

**PINE FOREST**
At Truckee



OCTOBER 1, 2002

RYAN GROUP
ARCHITECTS

CONTENTS:

I. INTRODUCTION4

A.	Intended Use	4
B.	The Need	4
C.	Familiarity with Town Codes	5
D.	Governing Documents.....	5
E.	State Fire Responsibility Area.....	5
F.	Design Review Overview	6
G.	Design Review Procedures.....	7

II. HOME SITE PLANNING9

A.	Analysis of Site-Specific Conditions	9
B.	Views and Solar Orientation.....	10
C.	Protection of Significant Site Features	11
D.	Setbacks and Building Envelopes.....	11
E.	Maximum Site Coverage.....	12
F.	Automobile Access, Parking and Storage	13
G.	Snow Country Design	14
H.	Utilities.....	15
I.	Limits of Construction	15
J.	Protection of Adjacent Properties	17
K.	Best Management Practices.....	17
L.	Fencing and Dog Runs.....	18
M.	Outside Storage	18
N.	Signs	18
O.	Retaining Devices.....	19
P.	Grading	20
Q.	Lot Entrance Markers	21
R.	Tree Removal and Limbing.....	21

III. LANDSCAPE DESIGN23

CONSULTING BOTANIST: ERIC LARUSSON, VILLAGER NURSERY

A.	General Guidelines	23
B.	Turf Areas.....	23
C.	Other Planting	24

IV. BUILDING DESIGN27

A.	Overview	27
B.	Building Area.....	27
C.	In-Law Units and Home Offices	29
D.	Maximum Building Height	29
E.	Minimizing Strict Symmetry	29
F.	Authentic Building Materials.....	30
G.	Required Front Porches.....	30
H.	Terraces and Balconies	31
I.	Garages and Garage Doors	31
J.	Windows.....	33
K.	Exterior Finishes.....	33
L.	Exterior Lighting.....	34
M.	Outdoor Living Space	35
N.	Overall Building Massing and Roof Forms	35
O.	Noise Reduction in Homes.....	36
P.	Fireplaces	36
Q.	Solar Collectors, Satellite Dishes and Alarms.....	37
R.	Storage Structures.....	38
S.	Recreation Structures	38
T.	Flagpoles and Flags	38
U.	Trash Container Storage	39
V.	Temporary Structures	39
W.	Power Generators.....	39
X.	Spas	39

V. CONSTRUCTION REGULATIONS41

A.	Various Construction Regulations	41
----	--	----

I. INTRODUCTION:

A. INTENDED USE:

These Design Guidelines have been adopted by the PINE FOREST Design Review Committee pursuant to Section 5.05 of the Declaration of Covenants, Conditions and Restrictions [CC&Rs] for PINE FOREST. These Guidelines are intended for use by Owners of property within PINE FOREST, and their design professionals and construction contractors during the course of planning and constructing residences and other improvements on the Lots in the development. These Guidelines do not apply to any construction or improvement activity undertaken by or on behalf of the Declarant or the Association.

It is not the purpose of these Guidelines to create similar looking homes or to suggest that they are required to have the same materials, details or colors. It is, however, the overall goal to provide continuity in the site planning, building massing, materials and colors of the homes that will be designed and constructed in PINE FOREST.

B. THE NEED:

These Design Guidelines provide both general direction and recommendations regarding various construction activities and improvement projects and impose specific limitations on particular types of improvements and construction activities in PINE FOREST. The Guidelines are organized around substantive topic headings that are followed with a statement, presented in bold type, of the desired outcome of the guideline. When appropriate, the Guidelines list specific criteria and limitations that must be observed by owners, design professionals, engineers, landscape designers and contractors undertaking particular improvement projects.

These guidelines are intended to establish a baseline quality and aesthetic standards for projects built at PINE FOREST. Many of the requirements listed in this document are Conditions of Approval required by the Town of Truckee with respect to improvement projects and construction activity in the PINE FOREST development.

C. FAMILIARITY WITH TOWN CODES:

Prior to beginning a home's design, the design professional is urged to obtain and become familiar with the Town of Truckee Development Code. This document will provide design professionals with the background necessary to understand the Town's requirements for new construction within PINE FOREST.

D. GOVERNING DOCUMENTS:

It is the applicant's responsibility to read and understand these guidelines. These guidelines are supported by additional restrictions contained in the CC&Rs [see particularly Articles V – Design Review and Approval and VI – Minimum Construction Standards]. It is also the responsibility of the applicant to obtain and be familiar with the requirements imposed by the PINE FOREST CC&Rs as well as the requirements of the serving utilities and other governing districts and agencies.

This document does not address any restrictions other than design and construction related items. Please refer to your CC&Rs for all items pertaining to issues beyond the scope of the Design Guidelines, such as restrictions relating to the use and enjoyment of Lots and Common Areas of PINE FOREST.

It is the intent of these Guidelines to supplement and further explain or define the restrictions on construction activities and the minimum standards for improvement projects set forth in the Declaration of CC&Rs. So long as the Guidelines remain consistent with the CC&Rs, it is anticipated that the Guidelines will evolve and be modified to better address specific construction projects and issues. Those modifications can be made at the discretion of the Design Review Committee. In the event of a conflict between these Design Guidelines and the CC&Rs, the provisions of the CC&Rs will prevail.

E. LOCAL [FIRE] RESPONSIBILITY AREA:

All purchasers of property within PINE FOREST are advised that they own property within a Local Responsibility Area. All home sites are subject to the fire protection regulations created and enforced by the Truckee Fire Protection District. These regulations contain provisions applicable to the design and construction of a home as well as the development of the site surrounding the home. Compliance with these requirements is the responsibility of the individual property owners within PINE FOREST.

F. DESIGN REVIEW OVERVIEW:

Before initiating any construction or improvement project on any Lot in PINE FOREST, the property owner must submit the proposed project to the PINE FOREST Design Review Committee for review and approval [see particularly Article V of the CC&Rs]. The Committee's review process includes both a preliminary design phase, prior to engineering of the project, and a final phase in which complete and final plans and specifications are submitted to the Committee. The PINE FOREST design review process must be completed before the Owner / Applicant's plans are submitted to the Town of Truckee Community Development Department. Unless a variance is requested from the applicant and granted by the Design Review Committee, all plans submitted must satisfy the minimum requirements set forth in these Guidelines and the CC&Rs.

In conformance with Town of Truckee regulations, the PINE FOREST CC&Rs require all homes and accessory structures to be stamped by an architect or engineer licensed to practice in the State of California.

The Design Review Committee will require a pre-design conference with the design professional and a pre-construction conference and final inspection with the contractor selected to build the home in accordance with the approved construction plans.

The Design Review Committee will provide notification to all adjacent property owners within 300 feet of the proposed project. This notification will include reduced copies of the proposed Site Plan and Exterior Elevations. The neighboring property owners will have a comment period during which they may provide input to the Design Review Committee. The view impacts that a proposed house has on a neighbor's project that has already been constructed will be considered by the Design Review Committee, however these impacts will not prohibit the construction of neighboring projects.

Once approval has been granted to begin construction, no modifications may be made in the plans or specifications and no subsequent alteration, relocation or addition may be undertaken at the construction site until the modification, alteration or addition has been approved by the Design Review Committee.

Should any owner or contractor fail to adhere to the requirements imposed by these Guidelines or the CCRs [or as a specific condition of project approval], the Design Review Committee has the authority under the Declaration of the CC&Rs to order a stop to the work being undertaken until such time all requirements have been met.

The CC&Rs vest the Design Review Committee with the authority to modify or relax particular requirements stipulated in these Guidelines, so long as the Committee, in its discretion, concludes that the approved plans will result in construction of a quality improvement that is consistent with the overall plan and scheme of the development in PINE FOREST, giving consideration to best

planning practices and the interests of the neighborhood. For so long as the Declarant has the authority to appoint a majority of the members of the Design Review Committee, the decisions of the Committee shall be final. Once the Committee's members are appointed exclusively by the Board of Directors of the PINE FOREST OWNERS' ASSOCIATION, the decisions of the Committee may be appealed to the Board.

G. DESIGN REVIEW PROCEDURES:

All plans must be submitted to and approved by the PINE FOREST Design Review Committee prior to any work being commenced on a site and prior to submittal of plans to the Town of Truckee for a permit.

All projects must be constructed in accordance with all portions of the Design Guidelines as well as all Town of Truckee codes and regulations.

All plans for improvement of any lot, including site disturbance of any kind must be constructed and completed in accordance with the plans approved by the PINE FOREST Design Review Committee.

REQUIREMENTS FOR PLAN SUBMITTAL:

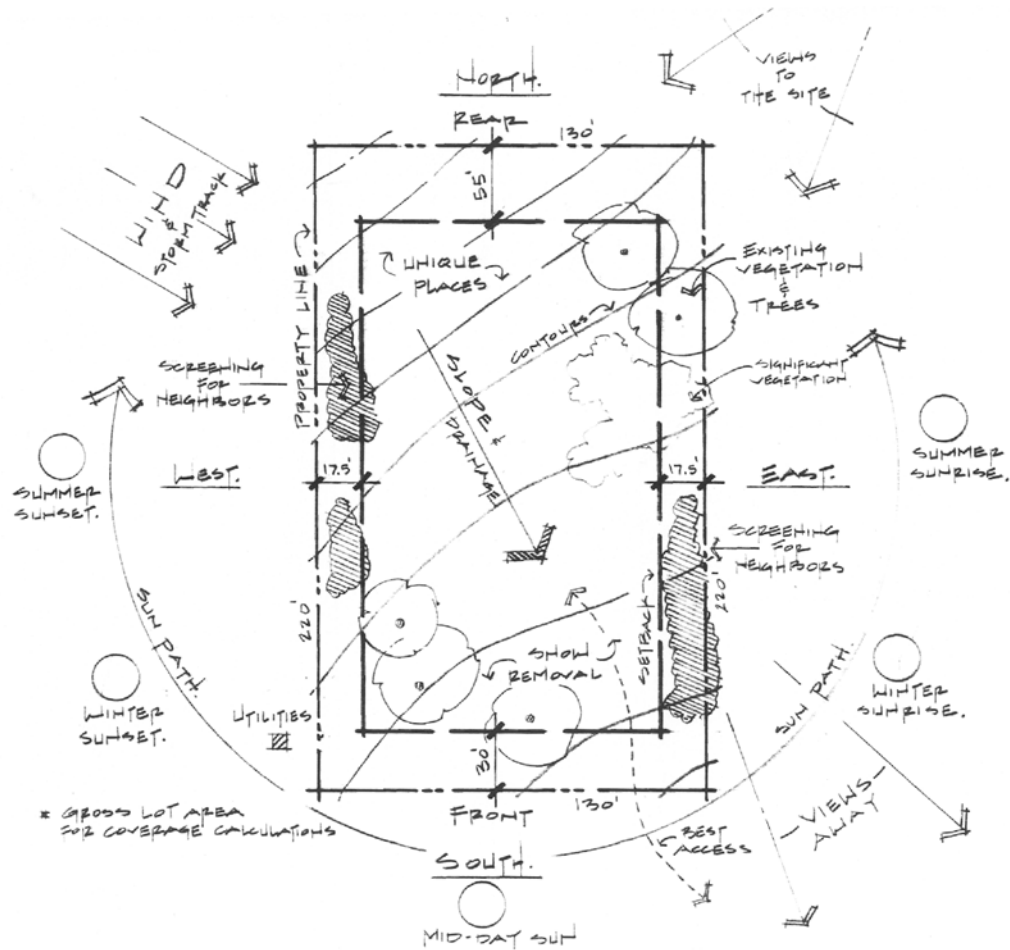
1. **Application materials.** Legibly, completely and accurately completed.
2. **Site Analysis.** Minimum scale: 1/8" = 1'-0"
 - a. See Section II A for additional requirements;
 - b. Name and License number of Land Surveyor or Civil Engineer.
3. **Site Plan.** Minimum scale: 1/8" = 1'-0"
 - a. Name of Applicant and Owner;
 - b. Lot number;
 - c. Property lines with metes and bounds;
 - d. Setbacks and Easements;
 - e. North arrow;
 - f. Existing and revised topographic contours [2 ft. minimum];
 - g. Trees to be saved [5" dbh and greater and all to be removed];
 - h. Adjacent building envelopes and structures where applicable;
 - i. Pavement edge;
 - j. Building footprint and roof overhangs dashed with dimensions to property lines at all sides;
 - k. All hardscape and landscape;
 - l. Snow storage area;
 - m. Coverage calculations of impervious coverage;
 - n. Limits of construction activity zone;
 - o. Driveway radius from street, width, slope and material; and
 - p. Finish floor heights.
4. **Floor Plans.** Minimum scale: 1/8" = 1'-0"
 - a. One plan for each floor of every structure;
 - b. Porches and decks; and
 - c. Square footage for each floor and a total.

5. **Exterior Elevations.** Minimum scale: $\frac{1}{4}'' = 1'-0''$
 - a. All elevations with compass orientation [N, S, E, W];
 - b. All materials noted with finish proposed;
 - c. Rendering of elevation facing street with accurate colors;
 - d. Heights of all ridges above natural grade;
 - e. Roof pitches
 - f. Window and door manufacturer;
 - g. Retaining walls; and
 - h. Porches.
6. **Reduced Copies.** 11" x 17"
 - a. One reduced copy of Site Plan and all Exterior Elevations for each property within 300 feet of the applicant's property corners.

II. HOME SITE PLANNING:

A. ANALYSIS OF SITE-SPECIFIC CONDITIONS:

ONLY WHEN A THOROUGH UNDERSTANDING OF EACH SITE'S CHARACTERISTICS, OPPORTUNITIES AND CONSTRAINTS HAS BEEN ASSESSED, CAN ONE PROVIDE THE BEST DESIGN RESPONSE FOR A SITE.



All houses must be designed to fit well with the existing topography and natural site features. A survey by a Licensed Land Surveyor or a Registered Civil Engineer is necessary prior to beginning the planning process. The site analysis begins on receipt of this topographic and tree survey. Structures should be designed to provide the maximum amount of privacy possible between homes while taking full advantage of the views and solar access available from each site.

The Site Analysis must provide the following information:

1. Property boundaries;
2. Gross lot area [for coverage calculations];
3. Topographic contours at 1' [preferred for low-slope parcels] or 2' [minimum for steeper parcels] intervals;
4. Trees 5" dbh [diameter at breast height] and larger;
5. Other significant vegetation [manzanita, sage, squaw carpet, etc];
6. Indications of areas with greater than 20% slope;
7. Setbacks;
8. Solar access;
9. Best vehicular access to the site;
10. Views onto and away from the site;
11. Snow storage areas for site-generated snow removal;
12. Existing and proposed drainage;
13. Utility easements and installed utilities;
14. Significant site features; and
15. North arrow.

B. VIEWS AND SOLAR ORIENTATION:

THE FULL VALUE OF EACH PARCEL COMES FROM EXAMINING CAREFULLY THE ASPECT AND THE PROSPECT POSSIBLE FROM EACH PROPOSED BUILDING SITE.

Some views may be desirable—others may not. For example a view of the neighbor's homes may want to be avoided. To the contrary, other views may be very desirable. The site analysis should consider the existing or potential neighbors' houses as well as the ability to take advantage of solar access and views.

The view impacts that a proposed house has on another that has already been constructed will be considered by the Design Review Committee, however these impacts will not prohibit the construction of neighboring projects.

C. PROTECTION OF SIGNIFICANT SITE FEATURES:

MINIMIZE RECONFIGURING THE LANDFORMS WHEREVER POSSIBLE. PROTECTING SIGNIFICANT FEATURES FOUND ON HOME SITES WILL MAINTAIN THE NATURAL LANDSCAPE FOUND CURRENTLY IN PINE FOREST.

Protection of significant site features, where possible, will strengthen the values of the neighborhood as new homes are developed. Identify and protect all rock outcroppings, specimen trees, other vegetation and topography that has natural significance and provides aesthetic value.

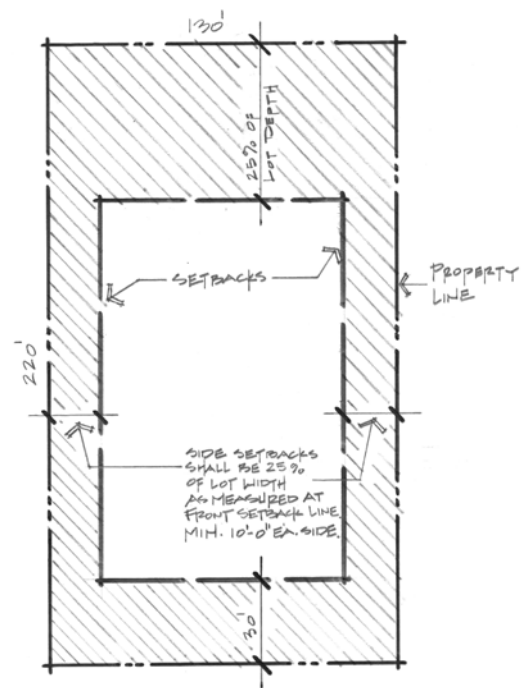
D. SETBACKS [BUILDING ENVELOPES]:

TO PROVIDE FOR PRIVACY AND TO SOFTEN THE MASSING OF BUILT STRUCTURES, DESIGN ALL BUILDING ELEMENTS TO BE INSIDE OF BUILDING SETBACK LINES. KEEP IN MIND THAT STAGGERING THE ACTUAL FRONT SETBACK OF STRUCTURES FROM THE STREET IS DESIRABLE. VARIETY AND INDIVIDUALITY WITH REGARDS TO THE SITING OF HOMES IS THE GOAL.

The building envelopes, that area which is available for building structures including grading and roof overhangs, for all parcels at PINE FOREST will be reviewed during a site walk with a representative of the Design Review Committee and the design professional commissioned to create the project.

The setbacks listed below should be considered a general guide to the minimum possible setbacks that may be encountered. Consult the final recorded subdivision map for information about a specific parcel. Each parcel will have a building envelope that differs from others due to the unique features that will be found on each home site.

Minimum setback distances are measured from the property line. For single parcels the setbacks are as follows:



FRONT: 30 feet. Front yard setbacks will be given to all portions of a lot that face any street.

SIDES: Total of 25% of the lot width measured at the front setback line. In no case shall any side setback be less than 10 feet. For example, a 100 foot-wide rectangular home site would have side yard setbacks totaling 25 feet with a minimum of 10 feet on each side.

REAR: 25% of the lot depth measured along the shortest full property line adjacent to the rear. For example, a rectangular home site measuring 100 feet by 200 feet would have a rear setback of 50 feet.

The requirement for setbacks are inclusive of all grading with the exception of that required for the driveway, roof overhangs and other built structures, not the footprint of the residence. Porches, decks, detached garages, accessory buildings and other items with a structural component must be contained within the building envelope.

When combining two or more lots, the Front Setback grows to a minimum of 40 feet, Side Setbacks remain constant at 25% of the combined home site width but with a minimum dimension of 20 feet. Rear Setbacks remain as noted above.

For home sites with streets on two sides and only one side setback, it will be set at 10'. Where home sites have more than one possible rear setback, only one has been designated as such. This designation may be found in the development notebook maps. In these cases, there may be more than two side setbacks and the total side setback requirement will be divided by that number of side setbacks with a 10' minimum.

Exceptions can be made to the following setback limits for accessory structures that have a total of less than 400 square feet of building area. These structures can be placed within 10 feet of the Side Setback lines and 25 feet from the Rear Setback lines.

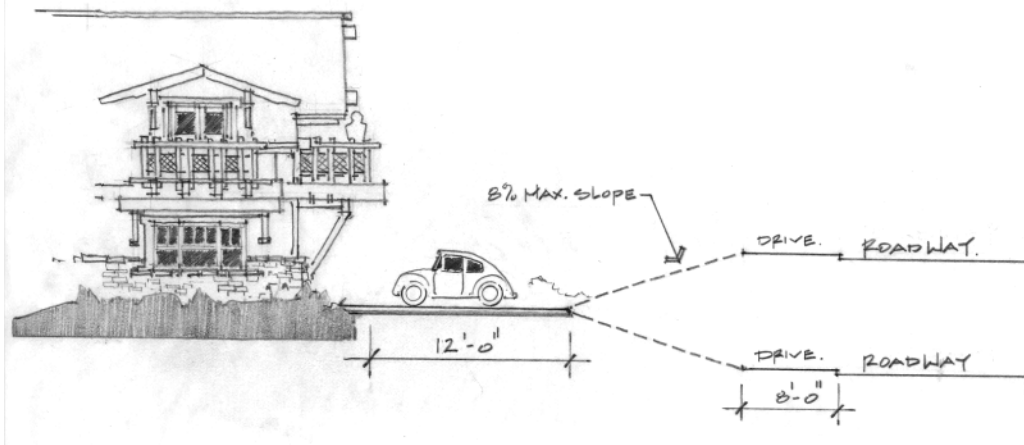
E. MAXIMUM SITE COVERAGE:

LIMIT IMPERVIOUS COVERAGE TO THE MINIMUM POSSIBLE TO ENCOURAGE RAINWATER AND SNOWMELT TO INFILTRATE INTO THE GROUND RATHER THAN CARRY SURFACE POLLUTANTS TO THE RIVER BELOW.

The maximum total impervious coverage for any site or combination of sites is 40% of the gross lot area. Coverage includes all items that prohibit infiltration of rainwater.

F. AUTOMOBILE ACCESS, PARKING AND STORAGE:

LIMITING THE VISUAL IMPACT OF THE AUTOMOBILE, ITS STORAGE AND DRIVEWAY AREAS WILL MAINTAIN A GREATER AMOUNT OF THE NATURAL LANDSCAPE.



Each home must have a minimum of two enclosed parking spaces and shall be able to allow three additional cars to be parked off the street.

Parking on the street is allowed consistent with the Town of Truckee limitations for public rights-of-way.

If three cars are stored in an enclosed area that requires three garage doors, be certain that one of the garage doors is separated from the others by at least 12' to the nearest dimension. One method of separating garage doors is to place one of the garage stalls in another structure. Tandem parking configurations will not trigger the requirement for separation unless three doors are proposed.

Driveway slopes are limited as follows:

- At the street, a near-level [maximum 2% slope] area is required in the first 8' from the edge of the paved right-of-way.
- At the garage entrance, a maximum slope of 4% is allowed in the first 12' from the edge of the garage.
- For the area between the street and the garage, the overall slope should not exceed 8%. Where required, slopes of up to 12% may be allowed in limited areas where the Design Review Committee believes the additional steepness is necessary and does not result in a dangerous condition.

Minimize the width of paving where it crosses the front yard and the street's right-of-way. Keeping the driveways narrow at this point will limit the negative visual impact of paved surfaces and will allow for more on-street parking spaces being available for overflow parking needs of residents and their guests. Driveways may be no more than 12 feet wide where they cross the front property line. The radius of the flair at the connection to the street is limited to 10 feet.

Driveway encroachments are limited to one per home site except as follows: If two or more adjacent lots are purchased and combined, a single driveway may loop and have two connections to the street. Single home sites may not loop their driveways. For home sites that have streets on two sides, the driveway encroachment is required to be placed on the less-traveled street.

Do not provide a driveway design that allows surface water to be discharged onto the street.

Finally, consider alternatives to asphalt paving for driveways. Consider concrete pavers to reduce the overall impact of paving at PINE FOREST.

Entry gates on individual parcels are not allowed within PINE FOREST.

Also see the requirements for Garages and Garage Doors in the Building Design Section of these Design Guidelines.

G. SNOW COUNTRY DESIGN:

WHILE IMPORTANT IN ANY BUILDING PROJECT IN THIS REGION, CAREFUL CONSIDERATION OF THE IMPACT OF ROOFS ON SNOWFALL IS ESPECIALLY IMPORTANT.

A snow storage area must be identified on the Site Plan that equals 30% of the on-site paved area. Snow from individual parcels may not be stored off site. The minimum snow storage area should be 10 feet in any dimension.

Consider the following when planning your project at PINE FOREST:

1. Snow storage from removal operations in the street;
2. Snow storage from clearing activities from your project's driveway and walkways;
3. Snow and ice unloading from roof; and
4. The property owner's snow storage may not be planned to be within the front setback.

Most driveways are cleared today with blowers, either from small homeowner machines or from larger, commercial operators. When identifying a location for snow storage on site, be mindful of the need to blow snow to a location down-gradient and away from the areas of the site that need access.

The last item is particularly important with roofs that direct snow and ice toward neighboring parcels. Due to the probability of property damage and potential personal injury, roofs that could allow snow to impact a neighbor's parcel must be constructed with a design that inhibits the sliding action of built up snow and ice. Composition shingle roofing or structurally engineered snow fencing are two options to review.

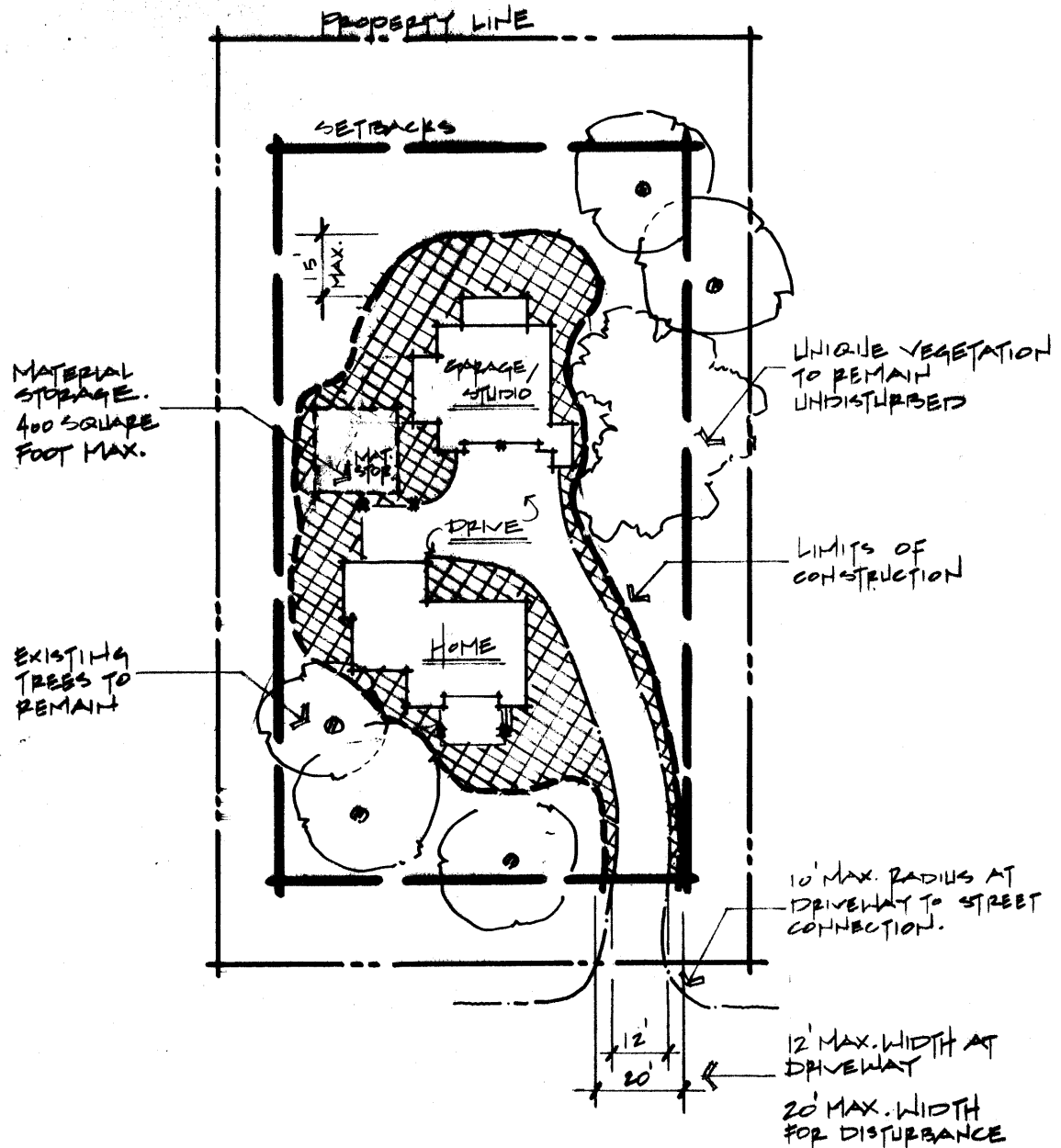
H. UTILITIES:

TO AVOID THE VISUAL POLLUTION OF OVERHEAD UTILITIES, ALL MUST BE ROUTED BELOW GRADE.

All utilities serving individual homes shall be routed below grade in accordance with Town of Truckee and the serving utility company's requirements.

I. LIMITS OF CONSTRUCTION:

THE PURPOSE OF LIMITING CONSTRUCTION ACTIVITY TO CERTAIN PORTIONS OF THE SITE IS TO MAINTAIN THE NATURAL AREAS THAT MAKES PINE FOREST SUCH A BEAUTIFUL AREA.



On the Site Plan, designate only one area of access for construction. This must be in the same place the driveway is planned for. Other portions of the front setback will be designated as a no-access zone and must be kept in their natural state except for utility connection purposes.

A Construction Zone shall be designated on the plans and maintained during construction in an effort to keep as much of the project site in a natural state as possible. This Construction Zone shall not extend more than fifteen feet beyond the eave lines and must be fenced with a 4-foot high fence that shall remain in place for the duration of the project. In addition to the limits indicated above, one additional area not to exceed 400 square feet may be designated as a materials storage area. Where possible, locate this area where

it will do the least harm to the existing vegetation of the lot. The fencing must enclose this area as well. Storage of materials or equipment or use by construction crews will not be allowed outside of the Construction Zone.

All trees within the limits of construction that are indicated to be saved must have protection fencing installed at the drip line to protect the roots from compaction during construction. Where drip line fencing is not feasible due to the canopy of the tree extending into the construction activity zone, provide dimensional lumber protection strapped to the trunk extending from the ground to 10 feet high or to the bottom of the lowest overhanging branches.

Areas of the site disturbed during construction must be protected from erosion as soon as possible after the areas are no longer needed. This can be in the form of replanting these areas or by way of a ground cover or mulch.

J. PROTECTION OF ADJACENT PROPERTIES:

APPROPRIATE MEASURES MUST BE TAKEN TO MINIMIZE THE POSSIBILITY OF IMPACTING AREAS OUTSIDE OF THE BUILDING ENVELOPE AND ADJACENT PROPERTIES.

Potential negative impacts could be as simple as construction equipment encroaching onto adjacent unimproved parcels to as serious as construction debris or equipment impacting a neighboring house that is under construction or that has been completed.

K. BEST MANAGEMENT PRACTICES:

BEST MANAGEMENT PRACTICES [BMPs] ARE REQUIRED AT PINE FOREST.

Temporary BMPs during the construction process must be utilized until construction progresses to a point where all soil is stabilized. Once the project's soils have been stabilized, permanent BMPs must be constructed in the interest of keeping soil erosion to a minimum.

For further information on Best Management Practices, contact the Tahoe Regional Planning Agency [TRPA].

L. FENCING AND DOG RUNS:

FENCING SHOULD BE SCALED FOR THE SIZE OF THE PARCEL BEING ENCLOSED. LIMITING THE VISUAL IMPACT OF ENCLOSURES FOR PETS WILL CREATE A BETTER NEIGHBORHOOD.

Fencing, other than wood or wrought iron decorative fencing no more than three feet high enclosing a portion of the yard, is inconsistent with Town restrictions and as such cannot be approved on PINE FOREST parcels. Fencing must be designed to be substantially open so as not to obstruct scenic views or the movement of non-domestic animals.

Limit the enclosed area inside a fence to no more than 25% of the parcel. Fences may not define property lines or enclose the perimeter of the parcel.

Enclosures for dogs are discouraged. Dog runs will be considered for approval if the visual impacts are fully mitigated, and they are located at the rear of the house and constructed of a material with low visual impact. An example of an approvable dog area would be black chain link fencing located under an elevated rear porch.

Where a dog run is desired and cannot be located under other parts of the structure, locate it such that it is connected to the structure can be substantially hidden from the street. Free standing dog runs cannot be approved.

M. OUTSIDE STORAGE:

STORAGE OF ITEMS AROUND A HOME IS DETRIMENTAL TO THE OVERALL VISUAL QUALITY OF A NEIGHBORHOOD.

Exterior storage must be constructed in a way to be of low visual impact, architecturally compatible with the remainder of the structures in design and exterior materials and shall fully enclose the materials being stored.

If storage is proposed underneath a deck or balcony, that area must be fully enclosed so that the stored items are not visible from the exterior.

The exception to the above is the storage of neatly stacked firewood not exceeding five cords at any one time. Firewood must be screened from view from the rights-of-way and common areas.

Also see the requirements for Storage Structures in the Building Design Section of these Design Guidelines.

N. SIGNS:

SIGNS IN A RESIDENTIAL AREA, OTHER THAN NEEDED TO IDENTIFY THE STREET ADDRESS, SHOULD BE DISPLAYED ONLY AS NECESSARY TO GIVE INFORMATION NECESSARY AND FOR A LIMITED DURATION.

During periods of active initial construction, identification signs may be placed identifying the Owner, the project address, the design professional and the builder only. Signs shall not exceed 5 square feet per face with not more than 10 square feet per site.

Real estate FOR SALE signs shall not exceed 3 square feet per face with not more than 6 square feet per site. These signs may be in addition to the identification signs noted above.

Signs may not be located within any setback.

All signs to be used in PINE FOREST must be created using the colors listed below. Other colors are not allowed for signs. The green color should be used for the background and the cream for any text or graphics.

GREEN: PMS #336

CREAM: PMS #TBD

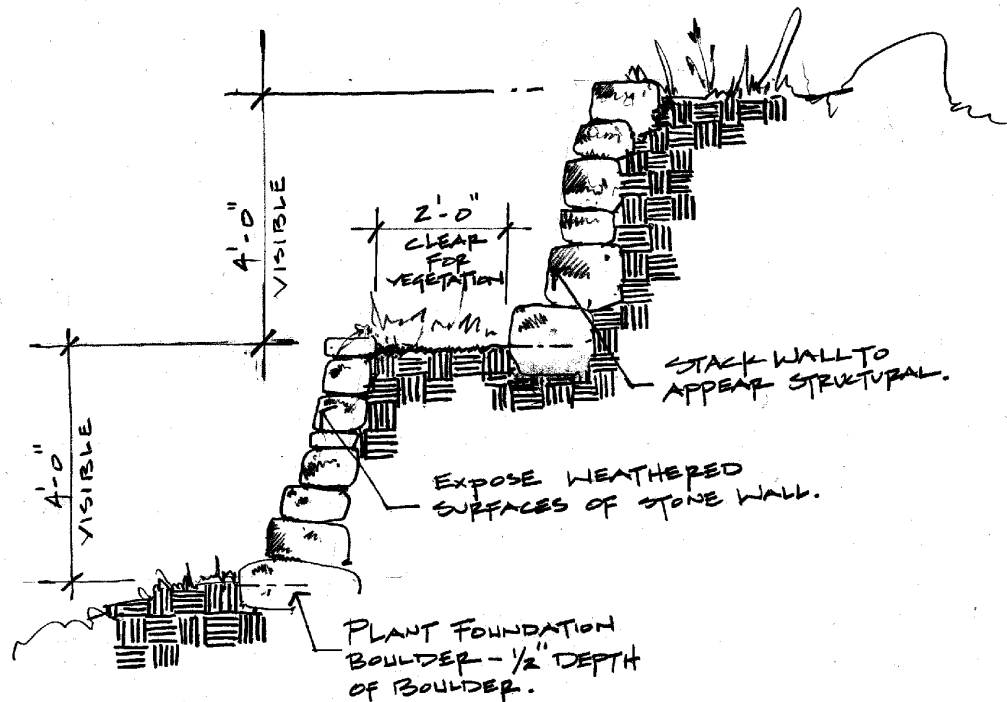
All signs must be supported on their own posts. Nothing may be attached to any tree.

House numbers must be posted on a structure unless specifically approved at Lot entrance markers. They must be of the colors indicated here and must be a minimum of 4" and a maximum of 6" high and shall contrast in color from the background. Also see Lot Entrance Markers below.

House signs may be lit with low intensity lights that are fully shielded and project the lighting down. Uplighting of any kind is not allowed within PINE FOREST.

O. RETAINING DEVICES:

RETAINING WALLS THAT ARE TOO HIGH CREATE AN UNPLEASANT AND UNNATURAL EFFECT. WHERE RETAINING WALLS ARE REQUIRED, BE CERTAIN TO OFFSET THEM AT FOUR-FOOT INTERVALS VERTICALLY TO REDUCE THE APPARENT HEIGHT UNLESS THEY ARE COVERED BY A STRUCTURE.



Retaining devices exposed to view, whether concrete walls, landscaping block walls, stone walls or wood walls, can have no more than 4 feet of visible vertical rise [not including below grade portions of the walls] without a horizontal offset of at least 2 feet clear for planting vegetation between the retaining devices.

P. GRADING:

MINIMIZE GRADING TO THAT ABSOLUTELY NECESSARY. GRADING PLANS THAT PROPOSE EXCESSIVE AREAS OF VEGETATION REMOVAL OR STEEP SLOPES ARE UNWISE IN TERMS OF SLOPE STABILITY AND EROSION OF SOILS.

Minimize the area of disturbance to soil and vegetation to the minimum required for construction activities. Site access shall be limited to one location. Trench for underground utilities from the home's side of the lot only—do not destroy any vegetation unless there is no other way to install such utilities.

Grading shall also be designed and performed to minimize the disturbance of rock outcroppings, natural drainage courses, trees indicated to-be-saved as well as all other distinctive or unique site features.

Grading of lots shall not increase or divert surface drainage in a way that will be detrimental to any adjacent or down-gradient lot, rights-of-way or common

area. Provide positive drainage away from the foundation walls at the perimeter of all structures.

Grading on lots shall not leave slopes in excess of 2:1 [horizontal to vertical]. Where steeper slopes are required, use a retaining device. If a slope steeper than 2:1 cannot be avoided, a professional engineer will be required to design and stamp the plans for such a project.

In areas of a home site where the existing gradient is greater than 20%, extra diligence must be exercised in the design and construction of homes to minimize the negative visual and environmental impacts.

Fill areas and excavation that exceeds 10 feet in depth from the original grade must be engineered by a Civil Engineer and must be specifically approved by the Design Review Committee prior to beginning construction.

With a Variance indicating hardship, grading may encroach into side or rear setbacks no more than ½ the distance of the setback. Grading may not occur in the front setback other than the minimum required for driveway access.

Q. LOT ENTRANCE MARKERS:

LOT MARKERS MAY BE EMPLOYED IN THE DESIGN OF THE SITE AS LONG AS THEY ARE VISUALLY QUIET AND IN HARMONY WITH THE SURROUNDING LANDSCAPE.

Any proposal for a lot entry marker for address identification shall be restricted to no more than 30" high as measured from the lowest part of the surrounding existing grade. Markers may display the street number only. No other identification will be approved. Numerals and text may be no more than 6" tall and in a color that is limited to moderately contrasting with the background material that must be compatible with the existing landscape.

R. TREE REMOVAL AND LIMBING:

REMOVAL OF VEGETATION OF ANY KIND IS PROHIBITED UNLESS IT IS DEAD, DISEASED OR IN THE AREA REQUIRED TO BUILD A HOME OR IT'S LANDSCAPING. IT IS THE INTENT OF THESE GUIDELINES THAT KEEPING THE NATURAL LANDSCAPE AS THE DOMINANT IMAGE CANNOT BE COMPROMISED.

No trees larger than 5" dbh may be removed from any lot without prior specific approval from the Design Review Committee. Approval will be granted by the Design Review Committee to remove specific trees and other vegetation if they are in the immediate area required to build a home.

When trees larger than 5" dbh are found by the Design Review Committee to be dead or diseased they may be removed after permission is granted.

The removal of all dead limbs on trees to a height of 25 feet above grade is allowed without approval from the Design Review Committee. Beyond that height, approval from the Design Review Committee is required prior to performing the work.

The removal of any live limbs on trees to a height of 12 feet above grade is allowed without approval from the Design Review Committee. Beyond that height, approval from the Design Review Committee is required prior to performing the work.

III. LANDSCAPE DESIGN:

CONSULTING BOTANIST: ERIC LARUSSON, VILLAGER NURSERY

A. GENERAL GUIDELINES:

KEEPING THE EXISTING NATURAL LANDSCAPE AS THE PREDOMINANT IMAGE CANNOT BE COMPROMISED. WHERE POSSIBLE, USE NATIVE PLANTS THAT ARE TOLERANT OF INTENSE YEAR-ROUND SUN, HEAVY SNOW AND LENGTHY DROUGHT CONDITIONS THAT OCCUR IN OUR CLIMATE.

Cluster planted materials in groupings that emulate natural settings. The most intense plantings should be closest to the structures.

It is a goal to maintain the natural landscape as the predominant visual reference at PINE FOREST. And as such, landscape plans that attempt to delineate property lines will not be approved. As an example, linear rows of plantings near property lines cannot be approved.

The use of materials made of synthetic materials that emulate natural plant materials will not be approved.

Natural and organic fertilizers are encouraged. Use of these materials offer consistently greater effectiveness, less effort, less disease and fewer environmental hazards.

Irrigation systems that are required for the initial establishment of trees and shrubs may eventually be unnecessary, however supplemental water during periods of natural drought has been shown to be of great benefit to even long-established vegetation.

B. TURF AREAS:

TURF GRASS CAN ADD TO THE FEELING OF AN OPEN LIVING SPACE OF A RESIDENTIAL UNIT.

Grass mixes shall be installed per the following guidelines:

Turf areas should be proposed in areas near the structures. In no case should they extend more than 50% into any setback. Additionally, create the edges of the turfed areas to have an organic shape rather than parallel the property lines of the edges of the home.

Be responsible with the treatment of turf areas with commercial fertilizers that will pollute the ground water and surface runoff. Natural, biodegradable materials can be used with equal effectiveness.

Turf and newly-planted trees and shrubs must be watered by a permanent automatic irrigation system. The irrigation systems for trees and shrubs may be removed after they have become established.

C. OTHER PLANTING:

IN THE INTEREST OF MAINTAINING THE NATURAL APPEARANCE OF PINE FOREST, THE PLANTING OF ENDEMIC NATIVE SPECIES IS ENCOURAGED.

Landscape planting should have a cohesive palette that blends with the native species found in the PINE FOREST area currently and is tolerant to the extremes of our climate.

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
TREES	
ABIES conolor	WHITE FIR
ALNUS tenuifolia	MOUNTAIN ALDER
ACER grandidentatum	ROCKY MOUNTAIN BIGTOOTH MAPLE
BETULA occidentalis var. fontinallis	WATER OR WERSTERN RIVER BIRCH
CRATEGUS species	HAWTHORNE
JUNIPERUS occidentalis	SIERRA JUNIPER
JUNIPERUS scopulorum	ROCKY MOUNTAIN JUNIPER
MALUS species	APPLE & CRABAPPLE
PICEA abies	NORWAY SPRUCE
PINUS contorta murrayana	LOGGEPole PINE
PINUS flexilis	LIMBER PINE
PINUS jefferyi	JEFFERY PINE
PINUS longaeva (P. aristata)	WESTERN BRISTLECONE PINE
PINUS mugo	MUGO PINE
POPULUS tremuloides	QUAKING ASPEN
PRUNUS subcordata	MODOC PLUM
SHRUBS and PERENNIALS	
ACER circinatum	VINE MAPLE
ACER ginnala	AMUR MAPLE
ACER glabrum	MOUNTAIN MAPLE
ACHILLEA millefolium	WHITE YARROW
ACONITUM species	MONKSHOOD
ALCEA rosea	HOLLYHOCK
ALLIUM species	ONION
AMELANCHIER alnifolia	SERVICEBERRY
ANEMONE species	ANEMONE
ANTENNARIA species	PUSSY TOES
AQUILEGIA species	COLUMBINE
ARETMISIA species	WORMWOOD
ARCTOSTAPHYLOS patula	GREENLEAF MANZANITA

ARUNCUS dioicus	GOAT'S BEARD
ASPERULA oderata	SWEET WOODRUFF
ASTER species	ASTER
CALOCHORTUS species	MARIPOSA LILY
CALTHA species	MARSH MARIGOLD
CAMASSIA quamash	CAMAS
CAMPANULA species	BLUEBELL
CASTILLEGA species	INDIAN PAINTBRUSH
CERCOCARPUS ledifolius	MOUNTAIN MAHOGANY
CHRYSOTHAMNUS nauseosus	RABBIT BRUSH
CLEMATIS alpina	ALPINE CLEMATIS [VINE]
CORNUS sericea	RED-TWIG DOGWOOD
CROCUS species	CROCUS
DELPHINIUM species	DELPHINIUM
DIANTHUS species	PINKS
DICENTRA species	BLEEDING HEART
DODECATHEON species	SHOOTING STAR
ECHINACEA species	PURPLE CONEFLOWER
ERYTHRONIUM species	TROUT LILY
ERYSIMUM species	WALLFLOWER
FRAGARIA virginiana	MOUNTAIN STRAWBERRY
GALLARDIA aristata	BLANKET FLOWER
GEUM species	GEUM
HEMEROCALIS cultivars	DAYLILY
HERACLEUM lanatum	COW PARSNIP
HOLODISCUS discolor var. dumosus	ROCK SPIRAEA
HUCHERA species	CORAL BELLS
HUMULUS lupulus	HOP [VINE]
IRIS hybrid sibivica	SIBERIAN IRIS
LILIUM species	LILY
LINUM lewisii	BLUE FLAX
LONICERA involucrate	TWINBERRY
LUPINUS species	LUPINE
MALVA species	MALLOW
MATTEUCCIA struthiopteris	OSTRICH FERN
MIMULUS lewisii	LEWIS' MONKEYFLOWER
MIMULUS guttatus	YELLOW MONKEYFLOWER
PAEONIA species	PEONY
PAPAVER orientalis	ORIENTAL POPPIES
PENSTEMON species	PENSTEMON
PHLOX paniculata	SUMMER PHLOX
PHLOX subulata	CREEPING PHLOX
PHYSOCARPUS species	NINEBARK
POLEMONIUM occidentale	JACOB'S LADDER
POLEMONIUM species	JACOB'S LADDER
POTENTILLA fruticosa	CINQUIFOIL [WOODY]
POTENTILLA species	SLENDER CINQUEFOIL
PRUNUS emarginata	CHOKE CHERRY
PUSATILLA species	PASQUE FLOWER
RHEUM rhabarbarum	RHUBARB
RIBES aureum	GOLDEN CURRANT
RIBES cereum	WAX CURRANT
RIBES nevadense	SIERRA CURRANT
ROSA harisonii	HARISON'S YELLOW ROSE
ROSA rugosa 'Hansa'	HARDY TOMATO ROSE

ROSA rudosa 'Therese Bugnet'	THERESE BUGNET ROSE
ROSA woodsii	WOOD'S ROSE
RUBUS parviflorus	THIMBLEBERRY
RUDBECKIA species	CONEFLOWER
SALIX species	WILLOW SPECIES
SALVIA species	HARDY SAGE
SAMBUCUS mexicana	BLUE ELDERBERRY
SAPPONARIA officinalis	SOAP WORT
SIDALCEA species	MALLOW
SOLIDAGO species	GOLDENROD
SORBUS aucuparia	MOUNTAIN ASH
SORBUS scopulina	WESTERN MOUNTAIN ASH
SPIRAEA varieties	SPIREA SHRUB SPECIES
SPIRAEA densiflora	ALPINE SPIRAEA
SYMPHORICARPOS albus	COMMON SNOWBERRY
SYRINGA vulgaris	LILAC
THALICTRUM species	MEADOW RUE
TIERELLA species	FOAM FLOWER
VIBURNUM species	HIGHBUSH VIBURNUM
VIOLA species	VIOLET

GROUNDCOVERS AND VINES

AJUGA reptans	CARPET BUGLE
ARCTOSTAPHYLOS nevadense	PINE MAT MANZANITA
ARCTOSTAPHYLOS uva-ursi	BEAR BERRY MANZANITA
CEANOTHUS prostrates	SQUAW MAT
COTONEASTER dammeri 'eicholz'	BEAR BERRY COTONEASTER
ERIOGONUM umbellatum	SULFUR FLOWER
FESTUCA species	FESCUE TURF VARIETIES
ASPERULA odovata	SWEET WOODRUFF
JUNIPERUS communis	ALPINE CARPET
RANUNCULUS repens 'Pleniflorus'	CREEPING BUTTERCUP
SYMPHORICARPOS x chenaultii 'hancock'	CREEPING CORALBERRY
SYMPHOROCARPUS mollis	CREEPING SNOWBERRY
VINCA minor	PERIWINKLE

IV. BUILDING DESIGN:

A. OVERVIEW:

GOOD DESIGN HELPS CREATE GOOD NEIGHBORHOODS. GOOD NEIGHBORHOODS MAKE FOR STRONG COMMUNITIES—NOT ONLY SOCIALLY AND ENVIRONMENTALLY, BUT ALSO ECONOMICALLY.



The intent of these design guidelines is to assist those developing PINE FOREST lots to foster the notion of strong communities through the use of responsible building design.

B. BUILDING AREA:

LIMIT THE OVERALL ABOVE-GRADE AREA OF THE STRUCTURES TO BE APPROPRIATELY SCALED TO THE REMAINDER OF OTHER HOMES IN PINE FOREST. SINGLE STORY FORMS ARE ENCOURAGED AS A MIX WITH TWO STORY HOMES. KEEP IN MIND THAT THE GOAL OF LIMITING THE MAXIMUM SQUARE FOOTAGE OF HOMES IS TO KEEP THE MASSING OF STRUCTURES APPROPRIATE WITH THE OTHER STRUCTURES WITHIN THE NEIGHBORHOOD. MODESTLY PROPORTIONED HOMES RELATIVE TO THE SCALE OF THE REST OF THE NEIGHBORHOOD WILL ASSIST IN THE CREATION OF A COMMUNITY WITH CONTINUITY.

The minimum building size is 1,600 square feet of enclosed, heated area exclusive of garages and workshops.

The maximum building area allowed has been separated into one of three categories. One limitation is provided for home sites less than 2/3 of an acre. More building area is allowed on lots greater than 2/3 of an acre. An additional allowance is made for building area when two or more lots of any size are combined.

1. For lots less than 2/3 acre [less than 29,040 square feet] the following limitations apply:

The total maximum enclosed, heated square footage allowed is 5,000 square feet.

The maximum enclosed, heated square footage allowed for one structure on an individual parcel is 4,500 square feet.

Additionally, another enclosed, heated structure may be added as long as the total square footage is within the maximum allowed.

For example, a main house may be built at 4,100 square feet and a secondary structure may be built which has no more than 900 square feet of enclosed, heated area.

2. For lots 2/3 acre or greater [29,040 square feet or more] the following limitations apply:

The total maximum enclosed, heated square footage allowed is 6,000 square feet.

The maximum enclosed heated square footage allowed for one structure on an individual lot is 5,000 square feet.

Additionally, another enclosed, heated structure may be added as long as the total square footage is within the maximum allowed.

For example, a main house may be built at 4,900 square feet and a secondary structure may be built which has no more than 1,100 square feet of enclosed, heated area.

3. When combining two or more parcels of any size, the following limitations apply:

The total maximum enclosed, heated square footage allowed is 7,000 square feet.

The maximum enclosed heated square footage allowed for one structure on an individual lot is 5,500 square feet.

Additionally, another enclosed, heated structure may be added as long as the total square footage is within the maximum allowed.

For example, a main house may be built at 5,400 square feet and a secondary structure may be built which has no more than 1,600 square feet of enclosed, heated area.

For specifics about what qualifies as below grade, reference the Town of Truckee's definitions for basements.

Enclosed, heated square footage is considered the gross area, measured from outside of wall to outside of wall.

C. IN-LAW UNITS AND HOME OFFICES:

IN-LAW UNITS AND HOME OFFICES WITH SEPARATE ENTRANCES ARE APPROVABLE. REDUCING TRAFFIC, AIR POLLUTION AND PARKING NEEDS CAN BE ACHIEVED PARTLY BY HOUSING EXTENDED FAMILIES NEARBY AND WORKING AT HOME.

When planning an In-Law Unit or a Home Office, keep in mind the restrictions on parking and the need to comply with the Town of Truckee Building and Planning Department codes and regulations for such uses.

D. MAXIMUM BUILDING HEIGHT:

LIMIT THE OVERALL BUILDING HEIGHT SUCH THAT IT IS AS LOW AS CAN BE FOR THE GIVEN SQUARE FEET DESIRED. IF PLANNING ON REACHING THE MAXIMUM HEIGHT ALLOWED, DO SO ONLY WITH A PORTION OF THE ROOF.

Building height is limited to 35 feet or 3 and 1/2 stories, whichever is less, as measured by the Town of Truckee.

E. MINIMIZING STRICT SYMMETRY:

TOWARD THE GOAL OF AN ARCHITECTURALLY INTERESTING GROUPING OF HOMES, AVOID THE USE OF STRICT SYMMETRY IN BUILDING FORM.

Avoiding formally classical symmetry is especially important for the facades that front the street. Consider the use of form-articulating devices such as low-slope or shed roofs to assist in providing variety to the facades of the homes.

F. AUTHENTIC BUILDING MATERIALS:

GOOD DESIGN CAN ONLY BE ACHIEVED THROUGH THE USE OF GENUINE BUILDING MATERIALS.

Building materials attempting to appear as something they are not will not be allowed in PINE FOREST. For example, do not use vinyl siding that imitates wood boards, do not use composite roof shingles that attempt to mimic wood shakes or slate roofing with faux textures and shadow lines, do not use plywood siding that imitates vertical board siding [such as T1-11] and do not use synthetic stone.

Traditional materials such as wood siding and composition shingle roofing without manufactured shadow lines are the preferred materials in this instance.

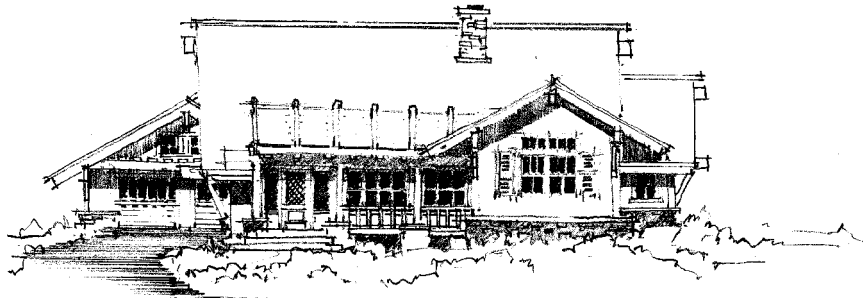
Stucco can be approved for use in PINE FOREST within limitations.

Also see the requirements for Exterior Finishes in this Section for more information on the selection and application of exterior materials.

Additionally, all elevations are required to be of the same quality as the front. Propose projects that use the same quality of materials on all sides.

G. REQUIRED FRONT PORCHES:

THE PRESENCE OF FRONT PORCHES WILL BE A THREAD THAT BINDS PINE FOREST PROJECTS TOGETHER.



The presence of front porches is desirable in the interest of promoting the presence of a people-oriented streetscape. With usable front porches [a

minimum of 6 feet in usable depth] residents will be encouraged to utilize them and promote discussions with other neighbors who may be walking nearby.

For all homes within PINE FOREST, provide a covered front porch. There are no restrictions on the shape, design, specific location or any other element of the porch other than it must be covered and a minimum size of 6 by 12 feet.

While there is not a significant amount of pedestrian traffic today, the presence of front porches and a people-oriented streetscape will encourage foot traffic in the future.

Strong design statements are encouraged to promote the visual presence of front doors and front porches. Front doors, while not required to face the street, should be easy to find.

H. TERRACES AND BALCONIES:

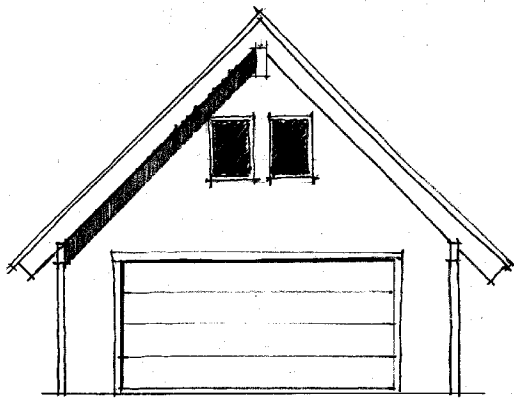
LIMIT THE OVERALL VISUAL IMPACT OF CONTEMPORARY DECK DESIGN THAT OFTEN APPEARS AS AN AFTERTHOUGHT AND NOT INTEGRATED INTO THE OVERALL DESIGN OF THE HOME. INSTEAD, INCORPORATE PORCHES, BALCONIES AND ON-GRADE TERRACES INTO THE DESIGN OF THE HOME.

Eliminate or limit the size of uncovered wood decks. Where they cannot be avoided, use substantially sized framing and trim materials, limit the distance above grade and screen the area below the deck.

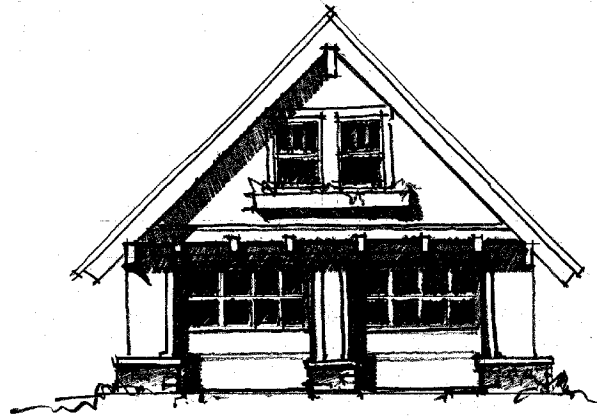
Where elevated decks are not avoidable, the structural framing must be screened by compatible materials that complements the remainder of the materials used on the home.

I. GARAGES AND GARAGE DOORS:

TO FURTHER THE GOAL OF DESIGNING HOMES THAT ARE SYMPATHETIC TO TRADITIONAL DESIGN, IT IS IMPERATIVE TO MINIMIZE THE VISUAL IMPACT OF GARAGE DOORS. THE VISUAL PRESENCE OF THE GARAGE DOOR CAN SUBSTANTIALLY DEFEAT THE OVERALL QUALITY OF A HOME'S DESIGN.



NOT THIS



THIS

While understanding the role that personal transportation plays in our lives, the overriding principle is to return the street and front yards to the pedestrian and reduce the overall visual impact of the automobile and its storage on the streetscape.

Front-facing garage doors will only be allowed if located substantially behind the main body of the house. Substantially is defined here as the rear of the garage roof overhang being on the rear setback. The Design Review Committee may grant a waiver from this requirement if the garage doors do not, in the sole opinion of the Committee, create a negative impact on the remainder of the neighborhood.

Do not provide designs with single garage doors for two side-by-side garage stalls. Where two stalls are side-by-side, separate the doors by a wall at least 2 feet wide between them.

The required Garage doors must relate to the architecture of the house. One way to help with this is to always place some amount of glazing in the garage doors. The material and color of the doors and the shape of glazing placed in the door panels is equally important.

Finally, the materials of the garage door siding are critical to the overall impact of the doors to the street. As is apparent from the above, minimizing the possibility of a garage-dominated community is paramount. This goal cannot be achieved by the use of aluminum or glass fiber doors with false wood embossing or incompatible glazing patterns.

Also reference the requirements for Automobile Access, Parking and Storage in HOME SITE PLANNING Section.

Recreational vehicles such as motor home, boats and similar items must be stored inside of Garages. Storage of these items outside of the Garage is not allowed.

J. WINDOWS:

THE USE OF WINDOW FRAMES AND SASH WITH SUBSTANTIAL DIMENSIONS IS ENCOURAGED. ADDITIONALLY, USE ONLY WINDOW SHAPES THAT ARE SHAPED CONSISTENT WITH HISTORICALLY ACCURATE BUILDINGS.

The use of over-scaled / unbroken sheets of glazing is also linked to recent building technologies. Projects that present large sheets of undivided windows, especially on the street side, are not in keeping with the precedent.

Windows with false divisions of glazing where the exterior pane of glass is unbroken are not approvable.

Avoid the use of frame shapes that are not consistent with the architectural style of the house. For example, trapezoidal, octagonal and palladian-style windows and those with exaggerated aspect ratios are usually not approvable.

If scissor trusses are used to frame the roof, be certain that the slope of the lower chord does not express itself on the exterior by way of the window shape.

Avoid the use of glass block except where placed in walls clad with masonry. Privacy glazing is available by other methods using patterned or tinted glass.

K. EXTERIOR FINISHES:

IN THE INTEREST OF CONTINUITY AND HARMONY, USE MATERIALS AND COLORS THAT ARE COMPLEMENTARY WITH THE COLORS FOUND NATURALLY IN THE ENVIRONMENT.

The use of solid body stains and paints for anything other than trim is usually not approvable.

If using a painted metal roof, be certain its coating is listed as a low-reflectivity paint. Further, avoid the use of bright colors such as TAHOE BLUE and KELLY GREEN.

Reflective finishes shall not be used on exterior surfaces. The list includes, but is not limited to window frames, doors, roofs, fences, retaining devices, trim, pipes, and equipment.

Weathering steel [Corten] and copper, although initially reflective, are allowed IN PINE FOREST. Clear anodized and galvanized metals are not approvable as their finish stays reflective for too long.

Stucco may be applied to exterior walls is allowed with limitations. While a house proposal that is predominantly stucco cannot be approved, judicious use of this material is acceptable. Limit the use of stucco on any single wall plane to limited areas where the home does not look dipped in the material. Use stucco for wall planes only, do not use this material for trim. Color selections for stucco surfaces should range to the darker range so as not to be overly reflective.

The list of approved colors for exterior materials are available from the Design Review Committee. These colors will be modified as desired by the Design Review Committee. Should a color you wish to use not be allowed according the list of approved colors, consideration will be made for additional colors on a case-by-case basis.

All concrete foundations exposed to view must be stained to complement the remainder of the architecture.

Also see the requirements for Authentic Building Materials in this Section for additional information.

L. EXTERIOR LIGHTING:

IN THE INTEREST OF MAINTAINING THE RURAL CHARACTER OF PINE FOREST, EXTERIOR LIGHTING SOURCES MUST BE SHIELDED.

All exterior light fixtures shall direct their light downward in such a way so as not to create light pollution [lighting the sky] or light trespass [light which crosses a property line--front, side or rear] onto neighboring properties, common areas or rights-of-way.

Also be cognizant of the lighting spill possible from garage door glazing.

Vapor lights [mercury or sodium], metal halide, halogen [except low-voltage landscape lighting] or other high-intensity lighting will not be approved for homes in PINE FOREST.

Unshielded security lighting is allowed as long as it is screened and is triggered by movement, sound or heat and stays on for a time limited to no more than 5 minutes. Activators must be positioned so they are not triggered by passing automobile traffic.

Holiday lighting is allowed on the exterior of structures in PINE FOREST. Lighting shall be limited to a single color on a home site and shall not blink or flash. Limit the days the lighting is activated to between November 1 and January 15.

M. OUTDOOR LIVING SPACE:

THE INCLUSION OF EXTERIOR LIVING SPACES, COVERED AND UNCOVERED, IS ENCOURAGED IN THE PLANNING OF THE HOMES AT PINE FOREST.

The use of decks as an expression of contemporary design is discouraged unless integrated into the design of the home and not appearing as an appendage. When planning the exterior spaces near the ground, strive for covered porches raised a few steps in the front and on-grade, hardscaped terraces in the rear.

For properties where the grade is steep, stepping a terrace up or down the hill to keep retaining walls to a minimum at any one location is encouraged. Do not propose retaining devices with more than 4 feet exposed. If the overall stepping of the site requires more retaining height, provide it in incremental walls with 4' maximum visible height with 2' horizontal offsets.

If decks raised above grade cannot be avoided, attempt to design them such that they appear well grounded. Screening is required for all portions of decks and balconies that are more than 18" above grade.

Upper level balconies, sleeping porches and other historically traditional means of providing outdoor space are also encouraged. The use of such devices can be helpful when managing the overall scale and massing of the building.

N. OVERALL BUILDING MASSING AND ROOF FORMS:

ONE OF THE MOST CRITICAL ELEMENTS OF THE OVERALL DESIGN CHALLENGE IS THE MASSING OF THE BUILDING THROUGH REDUCTION OF THE UPPER LEVEL AREAS RELATIVE TO THE LOWER LEVEL AND THE IMPORTANCE GIVEN TO THAT MASSING BY WAY OF THE ROOF DESIGN.



In the interest of keeping the upper volumes of homes within traditional forms, place a minimum of 60% of a building's floor area on the lower level.

Calculations of the floor area may include covered porches and attached garages.

Roof coverings are required to utilize Class A-rated materials.

When using composition shingle roofs, do not use products which attempt to mimic other materials such as slate and wood shakes by the use of artificial shadow lines.

When using painted metal roofing, use products which utilize low gloss paints with minimum 20-year warranties for the paint.

Although small, cantilevered elements may be considered, significant volumes of enclosed area over unenclosed areas below should be avoided.

Provide a minimum of 18" of overhang on the rake end of roofs and a minimum of 24" of overhang on eave ends of a home's roof.

Simple but varied roof forms in keeping with the vernacular of the area are preferred over complex or contemporary articulation of the top of the building. One appropriate design response is for houses to express a steeply pitched gable on the upper volume of the home with a covered shed-form porch at the lower level.

O. NOISE REDUCTION IN HOMES:

WHEN DESIGNING THE EXTERIOR ENVELOPE OF THE STRUCTURE, KEEP IN MIND CONSTRUCTION METHODS THAT WILL REDUCE THE IMPACT OF THE NOISE GENERATED FROM OUTSIDE SOURCES SUCH AS TRAFFIC DEPARTING FROM TRUCKEE TAHOE AIRPORT.

For example, consider ample caulking of joints between materials and an additional layer of thermal insulation inside or over the wall studs. These methods can further isolate the intrusion of sound from outside of the house.

P. FIREPLACES:

CONTRIBUTE TO BETTER AIR QUALITY IN THE TRUCKEE REGION BY REDUCING OR ELIMINATING THE USE OF WOOD-BURNING DEVICES. WHERE IT IS DESIRED TO USE WOOD BURNING DEVICES, USE ONLY THOSE THAT MEET THE EMISSION RESTRICTIONS OF THE TOWN OF TRUCKEE.

When wood-burning fireplaces or woodstoves are desired for projects in PINE FOREST, use only devices with an EPA emissions rating acceptable with the Town of Truckee. Currently all devices must be EPA Phase-II certified.

Additional gas-fired fireplaces may be used without limitations.

All fireplaces, whether wood burning or not, shall be plumbed with natural gas.

Outdoor fireplaces and fire pits are prohibited unless they utilize natural gas as their fuel source.

Q. SOLAR COLLECTORS, SATELLITE DISHES AND ALARMS:

IN THAT EVERY PINE FOREST HOME SITE WILL BE PROVIDED WITH CABLE TELEVISION SERVICE, EXTERIOR MOUNTED SATELLITE DISHES AND ANTENNAS ARE DISCOURAGED.

FOR THOSE OWNERS WISHING TO AUGMENT THEIR ENERGY, TELEVISION OR RADIO SERVICE, ATTEMPT TO REDUCE THE VISUAL IMPACT OF HARDWARE INSTALLED ON THE EXTERIOR OF YOUR HOME.

Locate solar collectors and radio and television service dishes in such a way as they will blend, as much as possible, with the remainder of the home's materials. Where possible, locate these items where they can be seen by as few people as possible.

Final placement of the dish or antenna must be approved by the Design Review Committee in advance. Reasonable restrictions on location of equipment that do not significantly increase the cost of the system or significantly decrease its operating efficiency may be imposed.

When a dish must be installed on the exterior of a structure, the diameter may not exceed 36".

Additionally, when providing security alarm boxes on the exterior of the home, they must be screened from being able to be seen from off of the property they are located on. One way to accomplish this is to enclose the metal box in a covering to complement the exterior siding of the home. Be certain to allow access as necessary and leave an opening for the horn as required.

R. STORAGE STRUCTURES:

FREE STANDING STORAGE STRUCTURES ARE PERMITTED IF THEY ARE DESIGNED WITH THE SAME INTENT AND CONSTRUCTED WITH MATERIALS AS THE MAIN STRUCTURE.

Dedicated storage buildings and shops may not exceed 10% of the area of the main house. Storage buildings that are finished or heated will count as a part of the total allowable square footage allowed on the site. See Section II-M for further information on outside storage.

Also see the requirements for Outside Storage in the Home Site Planning Section of these Design Guidelines.

S. RECREATION STRUCTURES:

TENNIS COURTS AND OTHER OUTDOOR SPORTS COURTS WILL NOT BE APPROVED IN PINE FOREST DUE TO THE LARGE AREAS OF GRADING AND TREE REMOVAL REQUIRED FOR SUCH ACTIVITIES.

Additionally, play structures, trampolines, swing sets, slides and similar items are allowed in the rear of the home site only. Minimize the visual impact of these items as viewed from the street. Play structures must not exceed 10 feet in height.

Basketball hoops are approvable on a case-by-case basis when the visual impact of such is kept to a minimum. Where feasible, locate basketball backstops in a way so as not to be visible from the rights-of-way or common areas.

T. FLAGPOLES AND FLAGS:

KEEP FLAG POLES AND FLAGS MODEST SO AS NOT TO DETRACT FROM THE SCALE AND RESIDENTIAL NATURE OF PINE FOREST.

Flagpoles not exceeding sixteen feet in height may be erected. The finish shall be dark with a low-reflectance coating.

Limit the size of flags to no more than eight feet in any direction.

U. TRASH CONTAINER STORAGE:

BEAR AND RODENT CONTROL AND THE VISUAL CONTAMINATION THAT TRASH CONTAINERS CREATE REQUIRE A STORAGE AREA ATTACHED TO THE HOME THAT CAN BE ACCESSED FROM THE INSIDE AND OUTSIDE.

An enclosed storage area must be provided for every home for the purpose of storing two 30-gallon trash containers in a secure and out-of-site location. The trash enclosure must either be attached to the structure or located in such a way that it does not stand alone.

Paved access must be provided to the trash storage enclosure from the driveway so that it can be easily accessed by the disposal company. Provide a secure door with bear-resistant [flush] hardware. If attached to the home, be certain that the interior door, if provided, can be locked for security reasons.

V. TEMPORARY STRUCTURES:

DUE TO THE IMPACT ON THE REST OF THE NEIGHBORHOOD, TEMPORARY STRUCTURES CANNOT BE APPROVED IN PINE FOREST.

No recreational vehicle, trailer, mobile home, camper, tent, shack, used structures, structures of a temporary character will be permitted in PINE FOREST for more than 72 hours at a time.

W. POWER GENERATORS:

BE CONSIDERATE OF YOUR NEIGHBORS WHEN OPERATING EMERGENCY POWER GENERATORS.

The use of portable generators as a secondary or tertiary source of power is allowed within Pine Forest. The size of such generators is limited to that necessary to run a minimum amount of equipment needed to sustain comfort through a period of a power outage.

X. SPAS:

KEEP THE VISUAL IMPACT OF SPAS TO A MINIMUM WHEN VIEWED FROM THE STREET, NEIGHBORS' PROPERTIES AND COMMON AREAS.

The use of exterior jetted tubs or spas are allowed within PINE FOREST as long as they are incorporated into the home design in some way. At minimum these items must be screened from view from to a point where the tub cover is hidden. Partial screens, as in a deck railing, are acceptable as long as the screen is equal to or higher than the tub height.

V. Construction Regulations

The following standards will be enforced during construction of all projects at PINE FOREST. These standards are designed to protect all Owners in the community and to balance the interests of Owners in the quiet enjoyment of their homes while allowing for construction on other lots in the community.

1. All work must be performed by Contractors properly licensed under the laws of the State of California.
2. No work may be performed in PINE FOREST until all requirements of the Design Review process have been successfully completed and authorization to begin construction has been provided in writing by the PINE FOREST or its duly authorized Design Review Committee as set forth in the Design Guidelines.
3. All work must comply with the requirements of the Town of Truckee, all applicable agencies and utilities and any applicable laws.
4. The property corners are to be string lined for immediate identification of property boundaries by the contractor throughout the entire course of construction. Under no circumstances is it permissible to cross the subject parcel line into adjoining home sites for access, storage or any other purpose. Should such an encroachment onto an adjoining property be an absolute necessity, it must be cleared through the PINE FOREST Design Review Committee and with the property owner before - the - fact for consent and written approval.
5. The Design Review Committee requires a review of the final stakeout of the house foundations prior to the start of excavation.
6. When working in close proximity to trees, they must be banded with planking to protect them from impact from vehicles and equipment.
7. During the time of construction of any building or other improvement, ONE job identification sign having a maximum face area of six (6) square feet and of the type usually employed by contractors, subcontractors and tradesmen may be posted on the property. It must be removed immediately upon completion of construction. Nothing at any time is to be nailed to trees.
8. Construction activity is limited to 7am to 6pm Monday through Friday. This limitation shall not apply to routine maintenance and repair work by Owners to structures that have already received a final certificate of occupancy. Routine maintenance and repair work by Owners shall be subject to general considerations of neighbors to avoid nuisances.
9. Quiet work on the exterior of the home is acceptable on Saturday with any construction activity limited to 8am to 5pm only. No exterior work is allowed on Sundays or Federal Holidays. Work that is carried out on the interior of the home only is allowed on Sundays or Federal Holidays as long as it is quiet and does not interrupt the peace of the neighbors, and is conducted from 9am to 5pm only. For interior work, the roof, walls and windows must be installed. Quiet work will be defined as any work that cannot be heard across the property lines of the parcel under construction. This limitation shall not apply to routine maintenance and repair work by Owners to structures that have already received a final certificate of occupancy. Routine maintenance and repair work by Owners shall be subject to general considerations of neighbors to avoid nuisances by using common, neighborly sense.

10. Dogs or other household pets must be restrained, and may not run loose or bark. Contractors' dogs or pets that are considered a nuisance or danger by PINE FOREST will not be allowed to return to PINE FOREST.

11. Recorded music and radio noise must be confined to the project site. Repeated violations may result in fines and prohibition of any use of any audio equipment during construction.

12. Work must not stop for more than 1 month without approval by the Design Review Committee.

13. Work must be completed within 24 months of approval by the Design Review Committee.

14. No excavation by machine is allowed between October 15 and May 1 unless allowed under applicable law and in accordance with all governmental requirements and permits.

15. Contractors are responsible to clean up all construction debris at the end of each work day. A commercial dumpster, or other covered receptacle for collecting debris (e.g. trailer), must remain on project site during all phases of active construction. No debris that can blow onto neighbor's property is to be left on the lot. All debris must be placed in a single pile on the lot and be disposed of prior to an accumulation that would fill a normal 5 yard dump truck. Small piles must be removed on a regular basis. Owners and contractors are prohibited from dumping, burying or burning construction debris anywhere within PINE FOREST. Heavy objects, such as stone, steel, heavy timbers, etc., must be removed from the site and legally disposed of upon completion of the work of each trade that has generated the debris. Debris of all types should be properly contained and properly disposed. Discharge of any waste materials is prohibited in PINE FOREST.

16. The Contractor is responsible for controlling dust and noise generated from the construction site, including the removal of dirt and mud from road ways and rights-of-way daily that is the result of construction activity on the property. Contractors must broom/clean the street in front of the job site and wash down the street as required to control mud and dirt. Contractors must cover stock-piled materials and provide sufficient watering to eliminate any fugitive dust, including during excavation. Contractors must provide their own water truck and use of fire hydrants or neighbor's water is strictly prohibited. This requires Contractor to eliminate dust from leaving the project site during periods of inactivity as well as during construction operations.

17. Any containers including construction containers used for food disposal must be Bear Proof. All food-type waste must be removed from the site nightly or securely stored in a Bear Proof box.

18. Conduit for television cable is to be laid underground from the house to the CATV vault. If, for some reason there is no CATV vault, the cable conduit should be placed next to the telephone and electrical vaults and the cable company will subsequently install their vault where the conduit ends. No antennas of any kind are allowed at PINE FOREST except as mandated by federal law.

19. Contractors must minimize the impact of parking on neighboring parcels. All vehicles must be parked in the approved driveway and turnaround areas. If construction vehicles cannot be kept inside of the construction zone on the lot despite all reasonable efforts, overflow parking may occur along the edge of the roadway during construction hours as approved by the Design

Review Committee in advance in writing. Vehicles may only park on one side of the road (preferably on the gravel shoulder to allow more street room for through traffic). It is important to preserve normal traffic flow including snow removal equipment and emergency vehicles. Construction vehicles may not park on neighboring properties, driveways, common areas, open space or along any road adjacent to occupied homes. Construction vehicles should ensure they are not blocking access to fire hydrants when parking on the roadway. If the road is not wide enough to facilitate on-street parking near the construction site, crews may need to park further away where the road is wide enough to safely accommodate the parking. PINE FOREST may require the contractor to park in a manner to minimize the impact on the neighborhood, and violations by the contractor, any subcontractors, their employees or any other persons on site during construction may be enforced against the contractor's deposit. No overnight parking of vehicles is allowed.

20. If at any time during construction an archeological or paleontological resource is uncovered, work shall stop and not proceed until the site has been cleared to resume work by the Town of Truckee or their designee.

21. Existing power supplies must be used when available. Do not use generators unless power service is unable to be provided by the power company. Due to noise concerns, fuel-powered generators should never be used when there is an existing power source on site.

22. Open burning is prohibited within PINE FOREST. It is imperative that the contractor exercises all fire prevention cautions and extreme care so as to eliminate any condition that might contribute to the danger of fire. NO SMOKING is allowed on the job site and smoking is only permitted within vehicles with disposal of cigarettes prohibited on site. Careless disposal of cigarettes and other flammable materials as well as the build-up of potentially flammable materials constituting a fire hazard is prohibited. A minimum of two 10-pound 4A / 20BC rated dry chemical fire extinguishers must be displayed in a conspicuous place on each project site at all times in addition to requirements of the Truckee Fire. Additional restrictions may be imposed during periods of high fire danger

23. To assist with ensuring compliance with the rules set forth in the Design Guidelines and the governing documents, the Contractor must post a deposit of \$10,000 ("Contractor Deposit") for each lot in the construction phase for a major project (new residential construction or major remodel) and the Owner must also post a deposit of \$10,000 for a major project ("Owner Deposit") other than a minor remodel (\$5,000 Owner Deposit) or landscaping (\$2,500 Owner Deposit). The Design Review Committee may determine that a remodel project is a major project and require the major project Owner Deposit. The Deposits are required as a prerequisite for permission to begin construction.

a. The Owner Deposit is intended to provide protection to ensure the Project is constructed in accordance with the plans approved by the Design Review Committee.

b. The Contractor Deposit is intended to address construction-related violations by the Contractor, its employees, its subcontractors and others on the project site during construction, and fines may be enforced against the Contractor and collected from the Contractor Deposit. The Contractor shall execute an agreement providing deposit shall be released to PINE FOREST to the extent necessary to [a] cover any fines or penalties charged to the Contractor (including any subcontractors or employees thereof) by PINE FOREST due to the Contractor's violation of the

Design Guidelines or the governing documents; or [b] remedy damage to any common area, including the roads, caused by the Contractor (including any subcontractors or employees thereof). All fines imposed by PINE FOREST that are not paid by the Contractor within 72 hours will be deducted from the Contractor Deposit. The Contractor Deposit will be returned without interest to the Contractor who posted the deposit upon final release less fines levied. At any time, the Design Review Committee may require contractors to replenish any partially or fully used Contractor Deposit to the full \$10,000, and may order work to be stopped until the Contractor Deposit is fully replenished.

24. Immediately upon completion and before a final inspection, all construction signs, debris, and temporary toilets must be removed.

25. The lot owner/member is responsible for all actions of the contractor, subcontractors, employees and any other actions, omissions, or occurrences related to or arising from the construction project on that owner/member's lot.

***A COPY OF THESE CONSTRUCTION REGULATIONS SHALL BE SIGNED AND
ACKNOWLEDGED BY CONTRACTOR PRIOR TO COMMENCEMENT
AND
SHALL BE POSTED WITH THE BUILDING PERMIT ON THE PROPERTY DURING
CONSTRUCTION***