areas such as soffits. Fir is often used for structural members due to its strength. All of the species absorb stain [which must be used to protect the wood and to give the wood a more subtle color] differently, as do different sub species, different grades and different cuts relative to the grain of the wood. Special care must be taken to select a stain that on the one hand allows the natural wood grain to show through [wood that appears painted rather than stained falls outside of the Lahontan Vision] and on the other hand will not fade quickly, as this affects both the color of the home as well as its protection from the weather. Semi-transparent stains must be selected in lieu of solid body stains.
Wood is a natural material. Each batch of wood [even within the same species and grade] takes stain differently. In order to ensure consistent results, the samples presented at the On-site Mockup must come from the batch of wood that will be used on the home. Moreover, the wood on homes that are sided and then left to weather will bleach, thus taking the stain differently from when it was fresh. The Contractor is responsible for ensuring the home gets stained exactly as is presented and approved at the Mockup.

The following list may be a helpful starting point for selecting stains to propose to the Lahontan Covenants Commission. The stains listed below may turn out differently than expected depending on the particular batch of wood. Stains may need to be combined or thinned in order to achieve the desired effect. Stain samples should be fine-tuned and must be approved by the Architect prior to presentation for Lahontan approval during the On-site Mockup. Applicants may also propose stain colors and combinations not listed.

**WOOD STAIN LIST**

**DUCKBACK [SUPERDECK]:**

<table>
<thead>
<tr>
<th>CEDAR</th>
<th>REDWOOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canyon/Natural</td>
<td>Canyon/Natural</td>
</tr>
<tr>
<td>Canyon/Valley</td>
<td>Canyon/Valley</td>
</tr>
<tr>
<td>Valley/Coastal Grey</td>
<td>Canyon/Redwood</td>
</tr>
<tr>
<td>Natural/Coastal Grey</td>
<td>Canyon/Heart Redwood</td>
</tr>
</tbody>
</table>

**PENOFIN:**

<table>
<thead>
<tr>
<th>REDWOOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transparent Redwood</td>
</tr>
<tr>
<td>Sable/Redwood</td>
</tr>
</tbody>
</table>

**CABOTS:**

<table>
<thead>
<tr>
<th>REDWOOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural</td>
</tr>
</tbody>
</table>

**IX.6 IX.4.2 STONE**

Stone should be weathered and appear native to the site. Therefore, local basaltic rock will be the primary stone material allowed at Lahontan. Weathered granite may be considered for some homesites. The character and color of the stones chosen must be similar to those naturally occurring surface rocks found on Lahontan property. Care must be taken to select stones that are neither overly round [such as river rock] nor too rectilinear. The Lahontan Covenants Commission may, on a case-
by-case and subjective basis, approve stones or stonework that does not meet this criteria provided the stones are dark in color, have a matte finish that blends with both the natural surroundings and the other materials on the home, and that the stones are applied in a manner consistent with the rustic, structural and textural requirements described below. Consistency and continuity within the community will be a major factor in evaluating stone proposals; stone selections that stand out from the existing body of stonework at Lahontan will not be approved.

Because it does not stack well structurally nor is it indigenous, river rock is not allowed in vertical planes. Due to its disingenuous expression, simulated or cultured stone will not be approved.

At Lahontan, stonework is to be conceived as a structural element as opposed to a veneer material; the placement of stone within the design of a home will in part determine the success of this goal. Stone must be part of what could be construed as a structural system, such as a stone foundation or structural stone wall. Additionally, in more extensive stone base installations, there must be vertical relief within the stonework. The purpose of this requirement is to use stone to better ground the home and connect it to a more continuous landscape and not to separate the home from the ground via a monolithic plinth.

The difference between a stone base or foundation wall [which is limited in height to 4-feet] and a structural stone wall shall be whether or not there appears to be occupiable space behind it. Therefore, an all-stone single story, 8-foot tall floor with windows and doors may be approved, but a 6-foot tall stone base will generally not be approved. The Lahontan Covenants Commission may [but is not bound to] wave these numeric requirements in one small area of the home if the intent is sufficiently met.

Stonework must be installed by an experienced mason and must appear structural rather than applied. Individually thick stones must be used so the veneer quality of the stone is not apparent. A stacked stone aesthetic may be achieved by fitting the units tightly and minimizing mortar joints. Tapering stonework so it appears heavier at the base, using larger stones lower in the composition, and setting stones in a horizontal configuration also helps the stonework appear structural as well as helping to ground the home.

In addition to appearing structural, stone laid in vertical planes [as opposed to horizontal paving stones] must display significant amount of texture and relief. The intent of this requirement is to create shade and shadow, therefore softening the impact of the walls and contributing to a rugged and rustic expression.

The proposed stonework design must be included in the On-Site Mockup. Masons should be instructed to demonstrate their stone application with a significant-sized example, using the stone type, mortar, and technique that will be employed in the
IX.7  ROOFING MATERIALS

The primary roof materials for homes at Lahontan shall be composition shingle, metal and slate. Roof materials must be subtle; no large variations in color, false shadow lines or high contrast roofing material will be allowed at Lahontan. Consider the size of the shingle unit relative to the roof area. Flat appearing roofs must be finished with colored aggregate ballast [gravel covering] complementing the color of the walls or other roof materials of the residence. For the sake of interest and subtle variety, the Lahontan Covenants Commission encourages the proposal of other materials to be considered on a case-by-case basis.

All roofing must be Class A. For fire safety, wood shake and wood shingle roofs are not allowed in Lahontan, including those that are rated class A, as their fire resistant properties may wane with time and exposure to the elements.

IX.8  IX.5.1 COMPOSITION SHINGLE ROOFS

High-quality architectural-grade composition shingle roofs will be considered on individual merit with particular consideration given to the quality of materials, color, edge detailing, pattern and warranty. Visually busy shingles in an overly-regular pattern and false shadow lines are not allowed. The unit size of each shingle should be considered relative to the mass of the roof. Small shingles over large areas are not desirable.

Designs that propose predominantly composition shingle roofs must be detailed in the same spirit that walls are detailed. Metal valley, eave and rake flashing are encouraged, as are metal ridge caps, however these elements must be finished in a matte color that blends with the surrounding roofing materials to avoid drawing unnecessary attention to the home. Breaking up the areas of composition roofing as if they were panelized achieves the desired effect of avoiding a mass of shingles without detail. Metal roofing accents are intended as a quiet and subtle textural changes; contrasting colors should be avoided.

Another method that can be employed to relieve roofs of the appearance of too many shingles is to use an alternate material, such as metal, on individual roof elements. Changes in pitch, shed forms, dormers, and eave overhangs can be used as an opportunity to switch roofing materials.

False shadow lines on composition roofs are discouraged at Lahontan. The following is a list of composition shingle roofs that have been approved for residential homes at Lahontan; however, changes to manufacturer’s specifications may affect approval. As with all proposed materials, composition shingle roofing material must be included in the On-site Mockup.
COMPOSITION SHINGLE ROOFING LIST

ELK PREMIUM:
PREMIUM CHOICE PRESTIQUE II [25-year]
Weatheredwood
Hickory
Barkwood
Sablewood

GAF:
TIMBERLINE SERIES [30-year]
Burnt Sienna Blend
Charcoal Blend
Heather Blend
Weathered Wood Blend

CERTAINTEED ROOFING:
FIRESCREEN PLUS 2000 [30-year]
Driftwood
Highland Brown
Moiré Black
Stonewood

MALARKY ROOFING COMPANY:
THE ALASKAN [25-year]
Antique Brown
Driftwood
Sable Brown
Sequoia

TAMKO:
HERITAGE SERIES [25-year, 30-year, and 40-year]
Weathered Wood

TOISITE:
SERIES [40-year]
Greystone #4

CERTAINEED:
LANDMARK [50-year]
Barkwood
Colonial Slate
Driftwood
Heather Blend
Weathered Wood

**IX.9 IX.5.2 METAL ROOFS**

Metal roofs may include uncoated natural copper left to weather naturally; steel having a factory applied fluorocarbon resin coating in an approved color range warranted by the manufacturer for not less than 20-years in a flat or matte finish; and weathering [Corten© or approved equal] steel. Should metal roofs be proposed, manufacturer’s data and samples of the material with the proposed color and finish are required at the time of Final Design Submittal. Only matte finishes will be allowed; coated metal must have a reflectance of less than 20-units of gloss reflection at an 85° slope. Standing seam, corrugated, shingle and flat stock profiles will be considered.

The Lahontan Covenants Commission may require accelerated aging of materials that are considered in their opinion, to have an adverse visual impact to the Community. Whenever possible, it is best to allow the material to weather naturally prior to installation.

Architects should exercise caution when specifying pre-patina treatments. For example, in this region copper weathers to a dark bronze color, not the light green character of copper in some cities and coastal areas. Moreover, the application of pre-patina treatments can be difficult to control. The Contractor is responsible for installing material that appears exactly as demonstrated at the On-site Colors and Materials mockup.

Metal roofs must have their intended finishes maintained throughout the lifetime of the product.
METAL ROOFING LIST

ASTRAZINC:
  Pre-Weathered Zinc

METAL SALES:
  Slate Grey
  Weathered Copper
  Summit

ZAPPONE:
  Copper [no coating]

BHP:
  Weathered Copper

PACIFIC METAL SALES:
  LOW-GLOSS KYNAR-500 STANDING SEAM
    Midnight Bronze
    Thunderhead Grey
    Weathered Copper
    Dark Brown

REVERE:
  Copper [no coating]

UNACLAD:
  Copper [no coating]

VAIL METAL SYSTEMS:
  COPPER SHINGLE
    Aged Bronze [treated copper]
    Copper [no coating]
COATED STEEL SHINGLE
   Slate Gray
   Midnight Bronze

GENUINE COPPER [no coating]
   Standing Seam
   Flat Stock

CORTEN® STEEL or WEATHERING STEEL:
Natural rusted finish [Must rust to a deep, dull, bronze colored finish; bright orange will not be allowed.]

IX.10 IX.5.3 SLATE ROOFS

True slate roofs are encouraged; imitation slate is not permitted. Even the highest grades of slate are naturally brittle. Moreover, thicker slates tend to be more resistant than thinner slates of the same grade. Because of heavy snow and wind loads, slate roofs in mountain climates require the highest quality materials, expert design and installation, as well as significant annual maintenance.

SLATE ROOFING LIST

AMERICAN SLATE COMPANY:
   Copper Gray
   Emerald Green
   Irish Green
   Strata Gray

EVERGREEN SLATE CO.:
   Vermont Black
   Royal Purple
   Unfading Mottled Green and Purple
   Mottled Gray-Black
   Unfading Green
   Semi-Weathering Gray-Black
Clear Black

GREENSTONE SLATE:
  Royal Purple
  Semi-Weathering Gray
  Vermont Black
  Variegated Purple
  Unfading Green
  Strata Gray
  Semi-Weathering Gray-Black

IX.11 WINDOWS AND SKYLIGHTS

In keeping with historical tradition, wood windows are required in all homes at Lahontan. The exterior may be clad in another matte finish product that minimizes maintenance.

Matte window finish frames in a mid-range of colors are preferred. Since windows and doors are the exterior elements most related to people, it is here that the building should express the most individuality. As they are small, and difficult to distinguish from a distance, window mullions may display brighter [but not white or base metal] colors.

The following color palette list is provided as a basis from which to propose window manufacturers and cladding colors to the Lahontan Covenants Commission. For windows with a wood exterior, see the list for wood stains.

WINDOW AND DOOR LIST

EAGLE:
  Cinnamon Toast
  Sierra Bronze
  Forest Green
  Mallard Green
  Chocolate Chip
Clay Canyon
Slate

PELLA:
Brick Red

WINDSOR:
Commercial Brown

LOEWEN:
Colonial Red
Brown
Mist Blue
Charcoal Gray
Forest Green
Cranberry
Sage Green

POZZI:
Bronze
Champagne
Yorktown

POZZI cont.:
Hudson Blue
Wedgewood Blue
Ivy
Interstate Green
Redwood
Charcoal Grey
Sage Brown
Spartan Bronze
Garnet
Hunter Green

**SIERRA PACIFIC WINDOWS:**
- LAHONTAN Clay
- LAHONTAN Cranberry
- LAHONTAN Green
- LAHONTAN Slate
- LAHONTAN Grey
- LAHONTAN Cinnamon

Note that reflective coatings on glazing material and applied sun screening films are prohibited for use in windows, glazed doors, skylights, or other exterior applications.

All metal-clad wood windows and doors, metal skylight frames, etc., must be color anodized or pre-finished with matte finish baked enamel or powder coating. Raw metal components, especially aluminum or galvanized steel, and clear anodized finishes are prohibited. Weather strips and gaskets must blend with the color of the windows. For this reason, horizontal sliding doors and windows [which have large visible areas of weather stripping] are discouraged, while casement windows and hinged doors are encouraged.

Skylight glazing material may be bronze or gray, depending on other adjacent colors. Clear skylight glazing is no longer approved, as it may allow too much of the interior structure of the home to show through and provides an opportunity for light pollution into the night sky. The glass of skylights and their frames may not be overly reflective. Skylight frames must be finished to complement the remainder of the roof. White translucent polycarbonate glazing is not allowed. If interior structure is visible through the skylight, the Lahontan Covenants Commission may require that it be stained darker so that it becomes less visible. Please refer to VII.17 Skylights for additional information.

### IX.12 METALS

Exterior metals such as aluminum or steel doors, windows, screens, rooftop and sidewall appurtenances and other miscellaneous metal shall be anodized in a color [other than clear] or provided with a factory finish in an approved color. Foundation vents [when proposed with a painted finish], flashings and other exposed miscellaneous metal that cannot be provided with a factory finish shall be painted in an approved color. The goal is to provide as dull a matte finish as possible; shiny and reflective metal must be avoided.
Copper and weathering steel are materials that can be provided without a factory finish, however they must be partially pre-weathered and approved by the Lahontan Covenants Commission prior to installation. Charcoal-colored pre-weathered zinc and cast iron may also be proposed. Blued steel may be acceptable, however, steel that rusts to a bright orange color is not. It is suggested materials that need to be weathered prior to installation be purchased in advanced and stored outside. In the absence of specific expertise, materials chemically treated may not become the same color as if that same material were to age naturally in this climate. Genuine wrought iron may be used unfinished and without aging.

**Metals List**

1. Blued Steel  
2. Copper  
3. Weathering Steel  
4. Matte Black and earth-tone colors that match the material [siding, roofing, etc.] behind it [See the Coated metal colors listed in the Metal Roofing List]  
5. Natural Pre-Rusted Steel [Material must be rusted to a deep and dull finish prior to installation; bright orange rusting steel is not allowed.]  
6. Wrought Iron  
7. Zinc [Must be pre-weathered.]

Metals from the preceding list may be utilized in the design of chimney caps, flashing, vents, flues, etc.

**IX.13 Foundation Walls**

Foundation walls, where exposed, must complement rather than visually compete with adjacent materials. Indigenous stone veneer, board-formed or stained concrete, exposed aggregate concrete, or integrally colored cement plaster with an approved integral or applied stain color are acceptable materials for exposed foundations. Foundations may not be painted or appear painted. Well-detailed metal clad foundation walls may be utilized provided that the metal meets the standards outlined in this book. Foundation wall color and treatment must be reviewed and approved as part of the standard exterior colors and materials mockup. For more information on finishing concrete, see the following section on accent materials. Foundation...
walls must step down with the grade change of sloping sites.

Where the vertical distance from the underside of a ground floor deck structure [along its perimeter edge] exceeds 2-feet above finished grade below, the deck edge must be skirted with a material complementary to the remainder of the house to screen the cavity beneath the deck. Foundation walls that occur under a skirted deck such that they are no longer visible are exempt from the exposure requirements stated above.

**IX.14 Accent Materials**

In order to facilitate individual expression within an environment of relatively uniform color, certain small areas of a home may be accented with colors or materials. Accent materials must be presented to and approved by the Lahontan Covenants Commission.

As a rule, integrally colored cement plaster or stucco may only be used as an accent material. The use of these products as the predominant exterior finish material of any structure is subject to approval, and will only be considered in limited areas and in combination with other allowed materials. Care must be taken in the application of stucco to ensure that the joints between the stucco and other materials and between the stucco and the ground result in a clean and structural-appearing expression. Floating a stucco base above the ground is not acceptable. Moreover, stucco must be applied by hand for a textural effect. Thin-coat spray stucco will generally not be approved. Warranties should be obtained, as cement plaster products require specific material composition and application in order to withstand the climate at Lahontan.

Mixing stucco with other materials such as stones or bricks is allowed, however, a full 16-square foot sample of the finished product is required as part of the regular On-site Materials and Colors Mockup, so that the Lahontan Covenants Commission can review the application to ensure an attractive, genuine, and appropriate use at Lahontan.

**Cement Plaster Products List**

*Note: Concrete to be colored to match*

*ELAST AMERICA:*
  Ranger

*SHERWIN-WILLIAMS:*
  Falcon Brown - 2069
The use of brick and board-formed concrete as exterior finish materials will be considered on a case-by-case basis and should be limited to accent segments of the facade. Brick material must be used in a way consistent with traditional regional compositions, and should be sufficiently irregular and rustic to be appropriate for mountain architecture. Large sized units in structural-appearing applications are required.

Concrete surfaces must be textured to some degree. Smooth or polished vertical concrete surfaces are likely to be disapproved. Board-formed concrete is encouraged. All visible concrete must be darkened via a stain or admixture, presented to and accepted by the Lahontan Covenants Commission.

**IX.15 Horizontal Surface Materials**

Horizontal surface treatments other than asphalt are not allowed within setback areas. Colors, materials and patterns must be quiet in appearance and blend with the nearby materials of the home, natural vegetation and ground plane. Materials in the exterior horizontal plane may include bricks, pavers, slate, dark-colored granite slabs, flat basalt, integrally colored aggregate, stained concrete, some types of ceramic tiles, dark-colored gravel and decomposed granite. Surfaces must not reflect significant amounts of sunlight; care must be taken to avoid light, bright, reflective or sparkly surfaces. For this reason, materials like lighter colored aggregates and sparkly quartzite are not allowed. It is important horizontal surface materials blend in with the materials on the home and the surrounding natural ground plane. Care must be taken when sealing materials, to do so with a matte finish sealer as opposed to a gloss.

The materials listed in this section are appropriate to be set on horizontal surfaces; they must not be used to face exterior vertical features at Lahontan.

Horizontal surface material colors must not contrast with each other. Care must be taken where an asphalt driveway meets a light-colored concrete garage slab; the portions of the slab visible from offsite must be stained dark so they do not create a striped effect next to the asphalt.

Horizontal surface materials such as dark stone, pavers, and bricks will be considered individually, relative to the materials on
the home and the home’s surroundings. The following list may be a helpful starting point for selecting hardscape materials to propose to the Lahontan Covenants Commission.

**HARDSCAPE MATERIALS LIST**

**CONCRETE STAINS:**

*DUCKBACK [MASON’S SELECT]:*
  - Patina Green
  - Brownstone

*SCOFFIELD:*
  - Terra Cotta
  - Padre Brown
  - Black
  - Black Walnut

**PAVERS:**

*BASALITE:*
  - Marin
  - Carmel
  - Pacifica
  - Lamp Black

*CALSTONE:*
  - Grey/Tan
  - Brown/Charcoal
  - Tan/Charcoal
  - Charcoal
  - Hollandstone/Tan/Brown

*WEST COUNTRY:*
  - Charcoal/Smokey
**FLAT STONE:**
- Dark-colored basalt
- Dark-colored slate
- Dark-colored granite [no sparkles]

**CRUSHED AGGREGATE:**
- Dark-colored decomposed granite

**BRICKS:**

*H.C. MUDDOX:*
- Spanish Moss
- Sierra Slate
- Old Town Red
- El Dorado
- Clinker
- California Handmold

*INTERSTATE BRICK:*
- Bronzestone
- Baja Brown
- Moroccan Brown

Reclaimed bricks are encouraged for applications at Lahontan.

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### IX.16 Driveway Materials

Proposed driveway surfaces are subject to approval by the Lahontan Covenants Commission. Driveways must utilize hot-mixed asphalt paving, integrally-colored concrete or exposed aggregate or stained concrete, and occasionally dense graded aggregate if the driveway is nearly level. Plain concrete may not be used, as it is too reflective. Patterns which combine the use of more than one pattern, color or material will be considered, however, patterns and driveway materials other than asphalt must be used clear of setback areas. Decorative driveway edging or site walls not utilized for retaining soil will not be
approved. For patterned concrete installations, care must be taken to provide a genuine expression. For example, concrete that is stamped and colored to imitate bricks will not be approved.

Driveways specified as asphalt shall have a minimum of 2 ½-inches hot-mixed asphalt over 4-inches of aggregate base. Paving materials and surrounding gravel must subtly complement each other and blend with the surrounding natural ground plane. In order to promote continuity and subtlety within the community, the Lahontan Covenants Commission will not approve materials other than asphalt for the portion of the driveway that passes through the front setback.

In order to avoid an outline effect, the visible portion of the base material must not contrast with nearby paving. Gravel-filled infiltration trenches shall be provided down gradient of the paving [where surface water runoff leaves a paved driveway surface]. For more information on drainage mitigation, please reference Section IV.15 Site Drainage in the SITE PRESERVATION chapter.

### IX.17 Color and Material Approval Procedure

For new homes, additions, and remodels, the following procedure must be followed in order to receive approval on any and all proposed exterior materials and colors. The Design Review Staff must review all proposals to renew or refinish the exterior materials of homes [in progress and completed] in Lahontan. Approval is necessary even if the product is exactly the same as the one previously approved and applied due to the probability of color build-up over time that may change the intended affect.

First, as part of the Final Design Submittal, an 18x24-inch Color Board is required, depicting all exterior materials proposed. Actual samples of all exterior materials [roof, wall, and ground plane materials, light fixture finishes, flashing, stone, wood, metal, landscape materials, etc.] must be securely affixed to a stiff board. The samples on the board must accurately correspond to the Color Rendering. All samples must be clearly labeled, and the homesite number must identify the board.

Second, the confirmation of final exterior stonework and material color selections shall be delayed until the start of construction in order to better visualize the potential colors with actual materials intended for use.

### IX.18 Mockup Requirements

A comprehensive, movable mockup of exterior colors and materials must be presented for review and approval by the Design Review Administrator at the foundation stage. It must remain on-site until the completion of the home to minimize the need to revisit the approval during the project.

The Contractor must clad the moveable mockup with a minimum of 16-square feet of each siding material and roofing
material. Trim, accent materials, non-asphalt paving, and window cladding samples must also be installed on the mockup, as well as a 4-foot long mortared stone sample representing the size and color range of any stonework.

The Architect or Contractor must make an appointment with the Design Review Administrator to review and provide written consent to the final selections, as well as provide a completed Exterior Materials and Colors Form [Appendix D], which must be signed by the Architect.

Architects must review these procedures, as they are a critical component of the design and finished appearance of the home. In the interest of expediting the approval process, alternative color and material selections may be proposed concurrently provided the Architect’s intent is clearly identified.

It is prudent to have materials reviewed by the Design Review Administrator prior to the placement of any material orders to avoid potential restocking costs in the event of denial of the submitted item[s]. Furthermore, the provision stated here is a Condition of Final Design Approval; therefore, application of any material, coating, or finish without the requisite resubmittal to the Lahontan Covenants Commission shall have the effect of voiding the approval in its entirety.
Lahontan is situated in a magnificent natural place. Respect and consideration of this serene and idyllic environment form the basis of our community. In order to ensure the natural landscape of each homesite is preserved, the nuisances inherent to any construction process are kept to a minimum, and the health and safety of personnel is maintained, the following regulations will be enforced during the construction period of all residential improvements at Lahontan. They are designed to protect current residents, the golf and recreation experience, the natural landscape, and the overall integrity of the community.

The construction regulations at Lahontan are more stringent than those typical of developments in this region. The intent of these rules is to limit as much destructive activity as possible while allowing for the reasonable construction and completion of residential improvements. Compliance with all of the regulations requires a sincere effort to familiarize oneself with the rules and continued diligence to abide by them.

Contractors are responsible for knowing and understanding all the information in this book. In addition to the information in this chapter, the following chapters are especially pertinent to Contractors at Lahontan:

II. THE LAHONTAN VISION
III. SITE PLANNING
IV. SITE PRESERVATION
V. SITE RESTORATION
XI. DESIGN REVIEW PROCEDURES
XII. CONSTRUCTION PROCEDURES

X.2 VEHICULAR ACCESS ONTO LAHONTAN PROPERTY

Prior to the start of any construction activity at Lahontan, each Contractor must meet with security staff and prepare a Contractor’s Vehicle Pass List and the supporting information relating to the description and identification of construction employee’s vehicles. No person or vehicle will be allowed onto Lahontan property until the requisite documents are on file and the appropriate passes have been issued. The Lahontan Covenants Commission or the security staff may require proof of acceptable automobile insurance as a condition of entry.
Access is granted on a site-specific basis. Pass holders may only travel to homesites associated with the pass. The Gatehouse staff may deny entry onto Lahontan property to any pass holder who violates the CC&Rs, Community Design Book, Community Association rules or construction procedures.

During the golf season, construction traffic may be routed through a separate construction gate entrance.

X.3 TRAFFIC REGULATIONS

Safety is of the utmost importance in this residential community. For that reason, the Gatehouse Security Staff enforces traffic regulations and parking rules at Lahontan. The Vehicle Safety Rules [depicted in the following section] are printed on all Lahontan vehicle passes. A more comprehensive description of traffic regulations may be obtained at the Gatehouse. From time to time, modifications and improvements to the current set of rules and regulations may be made.

Homesite Owners and their agents are required to abide by all traffic and parking rules and regulations. Owners may be warned or, following notices, fined, given the opportunity to attend a hearing, refined, or even lose community privileges for the violation of any traffic and parking rules and regulations. Agents and guests of the Owners [including family members, Contractors, subcontractors, suppliers, Architects, workers, employees, etc.] may also be warned or, following a warning, fined or denied from driving onto Lahontan Property.

The General Contractor in charge of a specific homesite is responsible for the actions of the pass holders while on Lahontan property, and any associated warnings or fines.

X.4 TRAFFIC ENFORCEMENT

All persons entering Lahontan or driving on Schaffer Mill Road must obey Lahontan Vehicle Safety Rules. Violations of the Vehicle Safety Rules may result in fines and the temporary suspension of the privilege to drive in Lahontan. In the event of a violation of a Vehicle Safety Rule, one warning will be given before a fine will be imposed or driving privileges temporarily suspended.

The Lahontan Covenants Commission or other appointed committee will review and decide on all Security Staff recommendations for fines and/or suspensions of driving privileges in Lahontan, at regularly scheduled or special meetings.
Vehicle Safety Rule violators may submit written evidence to the Commission as to why they believe they are not in violation of a Vehicle Safety Rule. Decisions of the Lahontan Covenants Commission are final. Traffic, parking fines, and enforcement procedures may be changed by the Board of Directors of the Association.
LAHONTAN Vehicle Safety Rules

I understand the interest of the Lahontan Community Association in adopting Vehicle Safety Rules for the safety of everyone living in and visiting Lahontan. I agree to abide by these Lahontan Vehicle Safety Rules, including imposition of fines and potential temporary suspension of driving privileges in Lahontan.

- Speed limits must be strictly observed.
- Traffic signs, including stop signs, must be observed.
- Parking signs and rules must be observed.
- Driving must be safe for the conditions.

Vehicle Violation Fine Schedule:

The individual violating the Vehicle Safety Rule is accountable for paying the fine. If fines are not paid within 15-days, vehicle access will be denied until the fine is paid.

<table>
<thead>
<tr>
<th>Violation</th>
<th>Fine</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Violation</td>
<td>Warning</td>
</tr>
<tr>
<td>Second Violation</td>
<td>$100 fine</td>
</tr>
<tr>
<td>Third Violation</td>
<td>$250 fine and a one-week denial of vehicular access</td>
</tr>
<tr>
<td>Fourth Violation</td>
<td>$250 fine and a one-month denial of vehicular access</td>
</tr>
<tr>
<td>Fifth Violation</td>
<td>Permanent denial of vehicular access</td>
</tr>
</tbody>
</table>

X.5 Vehicles, Heavy Equipment, and Parking Areas

Construction crews may not park on, or otherwise use, undeveloped portions of homesites or open space. All vehicles should be parked in the approved driveway and turnaround areas. During busy construction periods involving multiple trades such that all construction vehicles cannot be confined to the Construction Activity Zone, the overflow vehicles may be temporarily parked along the edge of the roadway. Vehicles may park along one side only [with all tires on the pavement] to allow continual unconstrained and normal traffic flow, including snow removal equipment, and emergency vehicles such as fire trucks. Vehicles may not park on neighboring homesites, driveways, open space, or along any street frontage bordering occupied residential properties. If the road is not wide enough to facilitate on-street parking near the construction site, crews must park further away where the road is wider. Parking on the shoulder of the road is prohibited.
Contractors with projects on unusually narrow streets who demonstrate hardship in meeting parking requirements may apply for a Construction Variance to ease parking difficulties, however, not all sites will be able to accommodate alternate parking arrangements and the Lahontan Covenants Commission maintains the authority to require significant mitigation on those sites that are approved for alternate parking arrangements.

Changing oil or performing vehicle maintenance is not allowed. The discharge of any petrochemical substance is strictly forbidden. Vehicles that leak oil must not be brought onto Lahontan property. A vehicle found to be dripping oil may be refused entry onto Lahontan property until it is proven that the vehicle no longer leaks oil. Petrochemical discharge and erosion are strictly monitored by agencies and therefore also by the Lahontan Covenants Commission.

Heavy equipment [which is prone to leaking petrochemicals] must have a catchment device such as plywood underneath whenever the equipment is not in use. At the end of each day, excavators, backhoes, dump trucks, cranes and other equipment must be placed within the Construction Activity Zone and may not be parked on the street overnight. Overnight storage of heavy equipment and vehicles is only permitted on active construction sites, where construction activity utilizing the machinery is ongoing daily.

X.6 MATERIAL DELIVERIES

All building materials, equipment and machinery required for construction at Lahontan must be delivered to and remain within the Construction Activity Zone of each homesite, clear of all setbacks. This includes all building materials, earth-moving equipment, generators, mixers, cranes and any other equipment or machinery that will remain at Lahontan overnight. Material delivery vehicles may not drive across setbacks [except on the driveway], adjacent homesites or common areas to access a construction site or drop deliveries in a roadway or right-of-way.

X.7 REFUSE RECEPTACLES AND DEBRIS REMOVAL

Contractors shall clean up all refuse and debris at the end of each day. For the purpose of containing all waste materials, a commercial dumpster must remain on the homesite at all times during active construction. The receptacle must be positioned on the site in the agreed location from the Pre-Construction Conference. It must remain clear of setbacks, rights-of-ways, and neighboring properties. If it is shown that a construction site cannot accommodate a dumpster and its emptying, alternative arrangements may be made by contacting the Design Review Staff.

Refuse receptacles must be emptied on a timely basis to avoid overflow of refuse. Disposal must be at a suitable off-site facility. Owners and Contractors are prohibited from dumping, burying, or burning refuse anywhere on the homesite or in
Lahontan. Heavy debris, such as broken stone, wood scrap, or the like must be removed from the site and legally disposed of upon completion of the work of each trade that has generated the debris.

During the construction period, each construction site must be kept neat and be properly policed to prevent it from becoming a public eyesore or detriment to other homesites or open space. Any clean-up costs incurred by the Lahontan Community Association or Covenants Commission in enforcing these requirements shall be payable by the Owner. Dirt, mud, or debris resulting from activity on each construction site must be removed daily from public or private roads, open spaces and driveways or other portions of Lahontan.

X.8 CONCRETE WASHOUT

All concrete washout, from both trucks and mixers, must occur within the building footprint of the homesite in a location where it will ultimately be concealed by structure or covered by paving.

Alternately, a designed concrete washout location may be arranged as part of the onsite Pre-Construction Conference and Agreement. This area may be no more than 25-square feet, surrounded on three sides [down gradient of the washout location] by filter fencing and green vegetation protection fencing; the ground must be lined with gravel on top of a geo-textile. Following the completion of pouring, dried concrete washout must be removed promptly from the washout location.

X.9 EXCAVATING, EXCESS MATERIALS, AND BLASTING

All excess materials resulting from blasting as well as all other excess excavation materials must be removed and legally disposed. Temporary storage of these materials must occur within the Construction Activity Zone.

For the safety of the community, if any blasting is to occur, a strict procedure must be followed. The Contractor must indicate on the Blasting Notification Application [Appendix D - Forms] the specific time period, date, extent and location within the homesite where the blasting will occur. Design Review staff will assist the Contractor in obtaining permission from the following individuals:

- Director of Security at the Gatehouse
- Manager of the Golf Club
- Head Golf Professional
- Golf Course Maintenance Director
- Director of Sales at the Information Cottage
The Contractor must submit the completed and signed Blasting Notification Application to the Design Review Administrator a minimum of forty-eight hours [two working days] in advance of the scheduled blasting. The Contractor is also responsible for obtaining appropriate approvals from Placer County, and any other governing agencies. The Design Review Staff maintains authority to deny the blasting application for good cause. Blasting may not occur without the written permission of the Design Review Administrator or Lahontan Community Association General Manager.

Blasting may only be performed by licensed demolition personnel, with all requisite insurance coverage as mandated by governmental statutes, specific to their blasting activity at Lahontan. The Lahontan Covenants Commission has the authority to require a pre-blast survey and written documentation of anticipated seismic effects on improvements on all adjoining properties, with confirmation that such effects will not be injurious to other persons or properties, public or private, and that all appropriate protection measures have been utilized.

**X.10 ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES**

If any paleontological resources, archeological artifacts, exotic, non-native rock, or unusual amounts of shell or bone are uncovered during any construction activity, all work in the area must stop immediately and a qualified paleontologist or archeologist [as appropriate] must be retained by the Owner to evaluate the finding. Should either occur, the Owner must contact Placer County for additional instructions prior to proceeding with construction.

**X.11 DUST AND NOISE CONTROL**

The Contractor is responsible for controlling dust and noise from the construction site, including the daily removal of dirt and mud from rights-of-way that is the result of construction activity on the homesite. Contractors must cover materials or provide sufficient irrigation to eliminate any fugitive dust.

The use of radios or other audio equipment must not be audible beyond the property perimeter of any homesite in Lahontan. Repeated violations of this provision may result in fines and total prohibition of any on-site use of radios or audio equipment during construction.

**X.12 TEMPORARY POWER**

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Existing on-site power supplies must be used when available. The use of temporary power poles installed during the initial stages of construction is preferable to the use of generators. Gas-powered generators should never be used when there is an alternative power source, as they can be quite disruptive to residents and golfers. Power lines shall be placed underground at the earliest possible opportunity.

**X.13 DAILY OPERATION**

Construction activity at Lahontan is allowed on weekdays between the hours of 7:00 a.m. and 6:00 p.m. Construction activity not potentially disruptive and which does not generate noise may occur on Saturdays between 8:00 a.m. and 6:00 p.m. Excessive noise is defined as activities that generate noise audible from off of the homesite such as heavy equipment usage, hammering, power sawing, concrete delivery, etc. Quiet outdoor construction activities such as hand landscaping, construction activity within an enclosed dwelling, and staining (without air compressors), is permitted on Saturdays. Construction is not permitted on Sundays.

There are several days each year when construction is not allowed due to special community events. The Board of Directors of the Lahontan Community Association will approve these holidays, community events, and special occasions each year. Contractors will be notified in advance of these occasions and are responsible for restricting work on their sites on these days.

**X.14 OSHA**

All applicable California and national Occupational Safety and Health Act [OSHA] regulations and guidelines must be observed at all times.

**X.15 SANITARY FACILITIES**

Contractors are responsible for providing adequate sanitary facilities for their construction workers on each homesite at all times until Final Release is requested in writing to the Design Review Administrator. Portable toilets must be located within the Construction Activity Zone, clear of all setbacks. For a construction site to be considered active, a sanitary closet must be on-site and in the location approved at the Pre-Construction Conference.

Owners wishing to maintain a temporary portable toilet on-site after Final Release [so crews may complete additional interior work] may make special arrangements to do by requesting a Construction Variance. See Section XII.13 Construction Variances in the CONSTRUCTION PROCEDURES chapter for information on requesting variances.
**X.16 Alcohol and Controlled Substances**

The consumption of alcohol or the use of a controlled substance by any construction personnel anywhere on Lahontan property is prohibited.

**X.17 Firearms**

The possession or discharge of any type of firearm by construction personnel anywhere on Lahontan property is prohibited.

**X.18 Fires, Flammable Materials, and Fire Extinguishers**

No on-site fires are allowed, except small, confined, attended fires for the heating of masonry water and roofing.

Careless disposal of cigarettes and other flammable materials, as well as the build-up of potentially flammable materials constituting a fire hazard, is prohibited.

At least two 10-pound 4A/20BC rated Dry Chemical Fire Extinguishers must be present and available in a conspicuous place on each construction site at all times, in addition to any requirements of the Truckee Fire Protection District.

**X.19 Site Visitations**

Due to the inherent danger associated with an active construction site, visitors to any homesite are limited to those persons with official business relating to the construction activity, such as construction workers and tradespeople, building officials, security staff, design review staff, Lahontan Covenants Commission members, sales personnel, and the Owner. Architectural, Construction, and related personnel, may not invite or bring family members or friends, especially children, to the project site.

**X.20 Pets**

No pets, particularly dogs, may be brought onto the property by anyone other than the Owner. If the Owner brings a pet to the site, that animal must be properly contained within the homesite. This regulation is strictly enforced.
X.21 Construction Trailers, Job Offices, and Materials Storage

Construction trailers, portable job offices, and commercial storage containers are not permitted at Lahontan. The preferred method to accommodate job office and material storage needs is to build the garage first and use it for shelter and storage. Trailers are not permitted overnight on residential construction sites. Temporary site built storage or shelter facilities that blend in with the construction site may be proposed to the Lahontan Covenants Commission at any point during the design or construction of a home. The Contractor must secure approval prior to beginning construction for the facility. Application for such a temporary structure outside of the regular Design submittals or Pre-Construction Conference will require a Subsequent Changes Request application and fee. For information on Subsequent Changes, see Section XI.17 Subsequent Changes in the following DESIGN REVIEW PROCEDURES chapter.

X.22 Signs

Temporary construction signs are limited to one sign per homesite, not to exceed 6-square feet of total surface area. This sign is intended primarily for project site identification; therefore, it must be located on the subject homesite clear of any side and rear setbacks and the 30-foot Snow Storage Easement adjacent to the street. The sign may identify the Architect and Contractor by name with address and telephone number[s] and may identify the project site by homesite number and Owner’s name.

The sign must be free standing and may not exceed 5-feet in height above natural grade. The sign’s design, color, style, text, duration of display and location upon the homesite must be approved in advance by the Lahontan Covenants Commission in accordance with the illustration following the text of this section.

The sign may not be erected on a site earlier than two weeks prior to the onset of continuing construction activity. Furthermore, all signs must be removed within two weeks after the issuance of a Final Release, or immediately upon the passage of 30 calendar days without significant construction activity.

The Architect or Contractor of a newly completed but unoccupied market home may apply to the Lahontan Covenants Commission for a continuation of the signage for advertising and sales purposes after construction has been completed, until such time that a contract for sale has been executed. Individual signs, or construction sign attachments identifying individual sub-contractors, tradespeople, or suppliers are prohibited. Additional signage when required by government statute shall be confined to the posting location of the building permit. Attachment of any signs or similar material to trees is strictly prohibited. Placement of any sign facing the Golf Course or any non-street common area is not allowed. The following figure illustrates in detail the sign requirement at Lahontan.
XI. DESIGN REVIEW PROCEDURES

XI.1 GENERAL OVERVIEW

Site-sensitive and site-specific design is fundamental at Lahontan. The Architect’s planning process and the design and construction documents should evolve from the careful and thorough analysis of a site's specific setting and features. Therefore, Owners, their Architects, and other consultants must refrain from approaching a homesite with a predetermined design expecting to make it fit with little regard for the homesite’s existing features and constraints. Lahontan has established this review procedure to assist the applicant through the design process in an appropriate sequence.
Plans and specifications must be submitted to the Lahontan Covenants Commission in accordance with the following conference, submittal requirements, and review procedures. A flow chart outlining the Design Review process is located in Appendix A and may be a useful reference.

**XI.2 Licensed Architect and Communication**

To accommodate the goals outlined in the preceding chapters, all Lahontan homes must be designed specifically for each homesite by a licensed Architect. In order to maintain consistent communication throughout the design phase of the project, all communication must be conducted between the Architect of Record, who is the Owner’s representative, and the Lahontan Covenants Commission.

The Architect of Record is required to request any changes from the approved Final Design, as well as producing Record Drawings as a condition of Final Release. Involvement is required during the Construction phase of the project for the Exterior Colors and Materials Mockup. It is suggested Owners arrange architectural contracts that continue through the Construction Phase and Final Release of a project.

If, during the design or construction of a home, the Owner discontinues the services of the Architect of Record, the Owner must replace this representative with another licensed Architect via a written notification submitted to the Design Review office. The Design Review Staff will subsequently verify the newly appointed architectural representative meets the licensure and orientation requirements of Lahontan [described in this chapter]. Provided these requirements are met, the staff will furnish the new Architect of Record a form to sign to transfer responsibility of the design portions of the project.

For proprietary reasons, the Lahontan Covenants Commission and Design Review Administrator may not accept architectural materials without prior written permission if they are prepared by anyone other than the Architect of Record who initially prepared the materials. For example, if a new Architect of Record submits changes to a drawing prepared by the previous Architect of Record, the submittal must be accompanied by written permission from the first Architect of Record.

**XI.3 Orientation**

Prior to preparing Conceptual plans for any proposed improvement at Lahontan for the first time, it is mandatory the Architect selected for the project meet in person with a representative of the Lahontan Covenants Commission for an Orientation. This meeting is an opportunity to informally discuss the Improvement Requirements and to resolve any questions regarding residential home designs. Architects need attend only one Orientation regardless of the number of projects on which they are working at Lahontan. Orientations for Architects and Landscape Architects are offered regularly. A schedule
XI.4 Pre-Design Conference

An on-site Pre-Design Conference with the Design Review Administrator is required prior to beginning design on each homesite. This Conference may be combined with the Orientation, and involves a site-specific discussion, including a visit to the homesite and an agreement [noted on the topographic survey] involving the approximate location of the future home. Subsequent submittals by the same Architect require a Pre-Design Conference for each homesite, but do not require the Orientation. The Architect must provide the items listed at the Pre-Design Conference.

Pre-Design Checklist

Topographic Survey
- Scale 1” = 10’ or 1/8” = 1’-0”
- Stamped By a Licensed Land Surveyor or Registered Civil Engineer
- Homesite Boundaries and Dimensions
- Easements
- Topography [2-foot contours]
- Major Site Features
- Trees 4 inches d.b.h. and Larger
- Edge of Pavement
- Utility Locations
- Benchmark locations and actual elevations
[Any homesite-specific Pre-Design agreements made will be noted on this document.]

Site Analysis
- Scale 1/16” = 1’-0”, 1” = 10’ or 1/8” = 1’-0”
- Quantitative Driplines of Trees
- Existing Plant Inventory
- Existing Disturbed Areas
[These items may be sketched onto the Topographic Survey.]

On-Site Staking
Setback Lines Strung
Property Corners Marked

**DEVELOPMENT NOTEBOOK SHEET**
- Must be initialed by the Owner.

**GEOTECHNICAL SURVEY STATEMENT**
- Must be signed by the Owner.

**PRE-DESIGN INFORMATION FORM**
- Completed and signed by the Architect of Record.
  [A copy of the form is included in Appendix D]

Together, the Architect and the Design Review Administrator will visit the homesite and determine the area in which construction will occur. Homesite-specific issues should be discussed at this time, prior to the commencement of design. If any questions arise after this meeting, the Architect is obliged to contact the Design Review Administrator; nothing should be assumed.

### XI.5 GEOTECHNICAL SURVEYS

Geotechnical surveys are an important and influential component of home design and engineering. Site conditions such as expansive soils, water drainage, and sub-surface rock can be assessed and more easily incorporated during the design of a home rather than retrofitting a completed home design to compensate for unanticipated sub-surface soil conditions [which can be a costly and time-consuming endeavor].

The Lahontan Covenants Commission strongly urges all Owners to have a geotechnical assessment conducted on their homesites prior to the selection of a foundation system. While the Commission does not monitor whether or not these assessments have been conducted, Owners are responsible for the discovery and subsequent architectural and engineering responses to geo-technical conditions and any sub-surface soil conditions on [each of] their homesite[s].
As a courtesy, the Design Review Staff may provide the names of geotechnical engineers who have done work at Lahontan. The Commission does not endorse the engineers listed or guarantee the quality of their work; therefore, the Owner should research them carefully.

Due to climatic and environmental considerations, it is suggested that geotechnical surveys be completed between May 1 and October 15 of each year. As geotechnical surveys can cause disruption to the site, there are environmental and vegetation protection requirements with regard to completing geotechnical surveys. Prior to initiating the survey, the Design Review staff must be contacted for instructions and guidance. A short-term deposit is required to ensure that surveyors follow water quality and other community regulations as well as returning the site back to its natural undisturbed condition.

All Owners, whether electing to have a geotechnical survey performed on their homesite or not, must read the Geotechnical Survey Statement [Appendix D] and provide a signed copy to their Architect. The Architect is responsible for submitting the signed form to the Design Review Administrator during the Pre-Design Conference.

### XI.6 Submittals and Deadlines

Design submittals must be made to the Design Review Administrator’s office by the Architect of Record and by appointment only. For submittals that will be reviewed by the Lahontan Covenants Commission, there are submittal dates associated with regularly scheduled meetings. Submittals not made on these dates will not be reviewed. Late or incomplete submittals will not be accepted. Applicants must make submittal appointments and should plan accordingly. A schedule of submittal deadlines, orientation dates, and Lahontan Covenants Commission meetings is available from the Design Review Department of the Lahontan Community Association.

During high volume submittal times, the Lahontan Covenants Commission may elect to limit submittals to a number which can be reasonably reviewed within the given time frame. If such a situation arises, the Commission may also elect to hold additional meetings to keep up with the submittal demand.

A complete submittal must include the appropriate form in addition to the required materials requested on the form. Copies of Lahontan Design Review forms are contained in Appendix D.

A homesite model must be included with all Design Submittals [including resubmittals], Design Variance and Subsequent Change Requests so that the Commission may quickly reference proposals in a three-dimensional context. Additional changes or modifications to the model are only required if requested by the Commission. Homesite numbers must be affixed to all
exhibits including the color board and model.

Models may be picked up from the Community Association office after the submittal response notice is issued. The applicant should retain the model for use in any future submittals. Color Boards will be retained until the Final Release of the constructed home. Drawings will not be returned, as they function as Community Association records.

**XI.7  Design Review and Construction Administrative Fees**

Lahontan’s Design Review Administrative fees are based on a tiered system, with fees due at the Preliminary Design Submittal, Final Design Submittal, Pre-Construction meeting and Final Release stages.

The Preliminary Design Review Administrative fee [$2,250 for homes with 4,000-square feet or less of heated, livable space, $2,750 for homes from 4,000 to 6,000-square feet and $3,000 for homes in excess of 6000-square feet] is due with the Preliminary Design Submittal.

The Final Design Review Administrative fee [$1,750 for homes with 4,000-square feet or less of heated, livable space, $2,250 for homes from 4,000 to 6,000-square feet and $2,250 for homes in excess of 6000-square feet] is due with the Final Design Submittal.

The Pre-Construction Administrative fee [$1,750 for homes with 4,000-square feet or less of heated, livable space, $2,250 for homes from 4,000 to 6,000-square feet and $2,250 for homes in excess of 6000-square feet] is due at the Pre-Construction Meeting.

The Final Release Administrative fee [$750 for homes with 4,000-square feet or less of heated, livable space, $1,250 for homes from 4,000 to 6,000-square feet and $1,500 for homes in excess of 6000-square feet] is due upon completion of construction, and must be submitted with the Notification of Completion form (see Appendix D).

**XI.8  Conceptual Design Submittal**

Prior to making a Preliminary Design Submittal, an informal Conceptual Design Submittal (including a statement of intent, Site Plan, Floor Plan, Elevation sketches and an optional massing model) must be submitted to the Design Review Administrator for review by the Lahontan Covenants Commission. The intent of the Conceptual Design Submittal is to address any major items that are not in compliance with Lahontan’s Improvement Requirements. The Conceptual Review is a
less formal process than the Preliminary Design Submittal and is intended to help Owner’s save time and money by addressing key concerns prior to an official submittal. There is no fee for a Conceptual Review and both Owners and Architects are encouraged to utilize this opportunity prior to detailed development of a home design.

**XI.9 Preliminary Design Submittal**

When the Preliminary Design is complete, one set of plans on 24x36-inch [or larger] sheets must be submitted. Only drawings that address the requirements set forth in the Preliminary Design Summary Checklist [following in this section] will be accepted. The required documentation includes a Site Analysis Plan, Site Plan, Floor Plans, and Exterior Elevations. Drawings must be submitted loose [not stapled] and rolled [not folded].

The Architect must complete and sign the Preliminary Design Submittal form. Additionally, the Architect must write and submit a Statement of Intent, explaining to the Lahontan Covenants Commission what major factors influenced the design and the important concepts that shape the home. This statement provides an avenue of written communication from the Architect to the Commission.

The Preliminary Design Review Administrative fee [$2,250 for homes with 4,000-square feet or less of heated, livable space, $2,750 for homes from 4,000 to 6,000-square feet and $3,000 for homes in excess of 6000-square feet] is due with the Preliminary Design Submittal.

A model [1/8-inch scale] showing the topography [minimum 2-foot contours] of the entire homesite is required at this time. Models at other scales cannot be accepted as the models are often viewed and compared with other models of nearby homesites. Items such as roof overhangs, windows, mullions, doors, balconies, posts, and exposed beams must be modeled three-dimensionally, rather than being simply drawn onto the model.

The Color Board is not required until the Final Design Submittal; however, for materials and colors critical to the design concept it may be prudent to submit the Color Board as part of the Preliminary Design Submittal.

The on-site staking functions as an important component of the Preliminary Design Submittal, and is necessary to determine whether the proposed home is well sited and whether the drawings accurately depict the proposal.

The following checklist contains Preliminary Design Submittal requirements. The Lahontan Covenants Commission reserves the right to request additional information.

**Preliminary Design Checklist**
GENERAL REQUIREMENTS
- Completed Preliminary Design Submittal form
- Design Review Administration Fee: Check made out to Lahontan Design Review
- Statement of Intent by Architect
- 1 Set of Drawings [loose, not stapled]
- Model
- Site Staking *

*To lessen the visual impact on the Community, all site staking and flagging (with the exception of property corner monumentation and Surveyor set control points) must be removed within two-months of Final Design Approval or prior to September 15th (whichever comes first). The Lahontan Covenants Commission may also require staking/flagging to be removed from homesites with designs that do not receive approval or appear to be languishing in the submittal phase.

SITE ANALYSIS PLAN
- Scale 1”=20’ or 1/16”=1’-0”
- Entire Property Shown
- Property Boundaries Shown
- Easements
- Setbacks
- Edge of Pavement and Location of Adjacent Roads
- Building Footprint of all Proposed Structures
- Window Locations
- Patios, Porches, Decks, Terraces
- Location of Proposed Spa [if applicable]
- Driveway, Parking Area[s]
- Projected Perpendicular Lines from Garage Doors
- Locations and Identifications of Adjacent Common Areas and Activity Zones
- Locations of Adjacent Homesite Boundaries and Setbacks
- Locations of Existing and Proposed Improvements on Adjacent Parcels with Adjacent Windows Located

SITE PLAN
- Scale 1/8”=1’-0”
Entire Property Shown [if possible]
Existing and Proposed Topography, Minimum 2-foot Contours
All Trees 4-inches diameter at breast height [d.b.h] and Larger with Species Noted and Actual Measured Canopy Driplines Drawn
All Trees To-Be-Removed
All Special Terrain Features Noted for Preservation
Property Boundaries Shown
Easements
Setbacks
Snow Storage Areas
Edge of Pavement
Proposed Construction Activity Zone [include driveway access and temporary fencing for utility trenching]
Building Footprint of Proposed Structures Shown with Roof Overhangs and Slope Directions
Driveway, Parking Area[s], Paving, and Surface Materials
Patios, Porches, Decks, Terraces, Site Walls, Courtyards, Posts, Berms, etc.
Finish Floor Elevation of All Levels
Location and Maximum Heights of Retaining Walls
Location of Utilities and Proposed Trenching
Locations of all Improvements on Adjacent Parcels
Square Feet of Impervious Coverage
Areas of any Previous Site Disturbances
Location of Proposed Spa [if applicable]
Location of any Enhanced Landscape or Turf
All Areas of Revegetation
Approximate Locations of All Existing Ground Covers, Shrubs, Thickets and Trees, with Specimens for Removal Indicated
Vegetation and Trees To-Be-Saved [transplanted, with new locations shown]

**FLOOR PLANS**
- Scale ¼” = 1’-0” or 1/8" = 1’-0”
- Floor Area for Each Level
- Patios, Porches, Decks, Terraces, Site Walls
• Window Locations
• Finish Floor Elevations
• Refuse Can Enclosure Located

**EXTERIOR ELEVATIONS**
• Scale ¼"=1'-0" or 1/8"=1'-0"
• Minimum of Four Full Elevations
• Existing and Finish Grades
• Plate Heights Relative to Existing [natural] Grade
• Ridge Heights Relative to Existing [natural] Grade
• Indication of All Exterior Materials
• Walls, Screens, Fences, etc., [if applicable]
• Fenestration and Window Composition

**MODEL**
• Scale 1/8"=1'-0"
• Entire Homesite Modeled
• Proposed Topography
• Major Site Features
• All Trees 4-inches d.b.h. and Larger
• Massing of Proposed Structures Accurately Modeled
• Glazing Modeled as Void
• Three Dimensional Elements Modeled, not Drawn
• Satellite Dish and Mechanical Appurtenances
• Label Identifying Homesite Number
• Driveways and Other Paving
• Roofs, Including Overhangs
• Details such as Spas, Fences, Trellises, etc.

**ON-SITE STAKING**
• Setbacks Strung
• All Structure Corners Staked and Labeled
• All Trees To-Be-Removed Marked and Labeled
Driveway Centerline Strung

In an effort to consolidate the timetables of Placer County and Lahontan application review processes, an agreement has been reached allowing for the County to check plans after the Preliminary Design has been approved. This means projects must conform to County impervious coverage, height, and setback restrictions, in addition to requirements of the Community Design Book to receive Preliminary Design Approval. Any project that does not conform cannot be considered for approval.

**XI.10 PRELIMINARY DESIGN REVIEW**

Once the submittal of the preliminary materials is complete, a representative of the Commission will visit the site to verify the site staking and to make sure the home will be appropriately located on the site. The Commission will review the submittal during a regularly scheduled Lahontan Covenants Commission meeting, and will respond in writing no later than 10-days after the meeting. The Lahontan Covenants Commission encourages both the Owners and Architect to attend Commission meetings during the review of their Design Submittal. The applicants must state their intention to attend the meeting during the submittal to the Design Review staff, and an approximate time slot will be provided once the meeting agenda has been formalized. Owners and their agents will be asked to present a design statement of intent and are then encouraged to silently observe the evaluation of their project. At the end of the review, the Owner (or agent) may ask questions of the Commission and vice versa to provide clarification. Copies of all Notices of Design Review Results will be mailed to the Owners within 10-days of the meeting.

Any response an Owner or Architect may wish to make regarding the results of a design review must be addressed to the Lahontan Covenants Commission in writing, and will be reviewed at the following meeting, provided the response was received by the published submittal deadline.

Once a project receives Preliminary Design Approval it may be submitted to the County for approval. The applicant must include the Lahontan Notice of Preliminary Approval in the submittal to the County. If any significant changes occur after the submittal to the County, the applicant is responsible for any additional fee assessments by the County. Therefore, it is prudent, but not required, to wait until Lahontan Final Design Approval prior to seeking County approval.

To prevent designs from languishing in the Preliminary phase, Preliminary Design Approvals are only valid for one year. If an Owner exceeds this time limit a Design Variance Request may be requested for an addition six-month extension. Should an Owner exceed the one year time period, the home design will be held accountable not only to the most recently published improvement requirements, but also to the most current Design Review fees.
XI.11 Final Design Submittal

The Final Design Review Administrative fee [$1,750 for homes with 4,000-square feet or less of heated, livable space, $2,250 for homes from 4,000 to 6,000-square feet and $2,250 for homes in excess of 6000-square feet] is due with the Final Design Submittal.

When the Final Design is complete, one set of plans on 24x36-inch [or larger] sheets must be submitted. Only drawings that address the requirements set forth in the Final Design Checklist will be accepted. These include a Site Plan, Landscape Plan, Floor Plans, Exterior Elevations, Roof Plan, Building Sections, a Color Rendering, and Exterior and Landscape Details that communicate aesthetic or environmental mitigation issues. Drawings should be submitted loose [not stapled] and rolled [not folded].

The 1/8-inch scale model is also required at this time. The model is required for every design submittal made to the Lahontan Covenants Commission; however, Subsequent Changes and other modifications need only be made to the model when specifically requested by the Commission.

An 18x24-inch Color Board is among the Final Design Submittal requirements. Actual samples of all exterior materials [roof, wall, and ground plane materials, light fixture finishes, flashing, stone, wood, metal, landscape materials, etc.] must be securely affixed to a stiff board. The samples on the board must accurately correspond to the Color Rendering. All samples must be clearly labeled, and the homesite number must identify the board.

The on-site staking functions as an important component of the submittal, and is necessary to determine whether the proposed home is well sited and whether the drawings accurately depict the proposal. Any changes made to the footprint of the Residence since the Preliminary Design Submittal must be staked for final.

The following checklist contains Final Design Submittal requirements. The Lahontan Covenants Commission reserves the right to request additional information.

**Final Design Checklist**

**General Requirements**
- Signed Final Design Submittal Form
- Design Review Fee to Administrator [only if applicable]
- Itemized List of Any Significant changes from the Preliminary Design Approval
- Cutsheets, Lamp Size Intentions and Finishes for All Exterior Light Fixtures
- Completed Plant List Form
- Completed Exterior Colors and Materials Form
- 1 Set of Drawings [loose, not stapled]
- Model
- Color Board
- Site Staking

**SITE PLAN**
- Scale 1/8” = 1’-0”
- Entire Property Shown
- Existing and Proposed Topography [minimum 2-foot contours]
- All Trees 4-inches d.b.h. and Larger with Species Noted and Actual Measured Canopy Driplines Drawn
- Trees To-Be-Removed Differentiated From Trees To-Be-Saved
- All Special Terrain Features Noted for Preservation
- Property Boundaries Shown
- Easements
- Setbacks
- Snow Storage Areas
- Edge of Pavement [and any existing curbs]
- Proposed Construction Activity Zone [include driveway access and temporary fencing for utility trenching]
- Building Footprint with Proposed Structures Shown with Roof Overhangs and Slope Directions
- Driveway, Parking Area[s], Paving and Surface Materials
- Patios, Porches, Decks, Terraces, Site Walls
- Finish Floor Elevation of All Levels
- Location and Maximum Heights of Retaining Walls
- Location of Utilities and Proposed Trenching
- Locations of all Improvements on Adjacent Parcels
- Square Feet of Impervious Coverage
- Areas of Any Previous Site Disturbances
- Location of Proposed Spa [if applicable]
- Protective Measures for Plants and Trees
- Location of Utility Connections to Home
Filter Fencing, Drip Trenches, and Other Temporary and Permanent BMP’s Located and Noted Graphically

**Landscape Plan**
- Scale 1/8” = 1’-0”
- Separate Drawing from Site Plan if Enhanced Vegetation is Proposed
- Setback and Property Lines
- Location of any Enhanced Landscape or Turf
- Areas of Preexisting Site Disturbances
- Areas of Revegetation [with instructions]
- Paving, Terraces, Patios, Courtyards, Structures, Posts, Walls, Berms
- Locations of Existing Trees 4-inches d.b.h. and Larger
- Approximate Locations of All Existing Ground Covers, Shrubs, Thickets and Trees, with Specimens to be Removed Indicated
- Construction Activity Zone
- Vegetation and Trees To-Be-Saved [transplant locations and directions for transplanting]
- Quantities, Sizes, Species and Locations of Proposed Plants
- Irrigation System: Locations, Types, and Lifetime Limit [if applicable]
- Decorative Materials or Borders
- Details, Address Marker Stones, Containment Devices, any Elements Requiring Additional Details at 1” = 1’-0”
- Locations of any Exterior Landscape Light Fixtures

**Floor Plans**
- Scale 1/4” = 1’-0”
- Floor Area for Each Level
- Patios, Porches, Decks, Terraces, Site Walls
- Window Locations
- Finish Floor Elevations
- Refuse Can Enclosure Located
- Exterior Light Fixture Locations
- Wood-Burning Device Locations noting make, model and Particulate Ratings
- Low-Voltage Wiring Service Center

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**EXTERIOR ELEVATIONS**
- Scale \(\frac{1}{4}'' = 1' \) 
- Minimum of Four Full Elevations
- Existing and Finish Grades
- Plate Heights Relative to Existing [natural] Grade
- Ridge Heights Relative to Existing [natural] Grade
- Indication and Notation of All Exterior Materials
- Walls, Screens, Fences, etc., if Applicable
- Fenestration and Window Composition [Include Garage Doors, Front Door, Skylights with Dimension above Ridge Indicated, Mullion Thickness]
- Color Rendering [scale may be \(\frac{1}{8}'' = 1' \)]
- Obscured Elevations
- Exterior Light Fixture Locations
- Satellite Dish and other Appurtenance Locations [if applicable]
- Details of any Custom Designed Elements

**ROOF PLANS**
- Scale \(\frac{1}{4}'' = 1' \) or \(\frac{1}{8}'' = 1' \)
- All Roof Pitches [framing plans not necessary]
- Locations of Proposed Roofing Materials
- Skylights [if applicable]
- Locations of Appurtenances – Chimneys, Caps, Vents, Satellite Dishes, Splitters [etc.]

**BUILDING SECTIONS**
- Scale \(\frac{1}{4}'' = 1' \) or \(\frac{1}{8}'' = 1' \)
- Existing and Finish Grades
- Minimum One for Each Major Structure
- Maximum Building Height at Highest Point Above Grade Shown
- Maximum Grade Cut at Deepest Point Shown
- Foundation System Drawn
- Structural Thickness Drawn
MODEL
- Scale 1/8" = 1'-0"
- Entire Homesite Modeled
- Proposed Topography
- Major Site Features
- All Trees 4-inch d.b.h. and Larger
- Massing of Proposed Structures Accurately Modeled
- Glazing Modeled as Void
- Three Dimensional Elements Modeled, not Drawn
- Mechanical Appurtenances
- Label Identifying Homesite Number
- Driveways and Other Paving
- Roofs, Including Overhangs
- Details Such as Spas, Fences, Trellises, etc.

COLOR BOARD
- 18" wide x 24" long
- Labeled Samples of Each Exterior Material, Firmly Secured to a Stiff Board - Siding, Roofing, Stone, Non-Asphalt Paving, Flashing, Trim, Doors, Windows, Accents, Light Fixture Finishes [etc.]
- Label Identifying Homesite Number

ON-SITE STAKING
- Setbacks Strung
  - All Structure Corners Staked and Labeled
- All Trees To-Be-Removed Differentiated [Marked and Labeled] From Trees To-Be-Saved
- Paving Limits Staked and Labeled, Including Driveways, Patios, Porches, Decks, Terraces, etc.
- All Areas to be Disturbed [Construction Activity Zone] Staked and Labeled
- All Trees and Vegetation to be Transplanted Marked and Labeled
- All Vegetation to be Protected within the Construction Activity Zone Labeled

XI.12 FINAL DESIGN REVIEW

Following the submittal of the Final Design materials, a representative of the Lahontan Covenants Commission will inspect
the homesite to evaluate if the conditions depicted in the final submittal and site staking are accurate and complete. The Commission will review the Final Design Submittal during a regularly scheduled meeting, and will respond in writing no later than 10-days after the meeting.

Any response an Owner or Architect may wish to make regarding the results of a design review must be addressed to the Lahontan Covenants Commission in writing and submitted within the established review schedule.

Preparations for construction, including the on-site Pre-Construction Conference for the Contractor, may begin prior to Final Design Approval, however, actual construction activity may not begin until Final Design Approval has been granted. Final Design Approval is valid for two years. If construction cannot begin within two years, the Architect or Owner must request an extension, explaining any extenuating circumstances for the delay to the Design Review Administrator. If construction does not begin within two years after Final Design Approval is issued, and an extension is not requested, the project must be resubmitted to the Design Review Administrator, and will be subjected to the design guidelines promulgated in the most recent edition of the Community Design Book. Please refer to Section XII.3 Pre-Construction Conference in the following CONSTRUCTION PROCEDURES chapter for Contractor requirements before construction commences.

**XI.13 Resubmittal of Plans**

In the event of disapproval by the Lahontan Covenants Commission of either a Preliminary or a Final Design, resubmittal of plans and other materials must follow the same procedure as an original submittal. Resubmittals are subject to the same time frames as the original submittal, unless the Commission elects to have the resubmitted materials reviewed and approved by the Design Review Administrator. Architects must make appointments for such administrative submittals. Turnaround times for written responses to administrative submittals generally will be within 10-days of the submittal unless there are unforeseen items that need to be reviewed by the Commission, in which case the standard submittal process will apply.

All design items requested to be changed by the Commission must be clearly itemized in writing, highlighted, and labeled on the resubmitted drawings so they correspond to the itemized list. The Lahontan Covenants Commission will not approve any changed items that do not conform to this procedure. If non-itemized changes are discovered, the submittal may be voided. If these items are not discovered at the time of the submittal, any approvals for itemized changes will not apply to non-itemized changes. The Commission may require that these items be built as originally approved.

The Lahontan Covenants Commission may assess an additional design review fee [which correlates to the relative costs for supplementary review efforts], upon subsequent submittals that diverge substantially from previously reviewed applications for the same homesite, whether previously approved or denied.
XI.14 Design Variance Request Procedure

If a requirement set forth in this book cannot be met, the Architect may request a Design Variance. In addition to satisfying the requirements in Section 5.12[b] of the CC&Rs, Variances require that a hardship is demonstrated or a benefit to the community as a whole is the outcome of the Variance. Mitigation may need to be proposed as part of the Variance. As a courtesy, the Lahontan Covenants Commission may solicit comments from adjacent homesite Owners, which may slow the Variance review process. When a request meets both the requirements in this book and Placer County standards, the Design Review Administrator will forward the Variance to the County only after the Lahontan Covenants Commission has approved it. Placer County will not process Variance requests that fail to meet a Lahontan requirement, or a Variance not approved by the Lahontan Covenants Commission.

Requests must be submitted within the standard submittal schedule along with any necessary materials to clearly communicate the request. The regulation from which the Variance is being requested must be identified, and the extent and parameters of the Variance must be clearly defined.

Variance requests will be processed and results given within 10-days after a regularly scheduled Lahontan Covenants Commission meeting, provided that outside agency approval is not necessary and neighbor comments are not necessary. Commission results will be either confirmed or rejected in a Variance Request Confirmation Notice that incorporates the results of the agency decision and any legitimate concerns voiced by Owners of affected homesites. Variance Request Confirmation Notice will be provided as soon as results become available, and will be signed by at least two Commission members.

For Design Variance Requests involving County agency approval the fee is $500, payable to Lahontan Design Review, regardless of whether the Variance is granted. This fee includes multiple Variances provided they are requested in one submittal. Additional fees will be assessed for Variances that occur as part of later submittals. The Variance fee is in addition to any other fees that may be assessed for processing additional procedures. See Appendix D for a Design Variance Request form.

XI.15 Requirements for Slab Foundation Variances

Slab-on-grade foundations are prohibited by the Conditions of Approval for Lahontan (except for outbuildings, basements, and garages). If the Architect wishes to incorporate a slab-on-grade foundation for other areas of the home, a Design Variance request must be approved by the Lahontan Covenants Commission and then forwarded to the County for review and approval. A benefit must be proven by demonstrating a reduction in the amount of excavation required versus that for a traditional
joisted foundation. The following submittal information must be provided for Design Variance Requests for all slab-on-grade foundations at Lahontan.

- Site Plan showing natural and finished grade contours (identifying location of section cut).
- Cross-section showing natural and finished grade (indicating the depth of cut required for a slab foundation versus a traditional joist foundation).
- Foundations plan showing the finished floor elevation for the portions of structure that are proposed as slab-on-grade.

### XI.16 Final Approval of Exterior Colors and Materials

The Architect is strongly encouraged to participate in the final stage of Exterior Color and Material Approval, which occurs during the construction of the home. At a minimum, the Architect is required to sign the Exterior Colors and Materials form that must be submitted during the Final Design Submittal. It is suggested that, as designer of the home, the Architect take an active role in the Final Approval of Exterior Colors and Materials, as the final result is one of the primary contributors to the perceived quality of the community. Although the Exterior Colors and Materials form must be submitted and is reviewed during the Final Design Submittal, final approval of colors and materials is deferred until the On-site Mockup.

See Appendix D for an Exterior Colors and Materials form, Section IX.12 Color and Material Approval Procedure in the EXTERIOR COLORS AND MATERIALS chapter, and Section XII.15 Colors and Materials On-site Mockup in the CONSTRUCTION PROCEDURES chapter for more information on this approval procedure.

### XI.17 Subsequent Changes

Any changes to the approved design occurring after the Final Design Approval and before Final Release must be submitted as described in this section. Additional construction or other improvements to a residence or homesite, or changes during construction, (including, but not limited to, landscaping, any re-staining, or color modification) must be submitted to the Lahontan Covenants Commission for approval prior to beginning any work.

A Subsequent Change Request form and supporting material must be submitted to the Lahontan Covenants Commission. Architects are encouraged to group subsequent changes together as one submittal rather than individually. A $200 processing fee, payable to Lahontan Design Review, will be required for the first 5 requested changes. Additional changes will cost $40
per individual request. If the total square footage of the home is increased to exceed the square footage category in the Design Review schedule of fees initially paid at the Preliminary Design Submittal, the difference in fees to the next square footage category must be paid. The Lahontan Covenants Commission will generally review and respond in writing to a Subsequent Change Request within 10-days of the meeting at which it was reviewed.

In order to expedite response time, the Lahontan Covenants Commission has granted the Design Review Administrator the discretion to process routine and non-controversial Subsequent Change Requests outside of the regular Commission meeting schedule. Documentation requirements for administratively reviewed Subsequent Changes are the same for those requested of the Commission.

Applicants requesting any subsequent changes requiring a Variance from the Improvement Requirements are required to follow the regular Variance process previously outlined (Section XI.12 Design Variance Request Procedure).

All changes from the Final Design made to the homesite, exterior of the residence, or to the amount of heated, livable space must conform to the following procedure prior to the initiation of construction:

- A completed Subsequent Change Request form [Appendix D] accompanied by an itemized list of the modifications. The form must be signed by either the Architect or the Contractor.
- A check for $200 (plus additional $40 for each change requested beyond 5), payable to LAHONTAN Design Review.
- Modified full-sized drawings and any other exhibits such as material samples or photographs necessary to clearly communicate the requested changes must be submitted for review at the next scheduled Covenants Commission meeting. Please note that all changes must be specifically noted in writing [such as a list], and highlighted on plans and other exhibits. The highlighted items must be noted so that they correspond to the list.
- The Model must be submitted for reference purposes; however, minor modifications need not be added to the model unless specifically requested by the Commission. Submittals for review by the Administrator need not include the model.

Implementation of the change may only occur if approval is granted. Fines for initiating construction on unapproved elements of a design range from $500 - $1,500 per change, depending on the severity of the change. For example, two changed windows may constitute two minor changes and would result in two, $500 fines.

Fines levied against the deposit for unapproved changes do not constitute approval, and changes will still be required to be requested as part of the above-mentioned procedure. In the event a change is not approved, the element must be built as
originally approved in the Final Design. Any associated Subsequent Change Request fees will not be refunded. These requirements help to ensure that the Commission maintains control over all exterior elements of a home.

For information on additions, remodels, and exterior refinishing after Final Release is granted, please refer to Section XI.16 Additions, Exterior Remodels, and Refinishing.

**XI.18 RECORD DRAWINGS AND FINAL RELEASE**

The Final Release Administrative fee [$750 for homes with 4,000-square feet or less of heated, livable space, $1,250 for homes from 4,000 to 6,000-square feet and $1,500 for homes in excess of 6000-square feet] is due upon completion of construction.

As part of the notification of home construction completion, the Lahontan Covenants Commission shall be provided with, a set of 11x17-inch record drawings prepared by the Architect; Site Plan, Landscape Plan [that includes irrigation and abatement dates], Floor Plans, and Elevations of all sides of the home are required. Final Release inspections cannot occur without this documentation.

Record Drawings must reflect the approved Final Design or as modified by any approved Subsequent Changes. During the Final Release Inspection, Record Drawings will be checked for accuracy against what was actually built and installed on the homesite. Discrepancies are subject to Notices of Noncompliance, and associated fines may be deducted from the Construction Deposit on an item-by-item basis, and in addition, may need to be corrected. Therefore, it is prudent to stay abreast of Subsequent Changes in advance of their implementation.

A Final Release Inspection must be requested by the Contractor by submitting a completed Notification of Completion form to the Design Review Administrator. Refer to Appendix D for a copy of the Notification.

**XI.19 MAJOR ADDITIONS AND EXTERIOR REMODELS**

If a structural addition is to be added or the exterior of the home is to be remodeled any time after the completion of construction and Final Release, the following Design Review procedures must be followed. Failure to follow this procedure could result in penalties as listed in Appendix C.

The Design Review service fee for major remodel work is $1,000 plus $1 per square foot, or the standard design review fee, whichever is less. A major addition or remodel is one that involves structural changes or the addition of heated livable space, and requires drawings submitted by a Licensed Architect. The Lahontan Covenants Commission may require a massing model
for additions to homes that increase the square footage more than 25%. Submittal procedures are the same as those for a new design, including the Conceptual Design Phase.

A Major Change is defined as a revision to the residence or homesite that substantially changes the exterior appearance of the property. In addition to structural revisions to a residence, any removal of natural site features that were required to-be-saved by the Pre-Design Agreement, any exterior revisions which require extensive earthwork as well as driveway reconfigurations (which disturb previously untouched natural landscape) are all considered Major Change Requests. All such requests must be reviewed by the Lahontan Covenants Commission and require a licensed Architect to submit drawings.

Since there may be previous Conditions of Approval for a specific residence, it is impossible to anticipate every Major Change request, the Owner must contact the office of the Design Review Administrator for more specific instructions prior to adding, remodeling or refinishing any item on the home. For more information on fees associated with Post Final Release additions or remodels, please refer to Appendix B.

**XI.20 Minor Additions**

Minor additions of such items as a dog run, patio, vegetation, light fixture or awning also require the submittal of drawings, however, the review fee is $200 and the services of an Architect is suggested but not required. Submittal procedures are the same as those for Subsequent Changes with the exception that an Architect’s signature is not required.

There is no fee for review of exterior refinishing for items such as wood siding or maintenance items such as re-roofing. Review is required, but the procedure is generally simple and quick please refer to the previous section for more information.

**XII. Construction Procedures**

**XII.1 General Overview**

In order to establish and maintain clear communication between residential construction projects and the Lahontan Covenants Commission, communication shall be conducted solely through the office of the Design Review Administrator and
the licensed General Contractor. The Architect will need to remain involved in the project to provide services for Exterior Color and Materials, any Subsequent Changes, Design Variance Requests, and Record Drawings. A flow chart outlining the Construction Phase and actions required by the Contractor is located in Appendix A, and may be a useful reference.

### XII.2 ORIENTATION

Prior to beginning construction, the selected Contractor must meet with a representative of the Lahontan Covenants Commission for an Orientation to review construction procedures and regulations. Contractors need attend only one Orientation regardless of the number of projects they have at Lahontan.

Orientations for Contractors are offered regularly throughout the spring and summer months. Reservations must be made at least 48-hours in advance to attend the session. Contractors and Owners may obtain a schedule of Orientations from the Design Review Department of the Lahontan Community Association.

### XII.3 PRE-CONSTRUCTION CONFERENCE

The Pre-Construction Conference may be combined with the Orientation where applicable. This meeting is necessary for each project so the proposed construction activities can be coordinated and tailored to the specific site. The Contractor must bring [among other required materials] a current Site Plan so locations for major construction equipment and activity may be mutually agreed upon and recorded by the representative of the Lahontan Covenants Commission and the Contractor. Locations for dumpsters, sanitary toilets, materials storage, construction staging, concrete washout, and tree/vegetation protection fencing will be among the items discussed.

### XII.4 PRE-CONSTRUCTION PACKAGE REQUIREMENTS

After Final Design Approval has been granted by the Lahontan Covenants Commission, a Pre-Construction Package consisting of the documentation and Design Review forms listed below must be submitted in full at the Pre-Construction Conference. As the Owner’s agent, the Contractor of record must provide a complete package as a prerequisite to obtaining Permission to Begin Construction.

#### PRE-CONSTRUCTION PACKAGE CHECKLIST

- A check for the Pre-Construction Administrative fee:
- 0 – 4,000 s.f.: $1,750
- 4,001 – 6,000 s.f.: $2,250
- Over 6,000 s.f.: $2,250

- A Completed Pre-Construction Information form [See Appendix D - Forms]
- Proof of Final Design Approval from the Lahontan Covenants Commission
- Copy of Approved Final Design Site Plan
- Copy of California Contractor’s License
- A Deposit Check for $5,000 written to Lahontan Contractor Deposit [reference Section XII.7 Contractor Deposit]
- Proof of Insurance [reference Section XII.5 Insurance Requirements]
  - Copy of Certificate of Minimum $1,000,000 Liability Insurance naming Owner and Declarant.
  - Proof of Valid Workers’ Compensation Insurance or Exemption.
- A copy of the Placer County Building Permit or a copy of the submitted application. A copy of the permit must be submitted to the Design Review staff no later than two weeks after Permission to Begin Construction is granted.
- Staked and prepared homesite [reference Section XII.6 Site Preparation and Staking]
- Contractor’s Sign [optional] - The proposed location of the sign must be indicated on the Site Plan. [reference Section X.22 Signs]
- Vehicular Access List - A list of all vehicles and personnel accessing the homesite must be submitted to Security Staff.

The Contractor should notify the Design Review Administrator when the Pre-Construction Package is complete. The Design Review staff will then arrange an on-site Pre-Construction Conference.

**XII.5 Insurance Requirements**

All contractors must provide evidence of insurance to the Lahontan Covenants Commission and the homesite Owner prior to entering the construction premises. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming both the Owner and Declarant [Lahontan Community Association and related entities] as the certificate holders. The
required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability and workers’ compensation. Proof of liability insurance and workers’ compensation [or exemption from it] is required as a condition to begin and continue construction.

The minimum limits are $1,000,000 per incident for both general liability and workers’ compensation liability. General liability coverage must contain provisions for contractual liability and broad form property damage. The certificate shall provide for a 30-day notice to the certificate holders in case of cancellation or material change in the limits of coverage.

**XII.6 SITE PREPARATION AND STAKING**

As part of the Pre-Construction Package, comprehensive on-site staking and site preparation must be completed. Many of the required items listed below may have been previously completed as part of the Final Design Submittal.

1. Limits of construction delineated with 4-foot high dark green vegetation protection fencing.

2. Setbacks strung.

3. Elements To-Be-Saved within the Construction Activity Zone protected [include tree root protection].

4. Filter fencing installed [per Section IV.3 *Temporary Best Management Practices*].

5. Fire Extinguishers on-site [per Section X.17 *Fires, Flammable Materials and Fire Extinguishers*].

6. Transplant specimens flagged.

7. Trees To-Be-Removed flagged.

8. Optional Trees To-Be-Saved differentiated from those that must be saved, if applicable.

9. Equipment access marked.

10. Utility trench location staked and labeled.

12. Paving limits strung.

13. Sanitary closet location indicated.


15. Dumpster location indicated.

16. Concrete washout location indicated, if needed.

**XII.7 CONTRACTOR DEPOSIT**

The Contractor must post a deposit of $5,000 for each homesite under construction, payable to Lahontan Contractor Deposit. The deposit is required by the Lahontan Covenants Commission as a prerequisite for Permission to Begin Construction. The deposit will be returned without interest to the Contractor who posted the deposit upon Final Release unless fines have been levied for items in noncompliance with the CC&Rs, Community Association rules [including traffic and parking regulations] or if deviations from the approved Final Design occurred.

The Covenants Commission may request an additional deposit be paid in the event that the balance falls below $4,000. For more information on inspections, enforcement of regulations and deposits, please refer to Section XII.14 Inspections of Work and Enforcement in this chapter.

**XII.8 PERMISSION TO BEGIN CONSTRUCTION**

Permission to Begin Construction will generally be granted during the Pre-Construction Conference, unless outstanding Pre-Construction items are not in compliance. A Pre-Construction Agreement [noting adherence dates] must be signed by the Contractor and a representative of the Design Review Staff. The date on this Agreement will be noted as the Commencement of Construction unless the Contractor requests and alternate start date.
Work must begin within one year from the date Permission to Begin Construction is granted. If the Contractor fails to begin construction within this time period, approval will be revoked. If approval is revoked, the Contractor must resubmit the Pre-Construction Package and reapply for Permission to Begin Construction under any new requirements that may have been enacted since the original permission date. The Lahontan Covenants Commission or Design Review staff may inspect the homesite at anytime to ensure the Pre-Construction preparations remain in place as approved.

**XII.9 COMMENCEMENT OF CONSTRUCTION**

Upon receipt of Permission to Begin Construction from the Lahontan Covenants Commission, and after having satisfied all applicable Placer County review and permit processes, the Contractor may begin construction of the residence pursuant to the approved plans. Work must begin within one year from the date Permission to Begin Construction was granted. If the Contractor fails to begin construction within this time period, approval will be revoked.

All required infrastructure, such as dumpsters and sanitary closets, must be on-site within 7-days of the commencement of construction, or as noted differently in the Pre-Construction Agreement. Also within the first 7-days, the driveway must be underlain with filter cloth and base laid as described in Section IV.7 Construction Site Access in the SITE PRESERVATION chapter.

**XII.10 CHANGE OF CONTRACTOR OF RECORD**

If, during the course of construction, the Owner changes the Contractor of Record, the Design Review staff must receive a letter from the Owner requesting this change. The letter must include the name and telephone number of the Contractor who will assume responsibility for the project.

The new Contractor to assume responsibility must attend a Pre-Construction Orientation, provide the requisite Pre-Construction Package documents [refer to Section XII.4] including a $5,000 deposit, and meet with a member of the Design Review staff to discuss specific items pertaining to the homesite. The incoming Contractor must sign a Pre-Construction Agreement before responsibility for the job is released from the outgoing Contractor. Once the agreement has been signed and all required items have been submitted, the remaining deposit will be returned to the party who posted it.
XII.11 Completion of Construction and Active Sites

The Contractor shall complete construction of all improvements to the homesite within 24-months after commencing construction, except when such completion is impossible or would result in hardship to the Owner due to labor strikes, fires, national emergencies or natural calamities. If legitimate circumstances arise such that construction activity will need to exceed the 24-month limit or if Final Release has not been requested within this time period, an alternate construction schedule must be arranged via a Construction Variance as described in the following section.

If the Contractor fails to comply with this schedule, or if the diligent and earnest pursuit of the completion of the improvement ceases, or if the site is abandoned for a period of one calendar month, or a cumulative period of 4-weeks during any 8-week span without an approved Alternative Construction schedule, the Lahontan Covenants Commission may, following 60-days after written notification to the Owner, proceed to have the exterior of the improvement completed in accordance with the approved plans. The Commission may also remove the improvement and restore the homesite to its pre-construction condition or to the greatest degree possible. All costs relating to the completion or removal of improvements shall be borne and reimbursed to the Lahontan Covenants Commission by the Owner, to be secured by a continuing lien on the homesite.

An active construction site, one that will not be considered abandoned, must not only have work crews present, it must also have a dumpster, a sanitary toilet, fire extinguishers, correctly placed vegetation protection fencing and all applicable Best Management Practices in place at all times. All homesites must be winterized as described in Section IV.17 Winterization of Construction Sites in the SITE PRESERVATION chapter, regardless of their status.

XII.12 Alternative Construction Schedules

Contractors wishing to install a foundation in the fall and not return to the site to begin framing until spring must make special arrangements to ensure that the site will not be permanently abandoned, and to help defray monitoring costs associated with neatly closing and properly reopening the operation. Projects, which for legitimate reasons are unable to be completed within the given time frame, must also make these arrangements.

These arrangements include an increased deposit of an additional $2,000, payable to Lahontan Construction Deposit, to cover costs related to restoration activities in the unlikely event of site abandonment. A $200 Construction Variance fee must also be paid to Lahontan Design Review to defray additional administration and monitoring costs. Best Management Practices must be in place and maintained throughout the winter months regardless of the construction activity status of the homesite.
XII.13 Construction Variances

If construction cannot be legitimately completed within the standards set forth in Chapter X, CONSTRUCTION REGULATIONS, the Contractor may apply for a Construction Variance for a fee of $200. Construction Variances must be requested in writing, using the Construction Variance Request form located in Appendix D. A written response will be given within 10-days of the Lahontan Covenants Commission meeting in which the request is reviewed. For routine and non-controversial Construction Variances, the Design Review Administrator will review and approve such Variances outside of the regular Commission schedule; however, time will be needed for a representative to visit the site, evaluate the request, and respond, in writing, to the Contractor. Variances should be anticipated well in advance of the scheduled dates of the variance activity.

XII.14 Inspections of Work and Enforcement

A representative of the Lahontan Covenants Commission and members of the Security Staff will regularly inspect all work in progress and issue Notices of Noncompliance when applicable. Contractors can expect the following inspections throughout the progress of their project.

- Weekly Water Quality Inspections – Staff inspections designed to ensure that construction sites are in compliance with the requirements set forth in Chapter IV Site Preservation.
- Daily Security Monitoring – Lahontan Security personnel conduct several Community patrols throughout the day. Vehicular safety, parking violations, noise control and weekend work enforcement are all closely monitored. Notices of Noncompliance will be issued to individual Contractors if there is a violation of the rules and regulations set forth in Chapter X Construction Regulations.
- Finished Floor Elevation Confirmation – Prior to initiating framing the Contractor is responsible for confirming that the elevation of the foundation and associated finish floor heights correspond to those indicated on the approved Final Design. On certain homesites with restricted building heights or on home designs that have ridge heights at or near the maximum allowable height, additional confirmation of height will be required (see Section XII.15 Confirmation of Building Height).
- Rough Framing Inspection – Once rough framing is completed and prior to the installation of siding, the Contractor and Architect must confirm that the residence has been constructed as approved. A representative of the Lahontan Covenants Commission will meet with the Contractor and Architect and review the Approved Final Design relative to what has been constructed. Should any deviation from the approved plans be discovered a Subsequent Change Request
must be submitted. In the event that the Commission does not approve the constructed changes, the home must be built in accordance with the Final Design Approval.

The Contractor is responsible for violations of the Community Design Book, CC&Rs, and Association Rules by all parties involved in the construction of improvements on the Owner’s homesite. As the designated contact and agent for the Owner during the construction phase, the General Contractor, who must be licensed in the State of California, is responsible for making sure all parties, including subcontractors, suppliers and crewmembers, abide by the governing documents, including Association Rules. All construction and enforcement notices will be directed toward the General Contractor, who bears responsibility for all construction-related persons entering Lahontan property on behalf of the homesite project. A copy of the Notice of Noncompliance [when associated with a fine] will be distributed to the Owner.

The Lahontan Covenants Commission will review all Notices of Noncompliance at regularly scheduled or special meetings. Owners and Contractors may submit written evidence to the Lahontan Covenants Commission prior to such meetings that they are not in violation of the governing documents and/or should not have received a Notice of Noncompliance. All such decisions of the Lahontan Covenants Commission are final, subject to Contractor’s rights under the law. In lieu of this process the Board of Directors of the Association may establish an alternative fine and enforcement procedure.

In the event of a violation of the governing documents, a warning may, but not necessarily will, be given for less serious breaches. Violations will be subject to the fines and other corrective action in Appendix C, as amended from time to time. These fines and actions may be imposed by the Lahontan Community Association and/or the Lahontan Covenants Commission and its agents. Fines double for each successive similar or uncured violation, regardless of any third party involvement, such as a subcontractor.

In the unlikely event of an egregious or flagrant violation, the Lahontan Covenants Commission or the Association may impose a fine of up to 10-times the penalties listed in Appendix C - Fines.

The Lahontan Community Association and its agents may at any time, including after issuance of a Final Release, take corrective action including, but not limited to, issuance of Notice of Noncompliance and fines as described herein, entering the site to correct the problem, issuing a Notice of Noncompliance and/or a Stop Work Order, ordering mitigation measures, or enforcement by any proceeding at law or as otherwise allowed under the law.

Absence of such inspection or Notification of Noncompliance during the construction period does not constitute an approval by the Lahontan Covenants Commission of work in progress or compliance with these Improvement Requirements. Please refer to Appendix C - Fines for additional information.
XII.15 CONFIRMATION OF BUILDING HEIGHT

In order to ensure compliance with the height restrictions (detailed in Section VII.5 Maximum Heights and VII.6, One-Story Form Restricted Homeseites) the following procedures must be followed. As part of the Pre-Construction meeting, the Contractor shall, at his or her expense, have a licensed California Land Surveyor, or Civil Engineer, establish permanent benchmarks outside of the proposed area of disturbance. At any time during framing, the Lahontan Covenants Commission may require the Contractor to certify the finished height of the residence. Should the height, in any aspect, exceed the Design Guidelines set forth herein, the Contractor shall take action to immediately bring the Residence into full compliance.

XII.16 EXTERIOR COLORS AND MATERIALS MOCKUP

All materials and colors of a home exterior must be approved via a comprehensive onsite mockup prior to their installation. The procedure, which involves significant advance planning and the involvement of the Architect of Record, is described in Section IX.12 Color and Material Approval Procedure in the EXTERIOR COLORS AND MATERIALS chapter.

XII.17 SUBSEQUENT CHANGES

The Contractor must build the home per the Final Design plans approved by the Lahontan Covenants Commission. It is of the utmost importance to keep a set of these plans for reference. Any deviations from these plans visible from outside of the home, or the addition of heated livable square footage inside the home, must be requested and approved by the Lahontan Covenants Commission or its representative prior to the implementation of the changes. The Design Review Administrator may handle routine and non-controversial changes outside of the regular Covenants Commission meeting schedule. All Subsequent Changes involve submittals and coordination with the Architect. For information on Subsequent Changes procedures, see Section XI.17 Subsequent Changes in the DESIGN REVIEW PROCEDURES chapter.

Failure to follow subsequent change procedures may result in penalties. Fines for initiating construction on unapproved elements of a design range from $500 - $1,500 per change, depending on the severity. Fines levied against the Contractor’s deposit for unapproved changes do not constitute approval, and are still required to be submitted for review to the Lahontan Covenants Commission as part of a Subsequent Change procedure. In the event a change is not approved, the residence must be built as originally approved in the Final Design. Fines and Subsequent Change Request fees will not be refunded. These requirements help ensure the Commission maintains control over all exterior elements of a home.

XII.18 NOTIFICATION OF COMPLETION AND FINAL RELEASE
Upon completion of a residence, the Contractor shall give written notice to the Lahontan Covenants Commission via the Notification of Completion form [Appendix D].

As part of the Final Release process, the Lahontan Design Review Administrator shall be provided with a set of 11x17-inch Record Drawings reflecting what was actually built and installed on the homesite. For information on record drawing requirements, see Section XI.18 Record Drawings and Final Release in the DESIGN REVIEW PROCEDURES chapter. Additionally, the Contactor must string the setback lines for the Final Release Inspection.

Within 10 business days of such notification, a representative of the Lahontan Covenants Commission may inspect the residence or other improvements for compliance. During the Final Release Inspection, the Record Drawings will be checked for accuracy against what was actually built and installed on the homesite. Record Drawings must reflect the approved Final Design or modifications approved through the Subsequent Change process. Discrepancies are subject to Notices of Noncompliance and associated fines may be deducted from the construction deposit on an item-by-item basis. Additionally, unapproved changes may need to be rebuilt as originally approved.

If all improvements comply with the Improvement Requirements, the Design Review Administrator may issue a written approval to the Owner, constituting a Final Release of the improvements by the Lahontan Covenants Commission. The Final Release is to be issued within 30-days of the final inspection, and shall be accompanied with the remaining balance of the construction deposit and a Certificate of Compliance. A Final Release is a prerequisite for obtaining a Certificate of Occupancy from Placer County.

If work was not done in strict compliance with the approved plans or any portion of the Improvement Requirements, the Lahontan Covenants Commission may issue a written Notice of Noncompliance to the Owner, specifying the particulars of noncompliance. This notice is to be issued within 30-days of the final inspection.

The Owner will generally have 30-days from issuance date of Notice of Noncompliance to remedy the non-complying portions of the improvement. If, by the end of this time period the Owner has failed to remedy the noncompliance, the Lahontan Covenants Commission may take action to remedy or remove the non-complying improvements. If the Commission fails to issue a Final Release, and also fails to issue a Notice of Noncompliance to the Owner within 30-days receipt of the Contractor’s completed Notification of Completion form, the improvements shall be deemed to be in compliance with plans as approved by the Lahontan Covenants Commission, and in compliance with these Improvement Requirements. The remaining balance of the construction deposit will be returned and a Certificate of Compliance issued.

The Lahontan Covenants Commission retains jurisdiction over the improvements for enforcement purposes even after
issuance of a Final Release.

**XII.19 CONDITIONAL FINAL RELEASE**

The Lahontan Covenants Commission may grant a Conditional Final Release on a homesite in the event required improvements necessary for Final Release cannot be completed due to inclement weather, seasonal considerations, or other unforeseeable events. A Conditional Final Release will provide for a Certificate of Occupancy from Placer County prior to receiving Final Release and a Certificate of Compliance.

An estimate of the cost to complete the work signed by the Contractor, and a check for 150% of the estimated cost of completion made payable to Lahontan Contractor Deposit must be submitted to Lahontan Design Review. This money will be held in addition to the remaining contractor deposit. A Conditional Final Release must be requested via the standard procedure outlined in the previous section. Final Release will be issued [along with the return of both the standard and the additional contractor deposit] after verification of timely and satisfactory completion of the work. Refer to Appendix D for the Notification of Completion form.

**XIII. GENERAL POLICIES AND PROCEDURES**

**XIII.1 NON-WAIVER**

The approval by the Lahontan Covenants Commission of any plans, drawings, or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any provision of these Improvement Requirements shall not constitute a waiver of the same.
Moreover, approval granted to a project does not constitute approval of each element within that project. If an element that does not comply with the guidelines is discovered in a future submittal, or during construction of the same project, modification of the non-compliant element may be required. The Lahontan Covenants Commission, the Design Review Administrator, the Community Association, Developer, or any employee or member thereof may not be held liable for any costs or inconveniences incurred to remedy such a situation.

The Architect, Contractor and Owner shall assume responsibility for compliance with all of the Community Design Book [Improvement Requirements] and the CC&R’s.

### XIII.2 Right of Waiver or Variance

The Lahontan Covenants Commission reserves the right to waive or vary any of the procedures or standards set forth herein at its discretion, for good cause shown, and subject to findings as may be required by the CC&R’s. Upon submittal of a written narrative request for a variance or waiver of one or more provisions of these Improvement Requirements, the Lahontan Covenants Commission may, from time to time, at its sole discretion, permit Owners to construct, erect, or install improvements that are in variance with these Improvement Requirements.

No member, representative, or employee of the Lahontan Covenants Commission shall be liable to any Owner or other person for any claims, causes of actions, or damages arising out of the granting or denial of any variance request by Owners or their other agents. Each request for a variance submitted hereunder shall be reviewed separately and apart from other such requests and the grant of a variance to any Owner shall not constitute a waiver of the Lahontan Covenants Commission’s right to strictly enforce these Improvement Requirements against any other Owner. Each such written request must identify and set forth in narrative detail the specific guideline or standard from which a variance is sought, describe in detail the exact nature of the variance sought and be accompanied by the appropriate fee, as prescribed by the Lahontan Covenants Commission. Any grant of variance by the Lahontan Covenants Commission must be in writing and must identify in narrative detail both the standard from which a variance is being sought and the specific variance being granted.

### XIII.3 Exemptions

The Lahontan Community Association and Golf Club owned utility and maintenance buildings, structures located on non-homesite parcels and the developer are exempted from the Improvement Requirements portion of this document. However, the Lahontan Covenants Commission will endeavor to attain as high a level of conformance with these standards as is practical for these types of facilities.
XIII.4 NONLIABILITY

Neither the Lahontan Covenants Commission, its agents and employees, any member thereof, employee thereof, nor the Declarant, shall be liable to the Association or to any Owner, any Contractor, or other person for any loss or damage claimed on account of any of the following if the party acted in good faith.

- The approval or disapproval of any plans, drawings and specifications whether or not defective or in compliance.

- The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications and whether or not defective.

- The development, or manner of development, of any homesite within Lahontan.

- Processing and enforcement of the governing documents, including the Community Design Book.

Every Owner or other person, by submittal of plans and specifications to the Lahontan Covenants Commission for approval, agrees not to bring any action or suit against the Lahontan Covenants Commission, any of its Members, Agents, or Administrator, the Association, the Board of Directors of the Association, or the Declarant, regarding any action taken by or on behalf of the Lahontan Covenants Commission.

Approval by the Lahontan Covenants Commission of plans and specifications by or on behalf of the Lahontan Covenants Commission, or of the construction of any improvement at Lahontan, refers only to the Lahontan Community Design Book, and in no way implies, and shall not be deemed to be a representation or warranty, that the submitted plans or specifications for the improvement comply with applicable governmental ordinances or regulations including, but not limited to, zoning ordinances and building codes.

XIII.5 SEVERABILITY

If any provision of these Improvement Requirements, or any section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, the validity of the remainder of these Improvement Requirements, and of the application of any such provision, section, sentence, clause, phrase or work in any other circumstances, shall not be affected thereby, and the remainder of these Improvement Requirements shall be construed as if such invalid part were never included therein.
XIII. 6 RIGHT OF APPEAL

If an Owner or Agent is dissatisfied with this decision of the Lahontan Covenants Commission, they may appeal the decision in person to the Lahontan Covenants Commission of the Community Association by filing a request for an appeal in writing within 10-days of receiving a Notice of Design Review Results. If no appeal is filed with the Association at the address on the fax cover sheet within 10-days, the decision of the Covenants Commission shall be final and non-appealable. A request for an appeal must set forth the specific grounds of appeal. An appeal must be based on one or more of the following grounds:

a. Failure of the Covenants Commission to substantially comply with reasonable and established procedures which failure prejudiced the Covenants Commission’s decision and/or you, the applicant’s, rights.
b. Lack of authority of the Covenants Commission over the applicant or the subject matter.
c. The decision of the Covenants Commission was tainted by bias or prejudice on the part of one or more of the members of the Covenants Commission that affected the Commission’s decision.
d. The Commission’s decision works an undue and unrealistic hardship on you, the applicant, disproportionate to the benefits to the Lahontan Community and out of keeping with prior Commission decisions.
e. The Commission’s decision is arbitrary, capricious and not made in good faith.
f. The decision of the Covenants Commission is not rationally related to the protection, preservation, or proper operation of Lahontan and the purposes of the Association as set forth in its governing documents.

A brief statement of the facts or circumstances supporting any ground(s) for appeal must be submitted. On receipt of a timely request for appeal, with sufficient explanation of grounds, the Lahontan Covenants Commission will review the appeal at the next regularly scheduled meeting.

XIII. 7 LAHONTAN COVENANTS COMMISSION ORGANIZATION

The Lahontan Covenants Commission shall consist of a minimum of three members. Each member shall hold their office until such time as they have resigned or have been removed or their successor has been appointed. Procedures for appointment, replacement and terms of office are as stated in Article V of the CC&Rs.

The Lahontan Covenants Commission may appoint a Design Review Administrator to assist the Commission in the performance of its duties. The Design Review Administrator [and staff] shall have the authority to act on behalf of the Lahontan Covenants Commission; however, except for minor matters requiring approval or disapproval of designs and non-
routine procedures must be presented to the Commission. In matters of design and enforcement, the Design Review Administrator and staff are authorized to act on behalf of the Commission except as otherwise limited by the Commission.

**XIII.8 Duties**

It shall be the duty of the Lahontan Covenants Commission to consider and act upon such proposals or plans related to the development of Lahontan that are developed pursuant to the Improvement Requirements, and to amend these Improvement Requirements, when and in a manner deemed appropriate by the Lahontan Covenants Commission. The Commission shall have enforcement and other powers as authorized by the Association Board of Directors and governing documents.

**XIII.9 Meetings**

The Lahontan Covenants Commission shall meet from time to time as necessary to properly perform its duties. The vote of a majority of a quorum of the members shall constitute an act by the Commission. The Lahontan Covenants Commission shall keep on file [as it deems appropriate] all submittals and copies of written responses to Owners to serve as record of actions taken.

**XIII.10 Amendment of Community Design Book and Improvement Requirements**

The Lahontan Covenants Commission may, from time to time amend or revise any portion of the Community Design Book, including the Improvement Requirements. Notice of significant changes or amendments should be sent to the Board of Directors of the Community Association.

Prior to undertaking any improvement on a homesite, each Owner, Architect, and Contractor is responsible for obtaining a copy of the most current Community Design Book from the Lahontan Covenants Commission.

**XIII.11 Applicability**

This version [5-Rev. 6/06] of the Community Design Book is applicable to the design of all projects submitted for Preliminary Design review on and after June 1, 2006. The described construction regulations and procedures are applicable on and after June 1, 2006 to all homesites in the construction phase. Subsequent Changes, additions and modifications to existing designs or homes with Final Release submitted on and after June 1, 2006 are also subject to this version of the Community
Design Book. Design Variance Requests will be assessed and reviewed based on the edition of the Community Design Book that was applicable when the homesite Preliminary Design was submitted.

Preliminary Design Approvals are valid for one year from the date of approval. If an Owner exceeds this time limit a Design Variance Request may be requested for a one-time six-month extension. Should an Owner exceed this additional time period, the home design will be held accountable not only to the most recently published improvement requirements, but also to the most current Design Review fees.

Additionally, a two-year limit applies to Final Design Approvals. If, however, construction cannot begin within two years of receiving Final Design Approval, the Architect or Owner may request a one-time six-month extension. If no extension is requested, the project must be resubmitted to the Design Review Administrator at which time it will be subjected to the most recent edition of the Community Design Book.

The Lahontan Community Association Board of Directors has approved a one-year extension of this time frame to better coincide with the two-year building permits that are issued by the County. Should an approved home design exceed the two-year limit, the Lahontan Covenants Commission may assess an additional design review fee [which correlates to the relative costs for supplementary review efforts], upon subsequent submittals that diverge substantially from previously reviewed applications for the same homesite; whether previously approved or denied.

In the event that a previously submitted home design (regardless of whether it has received Preliminary or Final Design Approval) is transferred to a new Owner, the design must be resubmitted for review by the Lahontan Covenants Commission. At this point the design will be held accountable to the most recent guidelines and current fee structure.

All regulations in this book shall be binding until such time as a subsequent book is instituted and released.