

**ARTICLE I
USE RESTRICTIONS**

Article 1.10 Outbuilding Construction, Page 4 of 20

No garage or other outbuilding shall be constructed without the prior approval of the Architectural Committee hereinafter described.

**ARTICLE III
ARCHITECTURAL COMMITTEE**

Article 3.1 Architectural Committee, Pages 8 and 9 of 20

In order to provide for the orderly development of the SUBDIVISION and to aid in establishing a uniform architectural format, there is hereby created, an Architectural Committee whose membership shall consist of three (3) persons, who are not required to be fee owners of a Lot or parcel in SUBDIVISION. The initial members of said Committee shall be appointed by Declarant herein within ninety (90) days from the date of recordation of these covenants, conditions and restrictions. In the event of the resignation, incapacity, failure, or death of any member or members of the Architectural Committee, the remaining member or members shall fill any vacancy or vacancies by an appointment of a new member of their choosing. The Homeowners Association, at their expense, shall protect, indemnify and hold harmless each of the members of the Architectural Committee, who shall attempt to perform their duties during their tenure as members of said committee and upon resignation of committee shall be forever held harmless from those belonging to and from the Homeowners Association. The members of this Committee shall not be liable for any omission or improper exercise of any such duty, power or function so delegated by this written instrument executed by a majority of residents. Further, the Architectural Committee shall have the power to establish its own internal rules, regulations and procedural guidelines.

Article 3.2 Colors and Standards, Page 9 of 20

The Architectural Committee shall examine and approve and stipulate any reasonable changes or alterations and plans for any dwelling unit, garage or outbuilding to be constructed on any Lot or parcel. Original Colors and any change of color from the original paint MUST BE APPROVED by the Architectural Committee. No bright colors shall be allowed and colors in general shall be limited to earth tones, soft blues, soft greens, soft yellows, whites, grays, and natural wood colors. Said changes or alterations in colors duly submitted to the Committee are required to continue the interest of maintaining a superior tone and quality of architecture and aesthetics throughout SUBDIVISION. ALL HOMES MUST HAVE EAVES WITHOUT EXCEPTION. {'New Paint Guidelines June 2003' revisions define acceptable colors.}

Article 3.3 Plans and Specifications, Page 9 of 20

No dwelling unit, garage or outbuilding shall be erected or placed upon any Lot or parcel until a complete set of plans, exterior color schemes and plot map indicating and establishing the exact location of said structures have been submitted in writing to the Declarant and/or Architectural Committee for approval. Said approval must be obtained in writing from the Declarant and/or Architectural Committee prior to construction and/or installation.

Article 3.4 Approval Time, Page 9 of 20

Approval by the Architectural Committee of any given plans, alterations, or color changes may be withheld due to noncompliance with any of the specific requirements of this Declaration of Restrictions or due to reasonable disapproval of the Architectural Committee for any of the following: location of the building site upon any Lot, appearance, violation of any provision of this Declaration, construction materials to be used, Lot grading, and/or if the Architectural Committee deems that the proposal is not in harmony with the surrounding area or homes. At no time shall the Architectural Committee take more than thirty (30) days from the date of said submission to render a decision. In the event that the Architectural Committee has not approved said request at the end of said thirty (30) days, then such submissions shall automatically be deemed to be APPROVED.

Article 3.5 Alterations, Pages 9 and 10 of 20

If any redecorating or alteration to the exterior of any existing structure be proposed without remodeling or adding to or effecting structural changes in any existing structure, it shall be necessary only to file an exterior color scheme of such changes and to receive written approval of the Architectural Committee prior to commencing said work. When the exterior redecoration, alteration, addition or remodeling affects structural changes, the Lot Owner shall comply with the provisions of paragraph 3.2 AND 3.3.

Article 3.6 Permits, Page 10 of 20

Should the Architectural Committee approve a submittal either expressly or implicitly such shall not in any way negate the Lot Owners requirement to obtain the proper permits from the City of Reno.

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