

Sierra Ranchos Property Owners Association

Architectural Review Application

REGULATION OF IMPROVEMENTS

3.01 Minimum Setback Line.

(a) General- No structure of any kind, and no part, shall be placed on any Lot closer to a property line than provided in these DCCRs. The following structures and improvements are specifically excluded from these setback provisions:

1. Pole lines
2. Underground pipelines
3. Conduits
4. Ditches
Water works facilities for the production and distribution and of water primarily for irrigation purposes.
5. Fences
6. Streets and driveways/drive-throughs
7. Landscaping, to include trees and shrubs, and agricultural crops

(b) Front Yard Setback- No structure or improvement except those listed in 3.01(a) (1)-(7) shall be erected nearer than a minimum of sixty (60) feet from the front property line; however, if the Board of Directors shall determine that extenuating circumstances exist for any Lot that would cause conformance to the setback minimums to result in undue hardship on the owner of the Lot, the Board may approve such setback as may be reasonable.

(c) Side Yard Setback- The setback line is established at a minimum of sixty (60) feet from the side property line; however, if the Board of Directors shall determine that extenuating circumstances exist for any Lot that would cause conformance to the setback minimums to result in undue hardship on the owner of the Lot, the Board may approve such setback as may be reasonable.

(d) Rear Yard Setback- The setback line is established at a minimum of sixty (60) feet from the rear property line; however, if the Board of Directors shall determine that extenuating circumstances exist for any Lot that would cause conformance to the setback minimums to result in undue hardship on the owner of the Lot, the Board may approve Completion of Construction. Completion times of structures or improvements and occupancy of the improvements shall be in accordance with Washoe County building codes, restrictions, permits and granting of a Certificate of Occupancy.

3.02 Completion of Construction- Completion times of structures or improvements and occupancy of the improvements shall be in accordance with Washoe County building codes, restrictions, permits and granting of a Certificate of Occupancy.

3.03 Fencing

(a) All Lots on which horses, cattle, sheep, swine, llamas or any other domestic animals are present shall be adequately fenced to keep the animals on that Lot and protect the crops and property on other Lots. Owners of such Lots are individually responsible for the repair and maintenance of fences.

(b) Lots other than those described in (a) may be fenced at the discretion of the Owners

(c) Any fence existing on the date of these DCCRs on any owner's Lot shall be maintained to prevent a risk of safety to people or animals.

3.04 Excavation- Exposed openings resulting from any excavation made in connection with initial construction or improvements shall be back-filled, and the disturbed ground must be leveled. All excavations must be done in compliance with the Washoe County Grading Ordinance and shall be certified by a Nevada Licensed Soils Engineer, as such Grading Ordinances shall require. Lot Owners are individually responsible and liable for any unlevelled excavations on their property including any excavations existing prior to ownership.

3.05 Signs

(a) Lot owners wishing to post their properties with "no trespassing signs", may post such signs as long as they are no larger than five (5) square feet.

(b) Lot owners wishing to "personalize" their properties, such as naming their Lots, may do so as long as the selected names are in reasonably good taste and appearance.

Signs advertising personal property for sale by the Lot Owner are allowed as long as the sign is no more than (5) square feet in size and removed immediately after the personal property is sold. Lot owners wishing to sell or rent their lots may post a sign or signs of not more than five (5) square feet each, offering the premises for sale or lease.

3.06 Trailers

(a) A mobile or travel trailer, which includes "5th Wheelers", may be used as a temporary residence for eighteen (18) months during the construction of a permanent residence but only after a valid building permit is issued by Washoe County. Occupancy must comply with Washoe County building codes and living restrictions. Authorization for temporary residency will be immediately terminated if the occupants violate Washoe County building codes or health restrictions. Temporary residences must be removed from the parcel within 30 days from the date the permanent residence is completed or at the earliest reasonable opportunity based on environmental circumstances once the permanent residence is completed and a Washoe County certificate of occupancy is obtained.

(b) A Lot Owner may own and maintain any number or type of trailers on his/her property as long as the trailers are operational and properly registered. The Lot Owner must remove non-operational or unregistered trailers within (60) days from the date of written notification from the Board.

3.07 Building Regulations

(a) Type.

(1) Any building or structure of whatever type must be properly maintained.

(2) No building or other structure shall be built or erected unless the building or other structure is of a quality usual and customary for that type of building or structure and of good quality and design. No used buildings, including buildings previously constructed on any other real property, shall be moved onto any Lot. Not more than one (1) single family residence including a two-car garage and one (1) guest cottage may be constructed on a Lot. The main residence must be constructed first except as otherwise approved by the Board.

(3) An owner of two adjoining (herein referred to as primary and adjoining) Lots may construct secondary buildings or structures on the adjoining Lot provided the main residence is previously existing on the primary Lot and the secondary buildings or structures are of quality usual and customary for that type of building or structure and of good quality and design.

(4) No manufactured (modular or mobile homes) shall be constructed, placed or moved onto any Lot. Mobile homes used as a temporary residence during the construction of the permanent residence are allowed but must be removed immediately after occupancy of the permanent residence. Modular homes placed on Lots prior to January 1, 2000, are exempted.

(b) Size- The single-family residence must contain a minimum of one thousand two hundred (1200) square feet of living area on the main floor, and a minimum two car garage with either two eight (8) foot or one (1) 16 foot opening and must contain a minimum of four hundred and eighty (480) square feet such setback as may be reasonable. area and must be constructed and completed at the same time as the permanent residence. Remodeling of an existing garage into additional living space is prohibited until the construction of a replacement garage. Any guest cottage, accessory building, or garage constructed on any Lot must conform to the architectural design and exterior material of the residential structure on the Lot but must not be larger than twice the total square foot area of the permanent residential structure.

(c) Location

(1) No building structure of any kind shall be located between the primary residence and front setback line except as approved by the Board.

(2) No identical residences shall be built or located within one-half (1/2) mile straight-line distance from each other.

(d) Roofs and Sidings- All exterior materials must be new. No metallic roofing or siding will be permitted unless painted or coated with a non-glare material approved by the Board. Exterior walls below the floor line shall be enclosed unless the foundation structure is designed especially for architectural appearance and approved by the Board or architectural committee.

(e) Sewage Disposal Systems- All permanent residences must include individual sewage disposal (septic) systems designed and built-in accordance with specifications approved by the health authorities having jurisdiction. No outside toilets, privies or cess pools shall be permitted on any Lot within the association.

The following is a list of items you may need for the review and filling out of your application:

- Use a plot plan of your home or a scaled drawing of your house including property lines
- Show all dimensions of the item
- Show all measurements from the item to the house and from the item to all property lines
- Describe or show a sample of the color, type and texture of material used; provide a sample (rock, brochure of item, color chips, etc.)
- If an item, such as a storm door, is not a matched color to your house, submit paint chips or a picture showing the color of the house along with the paint chip color or picture of the door
- Use additional sheets of paper or graph paper, as needed

If you have questions regarding this process, call the Terra West Management Office at 853-9777 or email sierraranchos@terrawest.com . We will be happy to review your plan before it is submitted. **Our office location and mailing address to submit your application is 10651 Professional Circle, Suite 200, Reno, NV 89521 or you may fax your application to (775) 853-9771 or email to sierraranchos@terrawest.com .**

**Sierra Ranchos Property Owners Association
ARCHITECTURAL REVIEW APPLICATION**

Homeowner(s) Names:

_____ / _____

Street Address of work location:

Email Address

Mailing Address:

(If different from address of lot)

Home phone: _____

Cell phone: _____

Home fax: _____

Alt contact #: _____

General description of proposed work: (Continue on back if needed)

Sketch provided: YES _____ NO _____

Material samples / Brochures supplied: YES _____ NO _____

Project start date: _____ Project completion date: _____

Homeowners Signature(s): _____

Date: _____

Comments/Approval/Disapproval from Sierra Ranchos Architectural Committee:

Approved: _____ Disapproved: _____

Date: _____

Comments / Conditions

Approved: _____ Disapproved: _____

Date: _____

Comments / Conditions

Approved: _____ Disapproved: _____

Date: _____

Comments / Conditions:

Final Inspection Date Scheduled: _____

Date Inspection Completed: _____