

**Operating Rules (Required Civil Code Sec. 4525)**  
**Gold Mountain Homeowners Association**

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## OVERVIEW

These Design Guidelines have been declared pursuant to Section 4.08, Book 688, page 458 of the Master Declaration of Covenants, Conditions and Restrictions of Gold Mountain (the "Declaration"), recorded on August 23, 1996, as instrument No. 05855, Official Records of Plumas County, California, and as thereafter amended from time to time.

The Design Guidelines are administered by the Gold Mountain Design Review Committee ("Committee") in accordance with the Declaration and the procedures herein set forth. The Guidelines are binding upon all owners who at any time construct, reconstruct, refinish, alter or maintain any improvement upon a lot or make any change in the natural or existing surface drainage or plant life thereof and must adhere to the most current Design Guidelines and amendments or receive an approved variance from the Committee. The Design Guidelines will be amended from time to time and it is the responsibility of each owner to obtain and review a copy of the most recently revised Design Guidelines.

In reviewing proposed Improvements for approval, the Committee shall consider at least the following:

- (a) Whether the proposed Improvement conforms to the purposes and provisions of the Governing Documents;
- (b) Whether the proposed Improvement is of a quality of workmanship and materials comparable to other Improvements that are proposed or existing on the Development;
- (c) Whether the proposed Improvement is of a design and character which is harmonious with proposed or existing Improvements and with the natural topography in the immediate vicinity; and
- (d) Whether the proposed Improvement will unreasonably interfere with or otherwise impair the view or solar access of other portions of the Development.

## **INTRODUCTION**

The Design Guidelines, herein referred to as “Guidelines”, have been developed to enhance the aesthetic living experience and to allow residents to live with nature. The terrain, views, topography and slopes vary greatly within Gold Mountain and each lot is unique in terms of its natural opportunities and constraints. Each lot has been carefully and individually located in order to preserve the natural features of this remarkable site. The design opportunities presented with each lot are varied. The placing of each structure into the natural environment should be accomplished with minimal disturbance to the land. New homes should enhance the natural mountain setting by preserving the character of each lot with good architectural design which is appropriate to its setting.

There are two principle concepts underlying the foundation of the Guidelines. The first is the Building Zone. It defines the limits of all site improvements and residential construction in order to minimize intrusion into the naturally existing environment. The second concept is site oriented design which requires that houses and yards be specifically designed to fit the site rather than reconfiguring the site to accommodate a design.

The purpose of the Gold Mountain Design Review Committee is to evaluate each proposed design for its appropriateness to its lot in the context of its relationship with adjacent lots and the whole Gold Mountain Community. The goal is for the appearance and character of all residences and improvements to harmonize with and enhance their natural and manmade surroundings rather than to dominate or contrast sharply with them. Each home should preserve the natural features present, such as views, existing vegetation, boulder outcroppings, significant washes and other natural features. Architectural styles are not dictated by the Gold Mountain Guidelines, but a natural architectural character appropriate to the mountain environment is recommended.

These Guidelines follow a progression beginning with the overall steps in the Review and Approval Process and continuing with comments relating to specific Site Development, including location of improvements, grading and drainage, roads and driveways, address identification and lighting. The Architectural Character section includes plan shapes and sizes, architectural massing, elevations, roof shapes, site walls, patios, and exterior materials and colors. The Guidelines continue with provisions for landscaping and irrigation and finally, the construction phase.

These guidelines are intended to help the homeowner formulate a complete, well thought out construction plan. They should not act as a roadblock to new home construction. To the contrary, they should help assure a satisfactory project for both the homeowner and the community.

These guidelines are intended for new construction only. No committee approval is needed for the following:

- (a) Normal maintenance of exempt or previously approved Improvements;
- (b) Repair or rebuilding of an exempt or previously approved Improvement;
- (c) Changes to the interior of an exempt or previously approved Structure; and
- (d) Work reasonably required to be performed in an emergency for the purpose of protecting any person or property from damage.

## **REVIEW AND APPROVAL PROCESS**

### **2.1 Overview**

The comprehensive design review process has been established to assist owners in the planning and designing of their residence. The lot owner is responsible for obtaining formal written approval from the Committee, the Plumas County Building Department and other applicable agencies. These approvals must be obtained before any improvements or alterations are made to the lot. Failure of the lot owner to obtain approval from the Committee will result in a fine of five thousand (\$5,000) dollars per occurrence. The Committee may also create additional guidelines, policies and procedures applicable to the Guidelines. Please contact the Committee through the Homeowner Association business office for the latest amendments to the guidelines and current policies prior to proceeding with design.

It is strongly recommended that an owner retain competent professional services for planning and design. A thorough analysis and understanding of a particular lot and the owner's special needs and the skill to translate this into building form, as well as the ability to convey to the Committee the concept and design of a proposed residence or other improvements, are all important elements of the design review process.

The design review process was developed to provide adequate checkpoints along the way in an effort to minimize time and money spent on designs that do not adhere to the Guidelines. Each owner is responsible for complying with the Guidelines and all other applicable provisions of the Declaration, as well as all rules and regulations of any governmental authority.

The Committee will conduct reviews of projects during their regular meetings or at such other times as are appropriate. The Committee will respond in writing to the applicant no later than thirty (30) business days after a submittal has been reviewed by the Committee. Any denial of a request for approval shall include an explanation of why the request for approval was denied and a description of the procedure to appeal for Board review of the denial. Any response an owner may wish to make in reference to issues contained in the Committee's notice following review of submittal must be addressed to the Committee in writing. Homeowners may request to meet with the Committee to discuss the review of the submittals.

In general, the design review process is divided into five steps, the Pre-Design Meeting, the Preliminary Submittal, the Final Submittal, the Construction Phase and the Final Inspection.

## **PRE-DESIGN MEETING**

### **2.2 Pre-Design Meeting**

The owner or his Architect or Builder is required to meet on site with the Committee to review the submission process prior to preparing any drawings for a proposed residence or improvement. The owner and/or his architect can explore and resolve any questions regarding building requirements and placement of the residence. Preliminary drawings may be discussed at this time. The owner will receive a Design Review Packet containing additional information about the construction process.

## **PRELIMINARY SUBMITTAL**

### **2.3 The Preliminary Submittal**

Preliminary drawings, including all of the exhibits outlined below, must be submitted to the Committee after the Pre-Design Meeting. Preliminary Submittals must be submitted at least seventeen (17) business days in advance of a regularly scheduled meeting to be reviewed at that meeting so that adjoining property owners can be notified. Dates of regularly scheduled Committee meetings are available from the Design Review Committee.

Preliminary Submittals shall include:

- (a) A completed Application form and a check covering the design review fee of \$2,000 which is non-refundable.
- (b) A topographical survey drawn at a scale no less than 1"=20', prepared by a land surveyor registered in the state of California, showing lot boundaries and dimensions, easements, buffers, setbacks, centerline of adjacent streets, utility tap locations and existing surface contours at two foot intervals. It should also show the control benchmark and major terrain features such as washes, all trees with a diameter greater than 6 inches as measured three (3) feet from the ground, boulders and bedrock outcroppings. Trees to be removed must be highlighted. Each owner submitting drawings for approval to the Committee shall be responsible for the accuracy of all information contained therein.
- (c) A Site Plan drawn at the same scale as the survey, showing the location of the residence and all other buildings or major structures, driveway, centerline of adjacent streets, parking areas, patios, pools, walls, proposed utility service facilities and routes, site grading including existing and proposed contours and topographic features such as drainage channels, rock outcroppings and existing trees and major shrubs to be retained or to be relocated, and elevations of all building floors, patios, and terraces, shown in relation to site contour elevations.
- (d) Roof Plan and Floor Plans drawn at a scale of no less than 1/8"=1' 0". Roof plans should show areas and heights of flat and sloped roofs, location of crickets, and locations and heights of all roof mounted equipment including skylights. Floor plans shall show elevations for each floor level change.
- (e) Exterior Elevations of all sides of the residence, at the same scale as the floor plans, identifying all structure, parapet and roof ridge heights; delineating both existing and proposed grade lines; and designating all exterior materials. Color selections may be general and not specific for the Preliminary Submittal.
- (f) The Preliminary Submittal shall include five (5) 8-1/2" x 11", photocopies of each of the drawings required in (b), (c), (d), and (e) above.
- (g) Any other drawings, materials, or samples requested by the Committee or necessary to explain the design.

All accessory improvements, e.g. propane enclosures, storage sheds, dog houses contemplated on the lot must be shown on the Preliminary Submittal.

To assist the Committee in its evaluation of the Preliminary Submittal, the owner shall provide preliminary staking of the locations of the corners of the residence or major improvements deemed by the Committee to be major and at such other locations as the Committee may request.

#### ***2.4 Notice of Preliminary Submittal***

Within three (3) business days after the submission of a complete Preliminary Submittal, the Committee will mail notice to all owners of lots within one thousand (1000) feet of the subject lot informing them that drawings have been submitted with respect to the lot. Those drawings will be available for review by other owners during the period stated in the notice. Notice to owners will be sent via first class mail through the US Postal Service to the mailing address listed with the office of the Association used for the mailing of Association account statements. Owners wishing to review a submittal may set up an appointment with the Design Review Committee. Comments regarding the proposed project should be submitted in writing to the Committee at least two days prior to the scheduled meeting date.

#### ***2.5 Preliminary Review***

After the notification and comment period and the staking of the lot, the Preliminary Submittal will be deemed complete. At its next regularly scheduled meeting, the Committee will review the submittal for conformance to the Guidelines and will provide timely written response to the applicant.

### ***FINAL SUBMITTAL***

#### ***2.6 Final Submittal***

After preliminary approval is obtained, the following documents are to be submitted to the Committee. Final Submittals must be made a minimum of one (1) week prior to a regularly scheduled meeting to be reviewed at that meeting. Dates of regularly scheduled Committee meetings are available from the Design Review Committee.

Final Submittals shall include:

- (a) A completed Application form and a check covering the landscape deposit in the amount of one thousand dollars (\$1,000). This deposit is refundable following completion of the project.
- (b) Two complete sets of construction blue prints for the residence and the following items if not included in the construction documents:
  - (1) All data noted in Section 2.3 paragraphs (b), (c), (d), and (e).
  - (2) Building sections as required illustrating the residence and accessory improvements.
  - (3) All utility locations: propane tank, electric meter, transformer and exterior mechanical equipment locations, and geothermal wells.

- (4) Any adjustments to locations and zones of the residence.*
- (5) Height of the top of all skylights and parapets shown on the roof plan.*
- (6) Locations and type of all exterior lighting fixtures.*

(c) Samples or pictures of all exterior materials and colors, all exterior lighting fixtures with manufacturer's specifications, window and glass specifications, garage door color and concrete color, mounted on an 8-1/2" x 11" heavy stock cardboard identified with manufacturer's names, colors and/or numbers. Sample boards should include the owner's, architect's and builder's name as well as the lot number. Samples of exterior materials such as stone should be submitted via the use of photographs that show color and coursing patterns.

(d) A Landscape Plan at the same scale as the Site Plan, or a statement describing re-vegetation of the lot to its pre-construction condition. Landscape Plans must show the Natural Zone, Building Zone, and Private Zone and should include:

- (1) Areas to be irrigated, if any, including location of backflow preventer.*
- (2) Locations and sizes of all existing and proposed plants.*
- (3) Locations of areas to receive re-vegetation.*
- (4) Decorative features such as pools or imported rocks.*
- (5) Specification as to color and size of mineral landscape elements including approximate size of any boulders proposed.*
- (6) A list of all proposed plants including both the common and the botanical plant name and the plant size. The quantity of each type of tree and shrub to be planted should be included. Proposed plants not included on the Approved Plant List (See Appendix B) must be listed on the Landscape Plan with an asterisk before the plant name. A photograph and description of any non-approved plant must be submitted to be considered for approval.*
- (7) Location of all exterior landscape lighting, including cut sheets for all fixtures and a list of proposed bulb types and wattage. All exterior lighting is to be down-lit only.*

Owner may elect to return the site to its natural state in lieu of a landscape plan. If a landscape plan is to be determined at a later date, it must be approved by the committee.

(e) A Construction Schedule indicating approximate milestone dates for:

- (1) Start of construction*
- (2) Completion of slab/foundations*
- (3) Completion of framing*
- (4) Completion of exterior wall surfaces*
- (5) Completion of roofing*
- (6) Completion of all construction*
- (7) Anticipated utility hook-up*
- (8) Completion of landscaping*
- (9) Anticipated occupancy*

(f) A Community Service District (CSD) Irrevocable License for sewer service must be signed and notarized. Applicant should confirm with the CSD the current charges for water and sewer connections as they may change from time to time.

### **2.7 Final Submittal Approval**

Upon receipt of the complete Final Submittal, the Committee will review the submittal for conformance to the Guidelines and to any stipulations by the Committee from the Preliminary Submittal. The Committee will provide a written response to the applicant within three business days after the regularly scheduled meeting in which the submittal has been reviewed.

An Owner whose application is denied by the Committee may request that the Association's Board of Directors reconsider his or her application, provided that any such request shall be presented to the Board within ten (10) days from the date of the denial by the Committee. If review is conducted by the Board, (i) it shall take place during an open meeting of the Board, (ii) the Board may affirm, reverse or modify the decision in its discretion and in accordance with the provisions of the Governing Documents. The Board will notify the applicant in writing of the Board's decision within fifteen (15) days following the review.

One set of plans as finally approved shall be retained by the Committee as a permanent record.

## **CONSTRUCTION PHASE**

### **2.8 Pre-Construction Approval**

Securing a building permit from the County of Plumas, California is the responsibility of the owner or designated representative. Construction shall be in accordance with the Final Submittal approved by the Committee.

An on-site preconstruction meeting with the builder and a representative of the Committee is mandatory before construction may begin. The builder's deposit is to be paid no later than the preconstruction meeting. The amount is specified on the Application Form. A topographical benchmark must be in place on the property and not moved or remarked until construction is complete. All trees that were previously approved for removal must be tagged and the construction fence must be in place to identify the building zone (section 3.1).

### **2.9 Additional Construction and/or Exterior Changes**

All exterior changes require prior approval from the Committee. Failure to obtain such approval can result in the Association requiring the existing construction to be modified to conform to the approved Final Submittal. Failure of a lot owner to obtain approval from the Committee may result in a fine of up to five thousand (\$5000) dollars.

### **2.10 Re-submittal of Drawings**

In the event a Preliminary Submittal or a Final Submittal is not approved, any resubmission must follow the same procedure as the original submittal, except that re-submittals of a Preliminary Submittal must be made at least eight (8) business days in advance of a regularly scheduled meeting to be reviewed in that meeting. The Committee will not notify nearby neighbors of re-submittals unless determined otherwise by the Committee.

### **2.11 Commencement and Completion of Construction**

The timing of Commencement and Completion of Construction are controlled by Article nine, paragraphs 8, 9 and 10 of the Association's Covenants and Restrictions. Generally however, homeowners are expected to begin construction within one year following Final Approval, proceed with the process diligently and complete the process within two years from start of construction. Extension of these time limits may be possible in extenuating circumstances. Failure to complete the construction within time limits may result in serious financial obligations to the homeowner. Please consult the Association's CC&Rs for the specifics of the timing limitations.

### **2.12 Work in Progress – Observation for Design Conformance**

The Committee will review all work in progress and give notice of any non-compliance identified. Absence of such review and notification during the construction period does not constitute approval by the Committee of either work in progress or compliance with these Guidelines.

The Committee or any authorized representative shall have the right during normal business hours, after forty-eight (48) hours notice to the owner to enter upon any portion of the Development for the purpose of determining whether or not any work is being performed or has been performed in compliance with this Declaration and the Guidelines.

If at any time the Committee determines that work is not being performed or was not performed in compliance with this Declaration and the Guidelines, whether based on a failure to apply for or obtain approval, a failure to comply with approval, a failure to timely commence or complete approved work or otherwise, the Committee shall notify the owner in writing of such non-compliance specifying the particulars of non-compliance, and demanding that the owner remedy such non-compliance within a reasonable and specified period.

## **FINAL INSPECTION**

### **2.13 Final Construction Review and Approval**

(a) Upon completion of the residence, the homeowner is requested to provide the Committee a photocopy of the certificate of occupancy issued by Plumas, County.

(b) Upon notification of completion, the Committee will perform a physical inspection and a night-time lighting inspection to insure compliance with the lighting policy (see Section 6.9 – Exterior Lighting). If it is found that work was not done in compliance with the approved Final Submittal, the Committee shall notify the owner in writing of such non-compliance and shall require the owner to provide appropriate remedy.

(c) If the owner fails to remedy any non-compliance within thirty (30) business days from the date of the Committee's notice, the Association shall notify the owner and take such action to remove or remedy the non-complying improvements. The Association, at its option, may institute a fine and/or complete the non-complying improvements in accordance with the approved drawings or have them removed. The owner will reimburse the Association for all expenses incurred.

If, after receipt of the notice of construction completion from the owner and after review of the residence and/or improvements by the Committee, the Committee finds that all improvements are deemed to be in accordance with the approved Final Submittal, these Guidelines and any stipulations of approval, the Committee shall notify the owner in writing of such Final Construction Approval.

If the residence is to be occupied prior to Final Construction Approval, the owner shall provide the Committee with the Certificate of Occupancy from Plumas County. The owner may then occupy the residence provided that a timeline for completion is provided to the Committee.

#### ***2.14 Residence Improvements, Additions, or Changes***

Any owner proposing to change the exterior color or add or change any improvement to the project must receive prior written approval from the Committee. A time schedule for the work to be performed must be included. The Committee may charge an owner a fee up to one half of the original fee (\$1,000) depending on the scale of the project.

#### ***2.15 Non-waiver***

The approval by the Committee of any plans, drawings or specifications for any Improvements constructed or proposed, or in connection with any other matter requiring the approval of the Committee shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification or matter submitted for approval. Where unusual circumstances warrant it, the Committee may grant reasonable variances from the architectural control provisions hereof or from the Guidelines. Such variances shall be made on a case-by-case basis and shall not serve as precedent for the granting of any other variance.

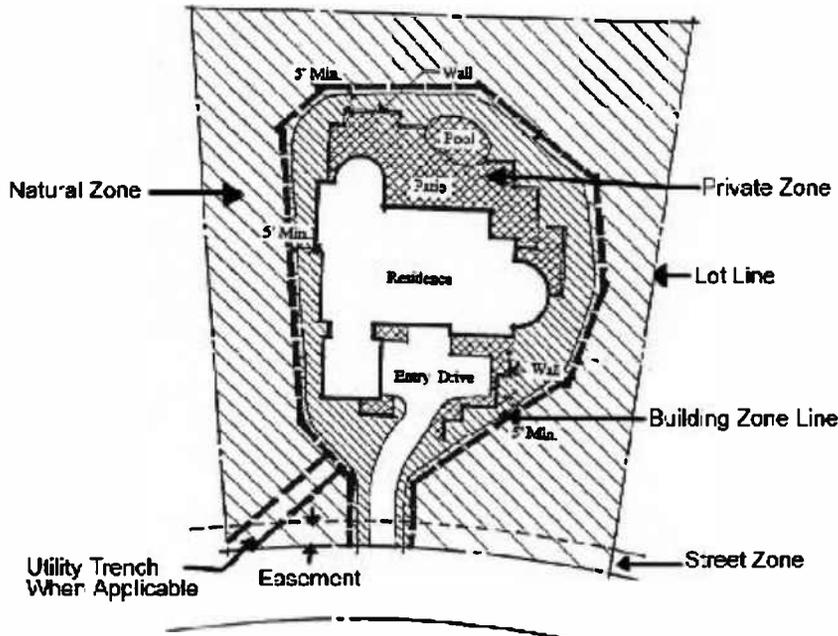
## **2.16 Estoppel Certificate**

Within thirty (30) days after written demand is delivered therefore to the Committee by any Owner or Mortgagee, and upon payment to the Committee of a reasonable fee (as fixed from time to time by resolution of the Committee), the Committee shall execute and deliver in recordable form, if requested, any estoppel certificate executed by any two (2) of its members, certifying, with respect to any Lot of such Owner or Mortgagee, that as of the date thereof either (a) all improvements made and other work done upon or within such Lot comply with the requirements of the Committee and this Declaration, or (b) such improvements or work do not so comply, in which event the certificate shall also identify the noncomplying improvements or work and set forth with particularity the basis of such noncompliance. Such statement shall be binding upon the Committee in favor of any person who may rely thereon in good faith.

## PROPERTY DEMARCATION

The lots in Gold Mountain are configured to allow for the natural landscape to enhance the improvements placed upon them. The lots consists of four or five zones; the building zone, the natural zone, the private zone, the street zone and where applicable, the golf course zone. An example illustrative diagram is provided below.

### ILLUSTRATION OF LOT CONFIGURATION EXHIBIT A



The zones are defined as follows:

#### **3.1 The Building Zone**

The Building Zone is the area around the building where all construction activities must be contained. Alterations to the existing landscape may occur in this area. This area must be re-vegetated and must comply with the State of California fire safe regulations for defensible space (which are included in Appendix “D”). The Building Zone will be encompassed by a construction fence placed approximately thirty (30) feet from all proposed structures and installed before the on-site pre-construction meeting based on the natural features of the lot, lot boundary lines, drainage and topography. This Building Zone mirrors the fire safe requirements for the “Lean, Clean, Green Area” in defensible space.

#### **3.2 Natural Zone**

The Natural Zone is that portion of the lot that extends from a structure or Private Zone to the property line. The Natural Zone may remain a natural landscape or be re-vegetated with plant material selected from the approved plant list. Areas scarred during construction must be re-vegetated or landscaped in such a way as to encourage natural vegetation to grow readily.

Supplemental plant material from the approved plant list may be added in the Natural Zone to enhance the natural appearance. The density and mix of any plant material should approximate the density and mix found in the general area. If the existing vegetation is primarily skunk cabbage, bitterbrush, rabbit brush, or manzanita consideration should be given to selecting other plants because of the fire danger these plants pose. Irrigation of the Natural Zone is permitted for newly planted vegetation and thereafter for maintaining adequate plant moisture to keep plants near the home green and fire resistant.

A firebreak is necessary in the Natural Zone and is defined by the Gold Mountain Fuel Reduction Guidelines ( see Appendix “D”). A firebreak is established by creating a lean, clean, and green zone within a minimum of thirty (30) feet of each building or structure”.

Additionally, a reduced fuel zone or defensible space must be maintained in the Natural Zone “from a minimum of 30-100 feet away from the building or structure”. This requires remove excess ground fuel, thinning thick shrubs and trees and removing vertical ladder fuels by removing low branches and brush under trees. Houses that do not meet the defensible space guidelines may not be able to be protected in the event of a wild fire.

The Gold Mountain Fire Safe Committee should be consulted for an appraisal of the property’s fire safe characteristics and how to implement the above guidelines.

### ***3.3 Private Zone***

The Private Zone is that portion of the lot which is not visible from adjacent lots, streets, open spaces, or public spaces, being screened by walls or structures. The Private Zone is the least restrictive in terms of what plants, shrubs and trees can be planted. The owner may place any plant material in the Private Zone. Plants growing above wall heights which can be seen by adjacent lots are to be selected from the approved plant list.

### ***3.4 Street Zone***

The Street Zone is the easement along the roadway and may be used for snow storage during winter months. Revegetation and supplemental planting may be needed to create an attractive streetscape adjacent to the roadways. Revegetation of the Street Zone must be made from the approved plant list, to return it to its natural condition after construction.

### ***3.5 Golf Course Lots and Golf Course Safety Zone***

Golf frontage lots always have inherent risks from errant golf balls. The Committee strongly recommends that during the site planning of a lot adjacent to the golf course, detailed consideration be given to the possibility of errant golf balls, particularly with the orientation of windows or other breakable surfaces of the residences, e.g. skylights. Lots adjacent to the golf course cannot use netting, screens, excessive landscaping, fences or large blank walls for protective device. Evaluation of the proper siting, orientation, massing and setbacks should provide for maximum golf and view orientation with minimal adverse impact from the play of golf. Design consideration should also be given to noise and other effects generated by golfers, golf carts and golf maintenance.

Golf Course Safety Zones have been designated for some lots adjoining the golf course. Building Zones cannot overlap into the safety zones. Safety zones do not constitute protection from liability issues that arise from golf play, but merely define an area in which a Building Zone is not permitted.

## ***SITE DEVELOPMENT GUIDELINES***

The natural topography, vegetation and environment at Gold Mountain are unique and require special design attention for site development. Each lot has distinctive features of topography, slope, views, drainage, vegetation, boulders and access that need to be analyzed in the design process. The Committee stresses the importance of integrated site and residence design so that homes respond to the natural characteristics of each specific lot. It is important to realize that designs that may work on one lot may not on another. The following Site Development Guidelines deal with issues of siting, grading, excavation and landscaping.

### ***4.1 Site Work***

When preparing a preliminary site plan, consideration should be given to the impact of the proposed residence on adjacent lots with respect to their privacy, view preservation, natural drainage, and ease of access. The following general limitations will apply:

- (a) No change in natural or existing drainage patterns for surface waters shall be made upon any lot that could adversely affect another lot, common area or open space. Surface water draining onto adjoining lots shall do so only by established natural patterns and not so changed as to lead to off-site erosion.
- (b) Natural drainage ways must not be obstructed. Improvements should be sited to avoid major natural drainage ways. Bridging of drainage ways, so as not to obstruct 100-year storm flows, are encouraged with the design adding architectural character.
- (c) Retaining walls and other walls not directly supporting a building structure should not typically exceed eight (8) feet in height, measured vertically from the lowest finished grade adjacent to the wall along the exterior side of the enclosure at the point of measurement. An overall height of up to fourteen (14) feet may be achieved by use of more than one retaining wall, provided a minimum planting area of ten (10) feet is provided between the two walls. Other acceptable methods for softening the appearance of retaining walls over eight (8) feet in height include: landscaping with mature, indigenous trees or large shrubs; and/or utilizing a different texture and/or material for a portion of the wall. Building elevations and sections are to show the extent of cut and fill procedures.
- (d) Screen walls, walls not supporting a building structure or retaining earth, may not exceed five (5) feet, six (6) inches in height measured from finished grade along the exterior side of the enclosure in the manner described above for retaining walls.

#### 4.2 Site Drainage and Grading

Site drainage and grading must be done with minimum disruption to the lot. Structures, roads, driveways and any other improvement should be designed to fit the existing contours of the site, minimizing excavation rather than altering the site to fit the designed structure or improvement. Surface drainage should not drain to adjacent lots, common areas or open spaces except as established by natural drainage patterns, nor cause a condition that could lead to off-site soil erosion onto adjacent lots, common areas or open spaces.

Designers should carefully evaluate the erosion potential of the site drainage based upon the degree and direction of the slope, soil type and vegetation covers. Minimizing soil erosion in disturbed areas through the use of native rock and plant materials is strongly encouraged. Any change in a drainage way will require contour grading and mature landscaping to return the drainage way to a natural appearance.

No grading may be done outside the Building Zone unless such grading is proven to be the only means of providing necessary flood protection.

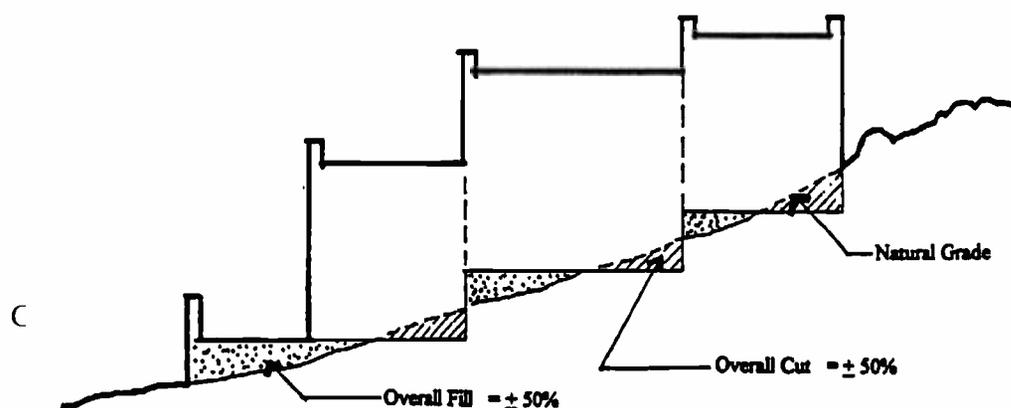
If corrugated culverts are used, the inside of the culvert must be painted a minimum distance of two times the opening diameter of the culvert at each end. The color should be a natural earth tone. The termination of culverts, including the use of headwalls, must result in a well designed termination with finished edges. Rough, bent or chipped ends of culverts must not be exposed.

#### 4.3 Cut and Fill

It is the intent of these Guidelines to discourage excessive cut and fill. Wherever possible, significant cut and fill conditions should be contained within retaining walls or within the improvements as to avoid cut and fill slopes from being exposed. Cut and fill conditions will also vary depending on whether the residence and other improvements are on a single level or terraced multi-levels to fit with the topography. Cut and fill conditions are evaluated based on conditions directly under the footprint of the residence, as well as for the overall site improvements, patios and driveways. Therefore, the following guidelines address the general cut and fill situations. Evaluation of a proposed residence will be based on conformance with these cut and fill guidelines. The Committee may allow exceptions, on a case-by-case basis, to the technical cut and fill guidelines when the objectives and intent of these Guidelines are still met.

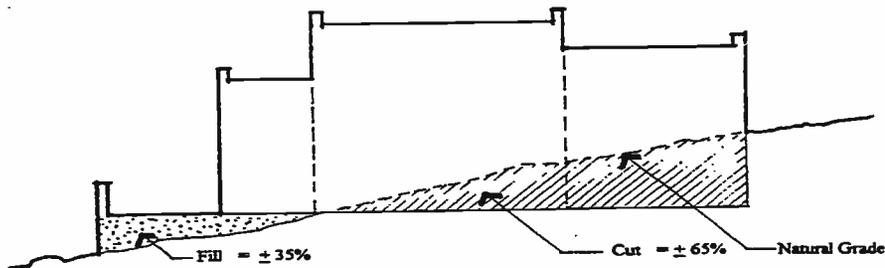
##### (a) Sloping Site Terraced Floor Levels

In cases where the building zone slopes generally in one direction and the residence and improvements are on multiple floor levels that step down with the terrain, the cut and fill conditions shall generally be as shown.



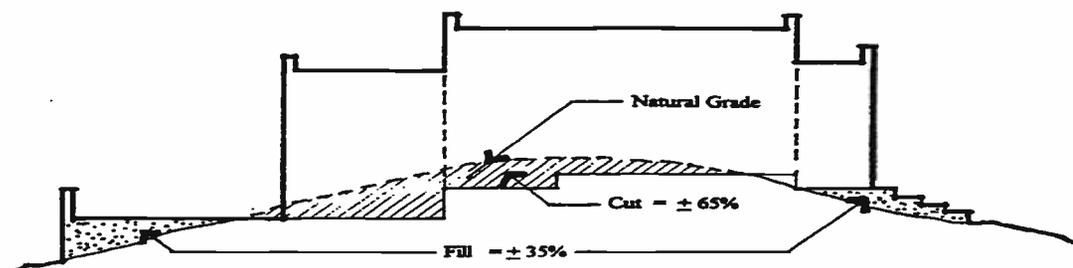
(b) Sloping Site - Single Floor Level

In cases where the building zone slopes generally in one direction and the residence and improvements are primarily on a single floor level, the cut and fill conditions shall generally be as shown.



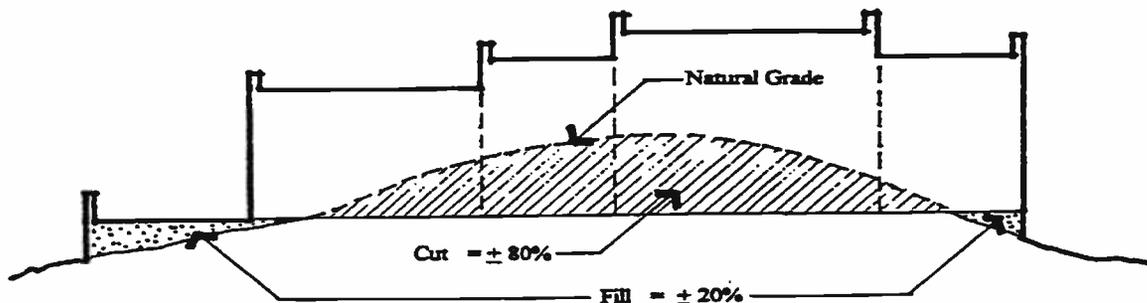
(c) Ridge or Knoll - Terraced Floor Level

In cases where the building zone is generally located on a ridge, knoll, or other high point and the residence and improvements are on multiple floor levels that step down with the terrain, the cut and fill conditions shall generally be as shown.



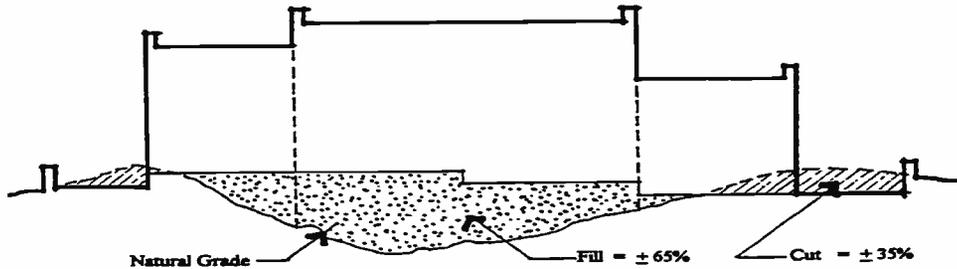
(d) Ridge or Knoll - Single Floor Level

In cases where the building zone is generally located on a ridge, knoll or other high point and the residence and improvements are primarily on a single level, the cut and fill conditions shall generally be as shown.



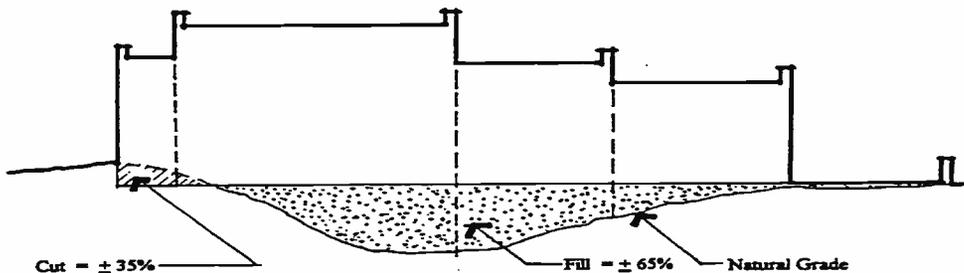
(e) Low Center - Terraced Floor Levels

In cases where the building zone is generally located in the low area of a lot, in a low minor drainage way, or in other similar depressed areas and the residence and improvements are on multiple floor levels that step with the terrain, the cut and fill conditions shall generally be as shown.



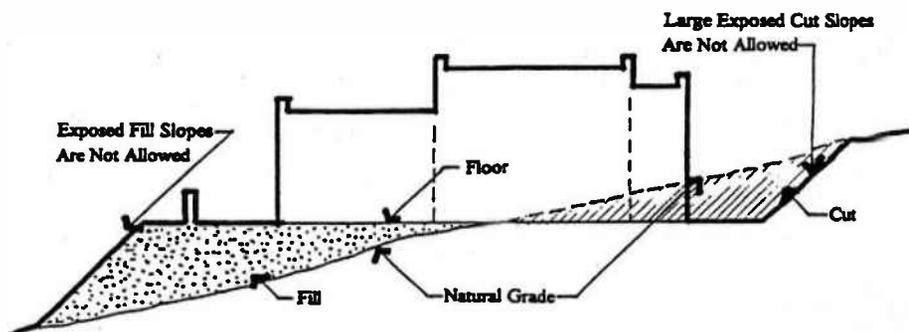
(f) Low Center - Single Floor Level

In cases where the building zone is generally located in the low area of the lot, in a low minor drainage way, or in other similar depressed areas and the residence and improvements are primarily on a single floor level, the cut and fill conditions shall generally be as shown.

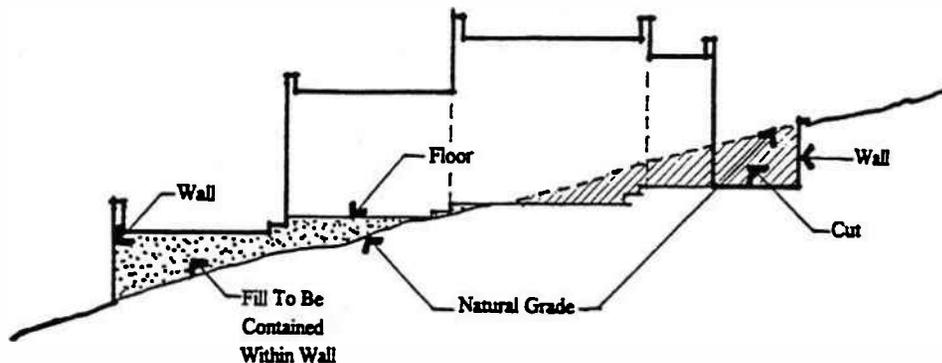


(g) Cut and Fill slopes may not remain exposed following completion of construction (see sketch). "Flat Pads" will not be allowed to extend beyond the perimeter of the building and/or site walls. Cut slopes may be re-graded and naturally contoured to match existing terrain if all grading is contained within the building zone and if, in the opinion of the Committee, the re-graded slope will have a natural appearance upon completion.

Undesireable Cut and Fill



## Appropriate Cut and Fill



### 4.4 Entrance Driveways

Entrance driveways should be located so as to minimize their visual impact on important natural features of a lot such as large or significant plant materials, boulders, washes, or drainage ways. Driveways shall be a maximum of sixteen (16) feet wide at the property line. Driveways shall have a maximum grade of not more than 18% and have a flat area of sixteen (16) feet at the bottom. The driveway should be designed in such a way as not to interfere with drainage in the right-of-way of the street. One driveway entrance onto the street is allowed unless otherwise approved by the Committee.

Lots in which the residence is located more than one hundred feet (150) from the street may be required by the fire department to have an approved fire truck turnaround within one hundred fifty feet (150) of the residence. Current policies and standards should be verified with the applicable governmental agencies and regulations. The turnarounds should be integrated into the design of the overall driveway and guest parking areas of the site. Driveways and turnarounds must meet fire and safety standards as established by Plumas County or other applicable authorities. Information regarding driveway fire safety is available on the Gold Mountain website.

Uncolored smooth concrete may not be used for driveway surfaces. Bomanite concrete, exposed aggregate, concrete utilizing integral coloring, colored concrete, pavers, flagstone, or asphalt are all approvable driveway materials, provided that the colors are within the limitations of these Guidelines. Feature strips of a different material and special aggregates in exposed concrete will be reviewed on a case-by-case basis. It is recommended that driveway connections to the street have a ten (10) foot asphalt apron to prevent damage from snow removal equipment to feature strips and special aggregates. Damage to driveways from snow removal equipment is not the responsibility of the Association. It should be noted that darker colored driveway materials melt snow and ice more quickly than light colored materials and are therefore recommended.

#### **4.5 Setbacks**

Except where higher county or state standards prevail, all setbacks will be reviewed on the merits of the submitted site plan. Minimum building setbacks are twenty (20) feet on all sides where another lot adjoins the property. Front, side and rear yards adjacent to a street require a twenty (20) foot setback. The minimum distance between buildings on adjacent lots must be forty (40) feet. The minimum distance between main and accessory buildings on a lot is ten (10) feet.

#### **4.6 Parking Spaces**

Each residence shall contain parking space within the lot for at least two (2) automobiles in an enclosed garage either attached to or detached from the main structure of the residence. A minimum of two (2) additional exterior parking spaces must be provided to accommodate guest parking. In that no exterior storage of boats or recreational vehicles is allowed at Gold Mountain, garage storage for those items needs to be incorporated into residential design.

#### **4.7 Swimming Pools and, Spas/Hot Tubs**

Swimming pools, hot tubs and spas must be located at the side or rear of residences and must be adequately screened from adjacent lots. Pool and spa equipment must be housed or screened to prevent excessive noise and to minimize visibility from adjacent lots. Pool lighting and equipment shall be located and sized so as not to reasonably disturb the occupants of any adjoining residences.

Due to environmental concerns, pool backwash and draining is not allowed into a wash or other natural drainage area. It is recommended that a drywell be constructed to allow for disposal of pool backwash and draining.

Pool equipment must not be visible from adjacent property, streets, golf corridors, or common areas. It must be enclosed by suitable screening to a minimum height of twelve (12) inches above the equipment.

#### **4.8 Sports Apparatus**

For reasons of noise control and aesthetics, athletic courts are discouraged. If they are to be included in a proposed plan, they must be minimally visible and located where they will not disturb neighboring properties. Basketball backboards must be 'painted out' or be 'clear' so that they are not seen. No sports apparatus will be approved to be attached to the front of any residence.

#### **4.9 Exterior Play Equipment**

Exterior play equipment such as swing sets, slides, play structures, jungle gyms and similar equipment must meet the intent and requirements of all sections of these guidelines, including color. This type of equipment or structure should be located in the least visible portions of the lot. Every attempt to screen this equipment from view of adjacent lots should be made, including the installation of mature landscape. The height of this equipment shall be limited to a maximum of eight (8) feet above finished grade. All exterior recreational or play equipment requires specific approval of the Committee prior to installation.

#### **4.10 Address Identification**

Individual address identification markers may be attached to a residence. Such identification markers must be subtle in design and reflect the residence's design character. A granite address identification marker is provided by the Association to each homeowner and is the only permissible detached address marker. Temporary construction address signs are permitted during the construction period but must be removed upon final inspection.

#### **4.11 Exterior Holiday Decorations**

The intent of this section is not to discourage decorating for holidays, but only to maintain a standard of quality fitting the community. Decoration displays should not have a commercial appearance and should not be excessive. The Association reserves the right to prohibit any holiday decorations deemed inappropriate.

Commercial displays such as lawn Santas or reindeer may not be used. Trees and plants may be decorated with lights. Lights cannot outline an entire home or be located on ridges or gables of pitched roofs. No exposed spotlights are allowed. Lights are allowed around window frames, soffit/eave lines and landscaping. Luminaries are allowed along driveways and patios, but not on roofs or parapets. Candle lit luminaries are not allowed due to potential fire danger.

Subtle exterior holiday music is acceptable for personal and social enjoyment in outdoor living spaces, (i.e., patios, terraces, pool, etc.), provided it does not disturb other owners and meets restrictions in the Declaration.

Christmas decorations are allowed between Thanksgiving and January 15th. No Christmas decorations are allowed before Thanksgiving and all must be removed by January 15th. Decorations for other holidays should be similarly tasteful. They may be installed two weeks prior to the holiday and must be removed within two weeks after the holiday.

## **ARCHITECTURAL DESIGN GUIDELINES**

The following architectural standards have evolved in response to climate, environmental and aesthetic considerations in the Gold Mountain Community.

### **5.1 Design Character**

The design character should create a residence that blends with its environment instead of standing out against it. The design character of a residence should be considered from all sides (including the roof) and all elevations should maintain the same visual integrity, cohesiveness, and design detail. All designs should be textural with the use of multiple exterior materials, natural elements and complementing colors to avoid a monotone appearance. Creative use of shade and shadow can add visual dimension and texture to a design and is encouraged. Long continuous lines or small chopped up masses should be avoided.

All residences and improvements should include the use of at least two different complementing materials on all exterior wall surfaces. The secondary or accent exterior wall material should cover at least twenty percent of each elevation of the residence. Windows are not included in the calculation. These complementing materials should be carefully incorporated into an integrated whole and should not result in a home that appears like two different structures forced together.

The use of natural materials such as stone and wood are strongly encouraged. Thin veneers of mass materials such as stone should be avoided. These materials should be placed in natural mass forms that are true to the natural formations or authentic use of these materials and tie to the natural terrain. Stone veneer should not terminate at outside corners or in other ways that reveals it is a veneer.

The colors of concrete walkways, concrete pads, foundations, fascias, roof materials, window frames, railings, etc., should be carefully selected to create a well-composed palette of colors and textures that appear as an integrated visual composition.

Special attention should be given in the design of a residence to the following areas:

- View orientation
- Solar orientation
- Natural vegetation
- Natural drainage patterns
- Existing boulder formations and outcroppings
- Location of neighbors, potential neighbors and the golf course

### **5.2 Building Size**

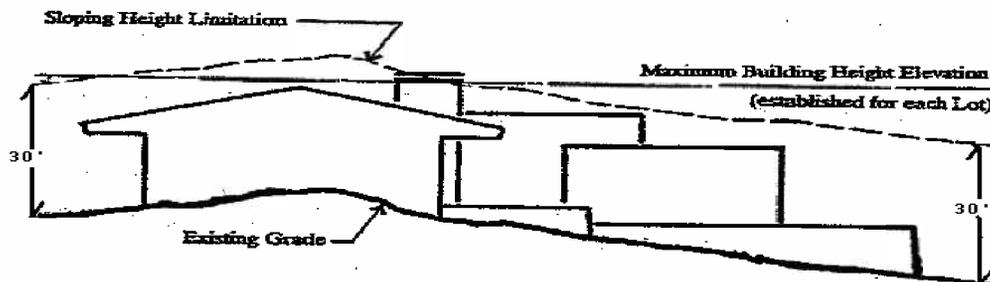
Residences will contain a minimum of one thousand six-hundred (1,600) feet enclosed conditioned living area, excluding garages. A maximum of twelve thousand five hundred (12,500) square feet of total enclosed area, including garages, will be permitted. Smaller or larger residences will be considered by the Committee but are discouraged.

### 5.3 Building Height

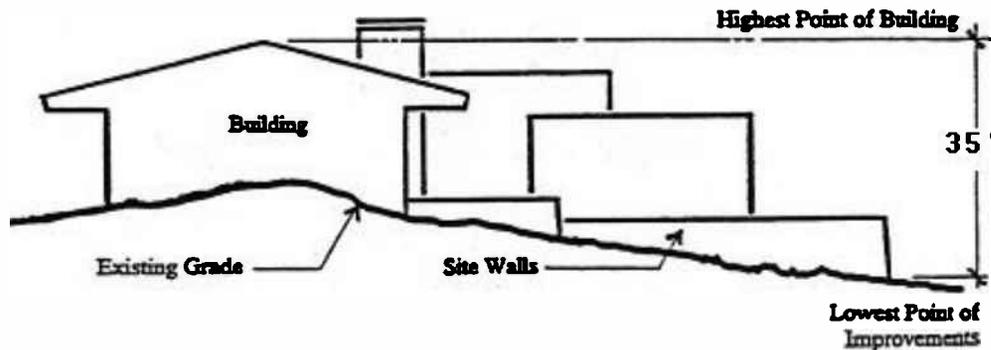
The terrain of the Gold Mountain Community is varied with ridges, knolls, valleys and other changes in elevation making absolute uniform applicability of height restrictions for residences inadvisable. The Committee may disapprove a proposed residence or other structure if it appears excessive in height when viewed from the street, common area, golf corridor or other lot. Residences should not appear out of character with other residences or undesirably prominent because of height.

Residences that tend to blend with, rather than dominate the environment such as single story multi-level buildings are encouraged. Residences may be sited partially below grade. The height of all residences and improvements is limited in these guidelines as described below. A summary diagram is provided to illustrate the application of each dimension. The Committee may require adjustments be made to proposed finished floor elevations regardless of building height compliance.

(a) Sloping Height: In addition to the other height requirements in this section, no portion of the residence or other improvements, except for chimneys, may exceed a height of thirty (30) feet above the existing (pre-construction) natural grade. This height is measured vertically at any point of the residence or improvement to existing natural grade immediately below that point of the residence or Improvement. Due to the unique and varied topography, the Committee may approve, on a case-by-case basis, and in its sole discretion, increases in the sloping height limitations.



(b) Overall Building Height: The overall height of a residence or improvement shall not exceed thirty-five (35) feet measured in a vertical plane from the highest parapet or roof ridge to the natural grade at the lowest point adjacent to the building exterior inclusive of site retaining walls, and pool walls. In special circumstances involving conditions which do not conflict with applicable county ordinances, the Committee may approve, on a case by case basis and in its sole discretion, increases in building height.



Unless otherwise specifically approved by the Committee, each residence should be composed of at least two or more visual building masses of differing heights as viewed from any elevation. Homes larger than five thousand (5,000) square feet, excluding garages, shall be composed of at least four visual masses of differing heights as viewed from any elevation. Very large or dominating individual building masses, in particular those created by sloping roofs, are discouraged.

(c) Difference in Mass Heights: The masses should vary in height vertically.

(d) Exposed Wall Heights: While the specific design is a matter for each individual architect, additional height may be achieved if an additional wall or site wall is created and set back a minimum of six (6) feet from the high wall, subject to the limitations of the other governing criteria in these Guidelines. Large blank walls will not be allowed. Door and window penetrations and applied banding or textured relief in a wall plane do not change the measurements of an unbroken wall height.

(e) Articulation of Massing: All height limitations are rudimentary criteria that form the basis of the general massing only. For example, in addition to the overall massing which should step with the terrain, it is expected that all elevations will not only take advantage of the view from within the residence, but will provide pleasant views from all surrounding areas. All side and rear elevations are expected to be articulated to break up the facade into smaller elements, as well as adding the richness of shade and shadow.

(f) Chimney Mass: The height of a chimney mass may not exceed four feet above the highest point of the residence. A chimney mass should not exceed an overall horizontal dimension of twelve (12) feet in any one direction.

(g) **Retaining Wall Height:** The height of a retaining wall should not exceed eight (8) feet measured vertically from the lowest point at finished grade adjacent to the wall to the highest point of the wall along the exterior side of the enclosure. Retaining walls are defined as any walls that retain or hold back earth more than two feet in depth. Where justified by topographic conditions and where the extra height causes no adverse visual impact, an overall height of up to fourteen (14) feet may be achieved by use of more than one retaining wall, provided a minimum planting area of ten (10) feet is provided between the two walls. Open railings up to an additional three (3) feet high may be allowed on top of a retaining wall.

#### **5.4 Roofs....**

Because roofscapes will form an important part of the visual environment, they should be carefully designed. Flat roofs are discouraged. Pitched roofs shall be hipped or tie into building masses and may have a suggested minimum slope of 4 and 12 not to exceed 12 and 12. Mansard roofs are prohibited. The Committee shall have the authority to approve partial gable or shed roofs. Dominant roof colors such as white and red or reflective roof surfaces are prohibited. Metal roofs should have a matte finish. Roof materials should be textural with dark or deep color tones. All roofing shall be of Class A fire resistant material

#### **5.5 Color....**

The colors of all exterior building and improvements should blend with the natural colors of the lot. Subdued accent colors may be used. The Committee recommends stain on external wood surfaces. When recoating the original semi-transparent stain, transparent stain is allowed. The color for exterior art work, sculpture or any other special features should also be muted tones chosen to blend rather than contrast with the residence and its surroundings. All concrete surfaces in any form should be tinted or stained.

#### **5.6 Reflective Finishes**

No highly reflective finishes shall be used on any exterior surfaces including exterior artwork and sculpture. Exterior glass may not be mirrored or opaque if such treatment causes the glass to be more reflexive.

#### **5.7 Materials - Exterior Surface**

Exterior surfaces should be of materials that harmonize with the natural landscape. Textured masonry or stone would be fitting accents to a predominantly wood exterior and are encouraged as the combination of materials provides a textural context that breaks down visual massing in much the same manner that the variety of the forest itself breaks up the large expanses. Plywood siding or composition siding would not be allowed.

#### **5.8 Building Projections**

All projections from a building including, but not limited to, chimney caps, vents, gutters, flashing, scuppers, down spouts, utility boxes, porches, railings and exterior stairways shall match the color of the surface from which they project or be an appropriate accent color.

#### **5.9 Antennae/Satellite Dish**

The Committee encourages locations that are least visible from adjacent lots, golf course corridors and the street. Satellite dishes should be of a color that blends with the background.

### **5.10 Skylights**

The use of skylights should be limited and they should be located to minimize their visibility from other lots. Skylights on roofs facing the street are discouraged. Skylights should be low profile and tinted bronze or gray. They should not cause objectionable glare or reflections. Any skylights must be noted on the building plans.

### **5.11 Windows**

Windows should be located and sized to reduce objectionable reflexive glare and nighttime light emittance. The use of overhangs, deep window opening recesses and other shading devices are encouraged.

Cladding material should blend or be a complimentary color to the exterior of the house. White cladding material is not allowed.

The use or addition of fabric-type awnings, exterior sunshades or other shading devices that do not appear integrated into the design of a residence is not recommended. Sun control and shading demands should be analyzed with the initial concepts and designed as an integrated part of the residence through the use of correct solar orientation, broad roof overhangs, shading masses and deeply recessed windows.

The exterior aspect of window coverings, viewed from outside the lot, is of the utmost importance. Window coverings, including curtains, drapes, shutters, or blinds should be of a consistent neutral color.

### **5.12 Patio and Courtyards**

Patios and courtyards should be designed as an integral part of the residence so they can be shaded and protected from the sun by roofs and building masses.

### **5.13 Solar Application**

All solar collection devices shall be integrated aesthetically and screened as much as possible from adjacent portions of the Development. Passive solar applications or the orientation and design of the residence for maximum winter sun gain will reduce the winter heating needs and are encouraged. Because activate solar collectors can cause excessive glare and reflection, frames, panels and attachments should be dark in color. Ground mounted solar panels must be screened from view with frames and attachments dark in color. As with all design elements of a residence or improvements, solar collectors should be integrally designed and aesthetically pleasing. When possible, it is recommended that solar collectors not be visible from adjacent lots.

#### **5.14 Screen Walls/ Fencing**

Screen walls should be a visual extension of the architectural design of the residence. The height of a screen wall or site wall should not exceed five feet six inches (5'-6") measured vertically from the lowest point at finished grade adjacent to the wall to the highest point of a wall along the exterior side of the enclosure.

Screen walls may be used to separate the Private Zone from the rest of the Building Zone and as screening for parking and service areas. They may not be used to delineate property lines or to delineate the Building Zone. The colors of walls must conform to the standards described in these guidelines.

Fencing shall be permitted outside the private zone must be of a pass through type not exceeding (5'-6") in height. Limited low level, non-contiguous decorative fencing of a uniform type may be utilized as landscape accents.

#### **5.15 Service Yard**

All above-ground garbage and trash containers, clotheslines, mechanical equipment, pool equipment and other outdoor maintenance and service facilities should be completely screened by walls at least one foot higher than the equipment so it is not visible from adjacent lots, common areas, the golf course, or streets. Gates or a maze entry that provides complete screening shall be required around all mechanical and pool equipment enclosures.

#### **5.16 Guest Houses/Guest Suites and Accessory Buildings**

In situations where a freestanding guest house, garage, or accessory building is to be built, it must be constructed concurrently with the main residence or after the main residence has been completed. Such structures must be designed as a single visual element with the main residence and should be related to it by using the same exterior finishes and major landscape elements. A freestanding guest house or accessory building must comply with applicable County zoning.

#### **5.17 Storage Tanks**

All fuel tanks, water tanks or similar facilities shall be shielded from view from adjacent lots, streets and common areas by walls or structures or shall be located underground with all visible projections screened from view. Underground placement is highly encouraged.

#### **5.18 Utilities**

All utility line installations to buildings or structures placed upon any lot shall be underground.

#### **5.19 Signs – For Sale, For Rent or Lease**

The Gold Mountain Home Owners' Association has developed a policy to standardize and make aesthetically pleasing real estate signage. The policy is available at the Association's business office or from its web site. No other signage is permitted.

#### **5.20 Radon Gas Protection**

Although there has been no identification that significant amounts of radon gas are present in the soil of Gold Mountain Community, the Committee recommends that each individual lot be tested by a competent professional for the presence of radon gas. If a determination is made that a radon gas protection system is needed, the design professional should be made aware of this and include it in the design of the residence.

### **5.21 Columns**

In keeping with the intent of visual strength in the architectural design, column proportions are critical. Columns, including deck columns and piers, must have a minimum dimension of six (6) inches in diameter.

### **5.22 Garages**

(a) Garages should be of a standard height and not designed exceptionally tall in order to house or store large recreational vehicles. Garage doors shall not exceed a height of nine (9) feet. Every effort should be made to minimize the impact of the garage and the garage doors. Careful siting and driveway orientation can ensure that a garage is recessed from view from the street and adjacent lots. In an effort to minimize garage impact, no more than three garage stalls (i.e. three single doors or one single and one double garage door) will be allowed adjacent to each other in a continuous plane. Two double garage doors may be placed adjacent to each other if they are offset by a minimum of six (6) feet horizontally and they do not face the street. If additional garage space is needed it must be separated from the other garage door and must blend with the home design. It is strongly recommended that the garage door color match the siding color.

(b) Detached Garages – No detached garage or storage building shall be of exceptionally tall height as to allow for large recreational vehicles storage. Detached garages or storage buildings should be designed to minimize the impact of the garage and the garage doors(s) from view of neighbors and other lots. The garage door shall not exceed a height of nine (9) feet. Careful siting and orientation should be done to ensure the structure blends into the landscape and with the main house design.

### **5.23 Unique Exterior Features**

Unique exterior features including, but not limited to, entry arches, decorative gates, glass patterns, railings, stairs, enclosures, shade structures, fountains, gazebos, cabanas, exterior fireplaces, and the like must be designed as an integral part of the residence. Requests for approval of unique exterior features should include detailed design information including sketches, cut sheets, photographs, etc. as a part of the Preliminary Submittal and the Final Submittal for approval by the Committee. The location and design of all mailboxes shall be subject to prior review and approval of the Committee.

### **5.24 Fireplaces and Wood Stoves**

All Fireplaces and wood stove cannot be used a primary heat source and must meet EPA phase III standards.

### **5.25 Decks and Balcony Height**

No decks or balcony may be installed higher than the highest floor level.

## **LANDSCAPING DESIGN**

### **6.1 Overview**

Landscaping shall be designed so as to complement, protect and harmonize with the natural terrain, existing trees and vegetation. Stone, gravel, concrete and similar materials shall be used only for complementary and supplementary purposes and no Lot shall be covered entirely with these materials.

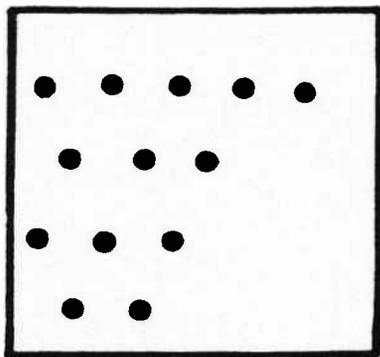
The Landscaping Design should blend the residential structures with the unique features of each lot. Native trees and rock outcropping provide interesting elements to a landscaping design. Structures should be placed to retain as many of these elements as possible. Native plants should be used for the landscaping design. A list of approved native plants is attached as Appendix B. Fire safety is critical to the Gold Mountain community. The use of native, fire retardant plants is recommended. These plants have adapted to the mountain area and have the added benefit of lower maintenance cost. The Committee many consider plants that are not included on the Approve Plant List, however, native species are preferred.

The landscaping design plan shall be prepared in detail indicating the type, size, quantity and placement of all plants and irrigation elements to be installed. The owner may elect to return disturbed vegetation back to the natural condition that existed prior to construction. Plants not listed on the Approved Plant List must also be identified on the plan and include a photo and description for each non-approved plant proposed.

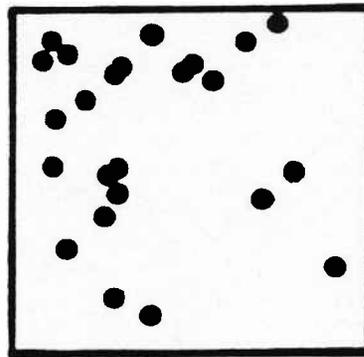
### **6.2 Re-vegetation**

The goal and intent of re-vegetation is to restore any areas disturbed by construction or grading to a natural appearance such that upon maturity of the re-vegetation, the area appears as if it were never disturbed. Re-vegetation is required inside the Building Zone and other areas that are disturbed by grading or construction. Re-vegetation includes the combined use of trees, shrubs, ground cover and seed, all of which are necessary to achieve the desired results. Re-vegetation plant material shall be planted in a density and arrangement that is similar to the adjacent undisturbed Natural Area. This re-vegetation landscaping must include only indigenous species specifically identified on the Approved Plant List. All re-vegetated areas must comply with the Gold Mountain Fuel Reduction Guidelines (see Appendix “D”).

In addition, the use of a re-vegetation seed mix, containing native flowers and grasses must comply with the Approved Plant List.



**NO**  
Do not place vegetation in geometric massings as diagrammatically indicated above



**YES**  
Randomly placed vegetation in natural massings as diagrammatically indicated above

Plants selected should provide a well-designed and natural looking area upon maturity of the re-vegetation plant material. All plants should be placed in a natural pattern, similar to the illustration above and not in a formal or geometric pattern.

The planting of alien species, particularly generic wildflower mixes, shall be prohibited in interconnected naturally vegetated areas of the Development including the Lots. Native plant species only shall be permitted to be planted outside the building envelopes on residential Lots. The clearing of trees, brush, or other vegetative matter on residential Lots outside of the building envelopes shall only be permitted to the extent necessary pursuant to the fire safety regulations of Plumas County. The removal of vegetation to otherwise reduce fire hazard may be done, but shall be under the direction of the Association. Removal of dead or diseased trees is permitted, but some habitat snags should be left for wildlife habitat.

### **6.3 Irrigation**

While indigenous plants can survive on available rainwater, irrigation during the establishment period may be necessary. Drip systems deliver water directly to the root systems and are the preferred system of irrigation. Drip systems results in lower water usage due to efficient application and decreases weed growth, as areas between shrubs are not irrigated.

### **6.4 Landscape Maintenance**

Each owner is required to maintain the landscape on their lot in such a manner that it does not become visually unattractive, overgrown or not in keeping with the provisions of these guidelines.

The Natural Zone should require minimal maintenance since it is intended to appear as the undisturbed forest and should not have a manicured or groomed appearance. These areas should be maintained in such a manner that they comply with the fire safe policy which is available on the Gold Mountain Homeowner Association website.

The landscape areas between the Private Zone and the Building Zone that are not clearly divided by site walls should naturally transition the level of maintenance so as not to create a clear line of demarcation between the two zones.

#### **6.5 Prohibited Plants**

All plant material that has characteristics which are potentially destructive to the Natural Zones and indigenous plants by reason of profuse and noxious pollens, excessive height, weed-like characteristics of excessive growth and high water demands should not be planted in the Gold Mountain Community.

#### **6.6 Native Tree Damage**

All trees of six (6) inch diameter as measured from three (3) feet above the ground level must be protected. All improvements should be situated to avoid these trees. Trees to be removed must be identified and approved by the Committee.

#### **6.7 Rock Outcroppings and Boulders**

The natural sites in the Gold Mountain Community have numerous scattered boulders and rock outcrops. The existing boulder features should be incorporated in the building and site design. Relocating significant boulder formations is strongly discouraged. If additional boulders and rock outcrops are proposed or existing boulders moved, they should be placed in a natural arrangement with the boulders being placed horizontally with a minimum of one-third of the boulder buried in the ground. Boulders should be naturally clustered, not aligned or evenly arranged. The color of potential additional boulders should closely resemble the color of the boulders native to the Gold Mountain Community. Broken or crushed surfaces of boulders should not be exposed.

#### **6.8 Mineral Landscape Features**

Boulders, gravels, mineral ground covers and similar features should be limited either to materials indigenous to Gold Mountain Community area or to materials similar in color and appearance to indigenous materials.

#### **6.9 Exterior Lighting**

The design and philosophy of Gold Mountain extends to the preservation of the natural forest setting within the community at night as well as the daytime. The objective is to allow for the minimum lighting necessary to provide for safety, security and the enjoyment of the outdoors, while not competing or interfering with the nighttime panorama or the natural darkness of the forest against the sky.

The following guidelines are established to implement the stated philosophy:

The amount of light emanating from any structure, measured at its property lines, shall not exceed 0.5 lux. Measurements are made with all exterior lights displayed at customary intensity if variable intensity is available. When measurements are taken, interior lights shall also be switched on to a level used when guests are expected. This illumination value does not apply when the ground is snow covered and does not apply to short term security or alarm lighting.

No light source including lights located for the purpose of illuminating driveways, walkways or landscaping shall be directly visible beyond the property line. The directly visible test may

extend to non-adjacent properties due to the steep terrain within Gold Mountain. Exterior fixtures, which employ opaque<sup>1</sup> materials for enclosures that are designed to allow only downward light, are most desirable. However, translucent enclosure materials such as frosted, textured or pebbled glass may be employed to obscure a light source. When translucent materials are used, bulbs used must be of incandescent and frosted type and no fixture shall exceed one 25-watt large-base bulb or two 15-watt candelabra type bulbs. Acceptable alternatives include florescent bulbs of equivalent light output and color. Vapor lights of any kind, including but not limited to sodium or mercury vapor, are not permitted.

No bare lamps will be permitted. Lights in exterior soffits, eaves, or ceilings shall have the lamp recessed a minimum of three inches.

The color of the light fixture, its shield and housing trim, including exterior soffit lights, shall be compatible with the building color and must meet the Light Reflectance Value (LRV) requirements of these guidelines.

Incandescent lamps with a maximum wattage of sixty (60) watts, or another light source of equivalent light output and color, will be allowed for exterior lighting, unless specific approval is received from the Committee. Low voltage lighting is recommended, since these fixtures are typically small and can be easily concealed within the native vegetation. Colored lights will not be allowed for exterior lighting.

Lampshades or screens to reduce glare must shield any other light source not specified above and directly visible beyond the property boundaries. This provision includes television and projector screens.

Homeowners are encouraged to install safety lighting for their driveways and walkways. However, exterior lighting must be switched on only as needed for safe passage of residents and guests entering and leaving the property. It is anticipated that lighting used within confined areas such as patios and spas may remain on for the duration of active use. No exterior lighting may be left on all night long. Dedicated security lighting may be lit for not more than five minutes and must meet the general requirements for shielding.

Members who seek the advice of professional lighting designers should notify those professionals that this policy is based on the standards published by the Illuminating Engineering Society of North America (IESNA) for Intrinsically Dark Areas (Zone E1).

## **CONSTRUCTION REGULATIONS**

To assure that the natural landscape of Gold Mountain is not unduly damaged during construction, contractors must agree to Construction Regulations in writing for each residence or other improvements on a lot. All builders and owners shall be bound by these Construction Regulations and any violation by a builder shall be deemed to be a violation by the owner of the lot. Any violation of the Construction Regulations is a fineable offense.

Policing of building sites during construction will be done by Committee Members, the Association Manager and/or their agent, acting as a roving inspector on their regular rounds. Violation of the Construction Regulations or any conditions of Final Approval will be reported to the Association Manager or Design Review Committee who will send a letter to the builder involved. Copies of the letter will be sent to the lot owner.

If any changes to the residence with respect to the final approved stamped plan occur without prior Committee approval, a fine may be levied up to five thousand (\$5000) dollars per occurrence. The change must be modified to conform to the approved Final Submittal. (See item 2.9 - Additional Construction and/or Exterior Changes.)

### **7.1 Pre-Construction Meeting**

Prior to commencing construction, the builder must meet with the Design Review Committee to review the Construction Regulations, procedures and guidelines of this section. The following items must be completed at this time:

- a. Construction Deposit in the amount of three thousand dollars (\$3,000) must be collected no later than this meeting.
- b. Construction Regulations will be reviewed and signed by owner/contractor.
- c. Construction fencing installed identifying the building zone.
- d. Trees to be removed tagged.
- e. Boulders and rock outcropping within the Building Zone must be fenced.
- f. The Topographical bench mark must be in place.
- g. A fire extinguisher (10 lbs dry chemical type) must be on site.

### **7.2 Construction Deposit**

To assist the Committee in enforcing compliance with these Regulations, a Construction Deposit will be paid by the owner, no later than the Pre-Construction Meeting. Should it become necessary for either the Committee or the Association to remedy any violation of these regulations, the cost of such remedy can be charged against the deposit. If at any point during construction the Construction Deposit in the amount of three thousand dollars (\$3,000) is depleted due to fines or fees caused by violations, all construction must be stopped until the Construction Deposit is replenished by the owner.

The Construction Deposit will be refunded, less fines and fees, upon Final Construction Approval signifying satisfactory completion of all requirements.

### **7.3 Occupational Safety and Health Act Compliance (OSHA)**

All applicable OSHA regulations and guidelines must be strictly observed at all times.

### **7.4 Construction Trailers, Portable Field Offices, Etc.**

Any owner or builder who desires to bring a construction trailer to Gold Mountain shall first apply for and obtain written approval from the Committee. To obtain such approval, the owner or builder shall submit a copy of the site plan with proposed locations of the construction trailer. Such temporary structures shall be removed upon completion of construction.

### **7.5 Fencing**

To protect the Natural Zone of a lot from damage due to construction operations, a green construction fence at least three feet tall will be installed to completely enclose the Building Zone. This fence is required to be installed not later than the pre-construction meeting, prior to starting any work on the lot. The construction fence shall have a single entrance located at the driveway entrance, and shall be maintained intact until removal is approved by the Committee. In special cases the Committee may allow materials to be stored outside the construction fence when specifically approved in advance by the Committee. The construction trailer, if any, portable toilet, construction material storage and trash receptacles must all be contained within the building zone.

If necessary to conduct construction activities outside of a Building Zone to complete an improvement falling within the Building Zone, the owner of the lot may submit a request to the Committee for a Building Zone infringement. Utility lines and septic tanks located outside the Building Zone do not require Committee approval as long as they are identified in the site plan. The construction area outside the Building Zone will be required to be re-vegetated and returned as close as possible to its original condition.

Builders shall clean up all trash and debris on the construction site at the end of each day. Trash shall be removed from each construction site frequently and not be permitted to accumulate. Lightweight material, packaging and other items shall be covered or weighted down to prevent being blown away from the construction site. In no case may debris and trash be allowed to exceed the top of the trash receptacle. The Committee reserves the right to apply fines to builders and owners who fail to control debris from blowing or being disposed of on other lots or common areas. Builders are prohibited from dumping, burying, or burning trash anywhere on Gold Mountain. Each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming a public eyesore or affecting other lots, golf corridors, or any open space.

Dumpsters or other trash receptacles must be located within the Building Zone. For physically constrained sites, smaller trash receptacles with more frequent removal may be necessary in order to fit the trash receptacle within the construction fencing.

### **7.7 Washout and Cleaning**

Washout of concrete trucks or the washout and cleaning of any equipment by masons, plasterers, painters, drywallers, etc. must be contained within the Building Zone of each lot. Washout or cleaning residue shall not be allowed to flow off of the lot or into drainage ways. Unsightly dirt, mud or drilling effluent debris resulting from activity on each construction site shall be removed

and the general area cleaned up. The builder will also be responsible for restoring the damaged area to its natural state.

### **7.8 Sanitary Facilities**

Each builder shall be responsible for providing and maintaining adequate sanitary facilities for construction workers. Portable toilets or similar temporary toilet facilities shall be located only within the Building Zone.

### **7.9 Vehicles and Parking Areas**

Construction crews shall not park on, or otherwise use, other lots or any open space. Construction vehicles and machinery shall be parked only within the Building Zone. If space within the Building Zone is insufficient, parking is permitted on streets adjacent to the lot provided such parking is on one side of the street only and does not inhibit traffic or emergency vehicles.

Any damage done to the entry gates, streets, street signs, the common area, the golf course, other lots, or utility facilities is the responsibility of the general contractor and ultimately the owner of the lot being improved.

Each builder shall be responsible for its subcontractors and suppliers obeying the 20 mph speed limits posted within Gold Mountain. Fines may be imposed against the builder from the Construction Deposit for repeated violations.

### **7.10 Conservation of Landscaping Materials**

Builders shall be advised that the lots, common areas and open spaces of Gold Mountain contain valuable native plants and other natural features such as topsoil, rock outcroppings and boulders that should be protected during construction.

### **7.11 Excavation Materials**

Excess excavation materials must be hauled away from Gold Mountain and disposed of properly. Dumping of excess excavation materials within Gold Mountain is prohibited.

### **7.12 Blasting**

If any blasting is to occur, the Committee must be informed at least two weeks in advance to allow notification of neighboring owners.

### **7.13 Restoration or Repair of Other Property Damage**

Any damage and/or scarring to property other than the construction lot must be repaired and/or restored promptly at the expense of the owner.

### **7.14 Miscellaneous and General Practices**

All owners will be responsible for the conduct and behavior of their agents, representatives, builders, contractors and subcontractors while on the premises of Gold Mountain. The following practices are prohibited:

- a. Changing oil or otherwise servicing any vehicle or equipment on the site itself or at any other location within Gold Mountain not performed in an environmentally safe manner (e.g. changing oil or other machinery fluids with an oil pan and

transporting same safely from the lot).

- b. Concrete suppliers, plasterers, painters, or any other subcontractors cleaning their equipment other than at locations specifically designated. Residue from cleaning is not allowed to flow into drainage ways or Natural Zone locations.
- c. Removing any rocks, plant material, topsoil, or similar items from any property of others within Gold Mountain, including other construction sites.
- d. Using disposal methods or units other than those approved by the Committee.
- e. Careless disposition of cigarettes, flammable materials and litter.
- f. Careless treatment or removal of any plant materials without approval by the Committee.
- g. Use of, or transit over, any golf course area, including golf cart paths or golf maintenance paths.
- h. Use of, or transit over, any common area paths or trails.
- i. Pets, particularly dogs, brought into Gold Mountain by construction personnel that are not under the construction personnel's positive control. In the event of any violation hereof, the Committee or the Association shall have the right to contact Plumas County authorities to impound the pets.
- j. Radios or other audio equipment that are operated so that they impact golfers or homeowners living at Gold Mountain.
- k. Warming fires not contained in an approved receptacle such as 55 gallon drum, propane bar-b-que unit, or propane camp fire unit)
- l. Storage or parking of non-construction related vehicles, trailers, boats, etc. at the construction site.
- m. Living on site during construction

#### **7.15 Construction Access**

The only approved construction access during the time a residence or other improvement is under construction will be over the approved driveway location for the lot unless the Committee approves an alternative access point.

The location of the entrance gate into Gold Mountain, along with the standard procedures and operations of the gate, will be issued to each builder working within Gold Mountain.

#### **7.16 Dust and Noise**

The owner shall be responsible for controlling dust and noise from the construction site.

### **7.17 Construction Signage**

To maintain the residential character of Gold Mountain and to minimize the visual clutter that unlimited construction signage can cause, all construction signs must comply with the following requirements:

Maximum size: not to exceed sixteen square feet. A plastic box or pouch for containing information is not allowed.

Frame: Double staked natural wood or painted black or forest green.

Sign: One-sided with forest green paint on the back of the sign. The sign colors and design should be consistent with posting party's normal signage. In no case shall the sign contain fluorescent, metallic or bright reflective paint.

Location: Not closer than twenty (20) feet from edge of street surface. Only one sign is allowed on street side of the lot. Signs will not be placed on trees, windows, fences, or in any other location other than addressed above.

Removal of signage: The sign must be removed not later than completion of the residence. It is the owner's responsibility to assure the contractor's compliance with these guidelines. Upon notification of non-compliance the owner has ten (10) business days to either remove the sign or bring the sign into conformance with these guidelines. A fine may be levied by the Homeowner Association for non-compliance.

### **7.18 Fire Protection**

At least one full and operable ten (10) pound ABC rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times. Absence of such a device may result in fines against the owner or access of the builder being denied to the construction site.

A yard hydrant should be installed for fire suppression and construction use as soon as practical.

### **7.19 Daily Operation**

Daily working hours for exterior construction purposes shall be from 7:00 A.M. to 6:00 P.M. No exterior construction noise or construction causing noise audible from outside the site, including interior construction noise, shall be allowed after 6:00 PM daily or on Sunday.

### **7.20 Construction Completion**

The construction of all residences and structures shall proceed diligently from commencement of construction until such residences and structures are fully completed. All residences and structures shall be completed within two years from the date of commencement of construction; except, however, when a delay is caused by acts of God, strikes, actual inability of the owner to procure delivery of necessary materials, or by interference of other persons or forces beyond the control of the owner. The Committee shall review any construction not completed within the two year period and upon a written request from the owner may extend the construction period. The Home Owner Association may impose a fine of up to five thousand (\$5000) dollars for any delinquency. For purposes of this Declaration, commencement of construction shall be the date work on clearing the lot begins.

In the event a residence or structure is not completed as to exterior appearance, within two years from the date of commencement of construction, the structure shall be declared to be a nuisance, unless an extension has been granted. If declared a nuisance, structure may be abated and removed by the Association thru appropriate proceedings. The expense incurred in connection with such abatement and removal shall become a lien against the property.

### **8.1 Liability**

Neither the Association Board, the Committee, nor any Committee member thereof shall be liable to any Owner or to any third party for any damages, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of plans, drawings and specifications, whether or not defective, (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications, (c) the development of any property within the Development, (d) the execution and filing of an estoppel certificate pursuant to Section 9.9 of the HOA CC&Rs, or (e) the execution and Recordation of a Notice of Noncompliance or noncompletion pursuant to Section 9.9 of the HOA CC&Rs., whether or not the facts therein are correct, if the Committee or such Committee member has acted in good faith on the basis of such information as may be possessed by them. Specifically, but not by way of limitation, it is understood that plans and specifications are not approved for engineering design, and by approving such plans and specifications neither the Committee, nor any Committee member thereof, assumes liability or responsibility therefore, or for any defect in any structure constructed from such plans and specifications.

### **8.2 County and Other Approvals**

Approval of any project by the Committee does not waive the requirements for the issuance of County permits, nor does obtaining all required County permits waive the need for architectural review. The Committee will not knowingly approve a project, which violates any county building or zoning codes or those of any other governmental agency or entity, but takes no responsibility for plan conformance to any criteria other than the Guidelines.



## **APPENDIX "A" DEFINITIONS**

Unless the context otherwise specifies or requires, the following words or phrases when used in these guidelines, shall have the following specific meanings. Terms used herein that are defined in the Declarations, shall have the meanings specified therein:

"Adjacent Lot" means any lot that shares a common boundary with the subject Lot, as well as any Lot that is located directly across a street or across a Common Area Open Space less than fifty feet wide or across a Golf Course Corridor.

"Gold Mountain Design Review Committee" means the Gold Mountain Design Review Committee established pursuant to Declaration also referred to as "Committee".

"Applicant" means the specific individual person identified on an application form submitted to the Gold Mountain Design Review Committee as the applicant to whom all design review correspondence shall be addressed.

"Architect" means a person appropriately licensed to practice architecture or landscape architecture in the State of California.

"Association" means the Gold Mountain Home Owners Association as defined in the Declaration.

"Board" means the Board of Directors of the Association.

"Builder" means a person or entity engaged by an Owner, including the Owner acting as the Builder, for the purpose of constructing any Improvement on the Owner's Lot.

"Building Zone" means that portion of a Lot, as described in Section 3.1 of these Guidelines which encompasses the maximum allowed developable area of the Lot.

"County" means the County of Plumas, California.

"Committee" means the Gold Mountain Design Review Committee.

"Common Area or Open Space" means Common Area as denned in the Declaration.

"Construction Regulations" mean those rules provided by the Committee that govern the condition of the construction site and behavior of the Builder, his subcontractors, his employees, and other agents of the Builder during construction.

"Cut" means removal of soil, rock, or other earth materials to create a finished grade that is lower than the existing natural grade.

"Declaration" means the recorded Master Declaration of Covenants, Conditions, Restrictions, and Supplemental Declaration for Gold Mountain as amended from time to time.

"Design Review Committee" means the Gold Mountain Design Review Committee established pursuant to the Declaration.

"Design Guidelines" are the Design Review Guidelines referred to in the Declaration of Condition Covenants and Restrictions for the Gold Mountain planned development.

"Design Review Coordinator" means the individual appointed by the Association to serve as the coordinator and liaison for the Committee.

"Developer" means the Developer as defined in the Declaration.

"Excavation" means any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of soil, rock, other earth materials or other substance from a depth of more than 12 inches below the existing surface of the land, or any grading of the surface.

"Fill" means any addition of soil, rock, or other earth materials to the surface of the land, which increases the elevation of such surface from its existing state.

"Final Submittal" means all the drawings and information required to be submitted to the Gold Mountain Design Review Committee for final approval.

"Final Construction Approval" means notification by the Committee that construction of the Residence has been fully completed according to the final approved stamped plans and approved variances, and conforms to existing Guidelines and amendments.

"Final Landscape Approval" means notification by the Committee that landscaping has been fully completed according to the final approved stamped plans and approved variances, and conforms to existing Guidelines and amendments.

"Finished Floor Elevation" means the floor elevation of any portion of a Residence as measured from the topographical elevation benchmark.

"Golf Course Corridor (Golf Corridor)" means the Golf Course Corridor as defined in the Declaration.

"Guest House" means a structure, separate from the main structure of the Residence, having sleeping facilities for one or more guests.

"Guest Suite or Additional Quarters" means sleeping facilities incorporated into the main structure of the Residence for the use of one or more guests.

"Guidelines" means Gold Mountain Design Guidelines.

"Improvement" means any changes, alterations, or additions to a Lot, including but not limited to any excavation, cut, fill, residence, buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, landscape, poles, signs, exterior art and any structure or other modification of any type or kind.

"Lot" means a subdivided Lot as shown on the plat of record for Gold Mountain.

"Natural Zone" means that portion of the Lot as described in Section 3.2 of these Guidelines, which must remain undisturbed, lying within a Lot, but outside of the Building Zone.

"Owner" means the Owner (as defined in the Declaration) of a Lot. For the purpose herein, the Owner may act through his designated agent, provided that such agent is authorized in writing or by law to act in such capacity.

"Preliminary Submittal" means all drawings, models, and information required to be submitted to the Committee to obtain preliminary design approval.

"Private Zone" means that portion of the Lot as described in Section 3.3 of these Guidelines, which is not visible from Adjacent Lots, streets, open spaces, or public spaces.

"Residence" means any building or buildings, including any garage or other accessory building used for residential purposes, constructed on a Lot, and any Improvements constructed in connection therewith. Unless otherwise defined, "Residence" shall mean a single-family Residence.

"Street Zone" means that portion of a Lot as described in Section 3.4 of these Guidelines which occurs between the Natural Zone and the street's edge.

"Structure" means anything constructed or erected on a Lot, the use of which requires location on the ground or attachment to something having location on the ground.

"Visible from Neighboring Property" means that an object or activity on a Lot which is or would be visible without the use of artificial sight enhancements in any line of sight originating from any point six feet above any other property, including other Lots.

***APPENDIX “B” GOLD MOUNTAIN APPROVED PLANT LIST***

The plant list is located on the Gold Mountain web site [www.goldmountainhoa.org](http://www.goldmountainhoa.org) , under all committees, design review committee documents.

You may also access it directly using the link below:

<http://www.goldmountainhoa.org/hoadrc.php>

## ***APPENDIX “D” Gold Mountain Fuel Reduction Guidelines***

Information regarding the fire danger of living in a mountain community and the requirements required to maintain your property can be found on the Gold Mountain web site under the Fire Safe Committee section. You may access that information directly using the following link:

**<http://www.goldmountainhoa.org/documents/Committees/FSC/FuelReductionGuidelines.pdf>**

These requirements were established by the GM FSC and the GM DRC and contain by reference Cal Fire's General Guidelines for Creating Defensible Space required by California State Public Resources Code section 4291.

Further information maybe obtained by contacting the Fire Safe Committee, or Cal Fire. The Gold Mountain Fire Safe Committee will gladly setup a free consultation with you at your lot to discuss these requirements. You may contact any of the committee members. Phone numbers are located on the web site or can be obtained from the GM CSD office at 530-832-5945.*APPENDIX “E” HOA Sign Policy*

Gold Mountain Homeowners Association  
Standardized Signage Policy 3/7/09

Signs will be limited to “For Sale,” “For Lease,” “For Rent”

All signs must be replaced no later than January 1, 2010

All new signs (and old signs not in compliance with the previous signage policy) must comply with the new standards immediately

A file has been set up with the following Reno companies and the use of this company is recommended:

Instant Sign Center	Signs by Tomorrow
770 Smith Ridge	3595 Airway Drive
Reno, NV	Reno, NV
775-829-7446 (contact: Nikki Bomagat)	775-853-6990 (contact: Marlene)

If another company is used for the fabrication of the signs, the signs must conform to the following standards and a sample must be submitted to the Gold Mountain HOA for approval:

18” tall by 24” wide

Made of 040 aluminum

Oracal #613 Forest Green background of Reverse Cut Vinyl (Instant Sign Center) or PMF #3308 Ink (Signs By Tomorrow), with white lettering

One-sided but with forest green on back of sign and rider

Three lines: Arial Rounded MT Font

Line one: “Gold Mountain” -- 1.4 inch copy

Line two: Statement of purpose (i.e. For Sale, For

Rent, For Lease)-- 2.5 inch copy

Line three: Name of realty company (this may be two lines if the company’s name is long)-- 1.5 inch copy

Line four: Contact person and phone number -- 1.2 inch copy

Rider at bottom: Lot number-- 2.5 inch copy

Frame: Double stake 18’ by 24” black metal with one rider space at the bottom only

No other riders are permitted

No logos permitted

Attached clear flier box is permitted

Procedures for obtaining a sign:

Realtor contacts Instant Sign Center

Sign will be ready within 2 business days

See attached sign sample (pg. 2)

Note: GM logo no longer to be included.



18x24/6x24, Single Sided, Reverse Cut Forest Green vinyl; Arial Rounded MT font in uppercase, back covered in Forest Green, no text.

Locked size on all copy. No realty office name may exceed two lines.

FRAME: black, bottom rider only

**Dated Feb 21, 2008**

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