



WHITEHAWK RANCH

ARCHITECTURAL GUIDELINES

**AS ADOPTED BY THE
THE WHITEHAWK RANCH HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
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1- INTRODUCTION AND FIRE SAFETY

From its inception, Whitehawk Ranch has maintained a philosophy of preserving the natural environment. Home sites, the townhomes and the golf course all have been planned so that the community blends harmoniously with nature and the existing environment. In order to improve the probability of this community surviving a wild-land fire that would destroy the natural environment the following actions are required of all property owners.

1. All home sites shall be maintained in a fire safe manner. In order to mitigate the risk of wildfires, a minimum 30-foot Defensible Space Zone is to be maintained around the perimeter of all structures. Within the Defensible Space Zone, the following landscape management standards are to be implemented:
 - Eliminate ladder fuels.
 - Remove dead vegetation and break up the continuity of brush species.
 - Plantings in the defensible space area should be fire resistant and/or planted in groupings that pose minimal threat to the home or outbuildings.
2. In accordance with Public Resource Code 4291, within 30 feet from each building or structure (the Defensible Space Zone), the homeowner must maintain a firebreak by removing and clearing away all flammable vegetation and other combustible growth. Specific to this zone, a homeowner may retain a single specimen of trees or other vegetation provided they are well spaced, well pruned, and creates a condition that avoids the spread of fire to other vegetation or to a building structure.

In accordance with PRC 4291, within the 30 foot to 100 feet from each building (the Reduced Fuel Zone) or to the property line, whichever is nearer the structure, provide a fuel break by disrupting the vertical and/or horizontal continuity of flammable and combustible vegetation with the goal of reducing fire intensity, inhibiting fire in the crown of trees, reducing the rate of fire spread, and providing a safer environment for fire fighters to suppress wildfire. A rule of thumb checklist for this zone is to ensure that:

- Surface fuels, such as pine saplings and other fine fuels have been thinned and removed.
- Small trees, limbs, and other ladder fuels have sufficiently been removed or spaced.

- It is recommended that old rotting stumps greater than 1 foot in diameter be removed to prevent them from becoming a source of fuel for airborne firebrands from an approaching forest fire.
- Lower branches of trees should be removed in accordance with the CAL FIRE Continuous Tree Canopy Standards:
 - For trees 30' or taller, remove lower branches to a height of 6' to 15' to eliminate fire spread from underlying vegetation.
 - For trees less than 30' remove lower branches from the lower 1/3 to 1/2 the height of the tree based on the height of the underlying vegetation.
- Establish horizontal plant separation in accordance with the CAL FIRE Horizontal Spacing Standards:
 - A 10' separation for trees on a 0-20% slope, other plants should be spaced 2 times the plants height,
 - A 20' separation for trees on a 20-40% slope, other plants should be spaced 4 times the plants height,
 - A 30' separation on slopes greater than 40%, other plants should be spaced 6 times the plants height.

3. Other Home site requirements are as follows:

- Tree branches are not within ten feet of the outlet of any chimney or stove-pipe.
- Trees adjacent to or overhanging any building are free of dead or dying wood.
- Roofs, gutters, decks, porches, and stairways of any structure are free of leaves, needles, or other dead vegetation.
- Chimneys or stovepipes have a screen constructed of nonflammable material and openings not more than one-half inch in size, over every outlet that is attached to any fireplace stove or other device that burns any solid or liquid fuel.
- Address signpost is well maintained and numbers are visible and readable from the street.
- Adequate vegetative clearance and proper ventilation around propane tanks

4. For **UNDEVELOPED** lots, the property owner will provide a fuel break by disrupting the vertical and/or horizontal continuity of flammable and combustible vegetation with the goal of reducing fire intensity, inhibiting fire in the crown of trees, reducing the rate of fire spread, and providing a safer environment for fire fighters to suppress wildfire. A rule of thumb checklist for this to be accomplished is to ensure that:

- Pine saplings have been thinned and removed.
- Small trees, limbs and other ladder fuels have sufficiently been removed or spaced.
- It is highly recommended that old rotting tree stumps greater than 1' in diameter be removed to prevent them from becoming a fuel source for airborne firebrands from an approaching forest fire.
- Remove lower branches of trees in accordance with the CAL FIRE Continuous Tree Canopy Standards:
 - For trees 30' or taller, remove lower branches to a height of 6' to 15' to eliminate fire spread from underlying vegetation.
 - For trees less than 30' remove lower branches from the lower 1/3 to 1/2 the height of the tree based on the height of the underlying vegetation.
- Establish horizontal plant separation in accordance with the CAL FIRE Horizontal Spacing Standards:
 - A 10' separation for trees on a 0-20% slope, other plants should be spaced 2 times the plants height,
 - A 20' separation for trees on a 20-40% slope, other plants should be spaced 4 times the plants height,
 - A 30' separation for trees on slopes greater than 40%, other plants should be spaced 6 times the plants height.

5. Home Ignition and Firefighter Safety Factors for homeowner requirements.

- Firewood stacked well away (minimum of 30 feet) from the structure. Winter season firewood stacks close to the home are permissible.
- No flammable vegetation or material under a deck

All improvements or changes to new or existing buildings and landscaping are subject to the following ARC Guidelines.

The architectural guidelines and development standards included herein have been promulgated by the Architectural Review Committee pursuant to the Declaration of Whitehawk Ranch (the “CC&R’s”). These Architectural Guidelines have previously been called the “Development Standards” but have been renamed herein in order to avoid confusion since the term used in the CC&Rs is “Architectural Guidelines”. Whether called “Architectural Guidelines” or “Development Standards”, the architectural guidelines and development standards included herein are binding upon each and every Owner as provided in the CC&R’s. They are intended to provide information to assist Owners in understanding and preparing for the architectural review process at Whitehawk Ranch. It is recommended that Owners allow at least three months for the architectural review process.

The Architectural Review Committee (“ARC”) exists to assist you and your neighbors in creating the best possible environment for enjoying your property while preserving the natural beauty of Whitehawk Ranch. It is NOT the purpose of the ARC to deprive any individual Owner from having a home of unique design and quality, but rather to protect the community as a whole against non-conforming designs or construction of less than first quality. Each home will be considered on its own merits, and will be reviewed on a case-by-case basis. Application and enforcement of these Architectural Guidelines will help to increase property values, enhance safety and promote a higher quality of living at Whitehawk Ranch.

These Architectural Guidelines have been created to implement this philosophy, particularly addressing architectural design and site planning in order to provide direction to Owners for the improvement of their properties and to ensure compatibility with the unique environment of Whitehawk Ranch.

In order to assist each Owner in the environmentally sound and aesthetically compatible design of their residence, a comprehensive Design Review Process has been established pursuant to these Architectural Guidelines. This process provides each Owner the opportunity to draw upon the expertise and knowledge that has been acquired during the planning and development of Whitehawk Ranch. For this reason, the Design Review Process has been established, encompassing the following five phases:

1. **Pre-Design Conference** is optional and is an opportunity during which each Owner, along with his architect/designer, may review the ARC Guidelines in relation to their ideas and the natural aspects of the Lot with the ARC before any plans are prepared.
2. **Preliminary Submittal** - ARC review of conceptual plans to ensure conformance with the Architectural Guidelines before the Owner finalizes the design. (See Check list).
3. **Final Submittal** - ARC review of final construction documents to confirm that they are consistent with the previously approved preliminary plans. (See Check list).
4. **Pre-Construction Conference** – ARC review of construction regulations with Owner and his builder to ensure understanding of, and future compliance with, these regulations. (See Fine Schedule and Checklist).
5. **Final Inspection** – ARC review of improvements to determine whether actual construction has been completed in strict compliance with the approved plans and development standards. (See Checklist).
6. **Changes or Additional Construction.** Application for changes or additions to the approved plans before, during, or after construction must first be submitted to and approved by the ARC. Submittal forms are currently available in the Sales Office and/or the Community Center Office.

The Design Review Process was developed to provide adequate checkpoints throughout the design and development phases so that time and money are not wasted on plans and designs that do not adhere to the Architectural Guidelines or to the overall principles of Whitehawk Ranch. It is extremely important that the design steps of the Design Review Process be followed in their entirety, and in correct sequence. This process is proven and should not result in time delays, provided each Owner performs in the spirit with which the Architectural Guidelines are intended, namely, a site-sensitive approach to the development of each Lot within this unique community.

It is strongly recommended that an Owner retain competent professional services for planning and design. Experience and knowledge of the area and the project will help to ensure a thorough analysis and understanding of a particular Lot and the Owner's special needs and living patterns, as well as to provide the ability to communicate to the ARC the concept and design of a proposed residence or improvement. If an Owner elects to do his own design or to retain nonprofessional services, and the result, in either case, is not approved by the ARC, the ARC has the right to require that the Owner thereafter utilize professional design services.

The Design Review Process is intended to operate independently from the plan review process required by Plumas County for obtaining a building permit. The Whitehawk Ranch Design Review Process is independent of the Plumas County plan review process and is solely intended to enforce the Whitehawk Ranch Architectural Guidelines. Therefore, each Owner or Owner's agent bears the additional responsibility for adherence to county zoning and building code standards.

2 - SITE PLANNING

It is the intent of the following guidelines to ensure environmentally sound and aesthetically pleasing development at Whitehawk Ranch for the mutual benefit and enjoyment of all its Owners. The climate, terrain and existing vegetation at Whitehawk Ranch are all important factors that must be considered in the design of any improvements or landscaping constructed within its borders.

2.1 **BUILDING ENVELOPE AND SETBACKS**

Each Lot will have a "Building Envelope" as designated during the platting process or as established by the ARC. (See setback requirements for each Phase). The Building Envelope is that portion of each Lot within which **ALL** improvements, including structures, propane tanks, decks, walks and landscaping, must be located, and is the only area of the Lot where alterations of, or disturbance to, the natural landscape may occur. Except as designated during the platting process or as specifically established by the ARC, each Lot must have minimum front, rear and side setbacks of 20 feet from the property line of the Lot. (Note: Different Phases of the Development may have different setback requirements). Certain lots adjacent to golf course fairways have designated rear setbacks of 40 or 50 feet, or greater. The Building Envelope information for each Lot may be obtained from the ARC.

The setback requirements imposed in these Architectural Guidelines may be greater than those established by Plumas County. In the event of a conflict between the setbacks established by Plumas County and the setbacks and Building Envelope established by the ARC or during the platting process, the setbacks and Building Envelope established by the ARC or during the platting process shall be controlling. Additionally, during the platting process certain other setback requirements may have been added to the final map for special areas that are to be preserved and/or avoided during construction or development on a particular Lot. Any special areas or setback requirements that must be adhered to are shown on the final map that has been recorded with the Plumas County Recorder.

All improvements to a Lot must be contained within its established Building Envelope except for driveway access crossing the setback or a private access easement.

2.2 SITE WORK

No excessive excavation or fill will be permitted on any Lot except where specifically allowed by the ARC due to terrain considerations. Every attempt should be made to balance, cut and fill with minimal use of retaining walls and engineered building pads.

No clear cutting of any Lot will be permitted; however, it is understood that some selective pruning or removal of trees and shrubs will be necessary for the development of any Lot. The retention of trees over 12 inches in diameter or over 30 feet in height is strongly encouraged. During the building process, the ARC must first approve the cutting of trees or vegetation. The only allowable exceptions that do not require pre-approval of the ARC are the pruning of dead limbs, and the cutting and removal of trees with a trunk diameter of 6 inches or less which are bowed, leaning, severely misshapen, diseased or sparsely needled. Any removal of a tree with a diameter over 6 inches without ARC approval will be subject to fine. The ARC encourages removal of all dead limbs for the health of the tree and to remove hazardous ladder fuel conditions throughout the entire Lot. . After completion of the building project, the Whitehawk Ranch Homeowners Association Tree Committee must approve removal of trees with a diameter of over 6 inches.

2.3 GRADING AND DRAINAGE

Site grading and drainage must occur with minimum disruption to the Lot, without altering points of entry and exit of natural drainage patterns, without restricting the flow of water across a Lot, and without causing conditions that could lead to unnecessary soil erosion. The ARC will work closely with Owners of lots that contain designated drainage easements to insure that a reasonable Building Envelope is achievable; to that end, in extreme situations, the ARC may allow the rerouting of a portion of a drainage channel or swale within the boundaries of the Lot in question in order to expand the useable Building Envelope on one side or the other of the drainage way.

2.4 ACCESS DRIVES

Under most circumstances, each Lot must be accessed by a single driveway only, where the point of entry and exit remain the same. In some cases, a circular drive with two points of entry will be allowed. Access drives shall be located to preserve and avoid important natural features, such as large or significant plant materials, drainage ways, rocks, outcroppings, so as to minimize disruption of the existing landscape.

In most cases, driveways will be required to be no more than 14 feet in width where it crosses the road right-of-way and the front setback of the Lot. However, if the driveway is less than 50 feet from roadway to garage door, driveways may be up to 22 feet wide to accommodate off street parking for vehicles. The apron can be no wider than 28 feet wide at the point where it meets the frontage road. For lots with building envelopes designated by the Developer, and if the driveway is less than 50 feet from roadway to garage, parking will be allowed “within the property line” and not “within the building envelope” as previously stated. Driveways and/or parking surfaces may not encroach into any side setback without specific approval of the ARC. Some limited encroachment may be considered where unique terrain, vegetation constraints, or limited Lot width may warrant. Driveway surfaces must be asphalt, concrete pavers, or concrete. A concrete or metal culvert pipe, with a diameter of 12 inches or greater, shall be installed beneath each access driveway, between the road shoulder and the property line, unless otherwise approved by the ARC. The invert flow line of the pipe shall be aligned and sloped so that borrow ditch/drainage way storm flows will continue smoothly and unimpeded beneath the driveway crossing. The exposed ends of the pipe shall be aesthetically finished with concrete or stone headwalls; stone headwalls may be grouted or loose-laid.

2.5 ON-SITE PARKING

Each Lot must provide for a minimum of four full-size off-street parking spaces. At least two of these spaces must be within a garage, enclosed by walls, so that vehicles parked therein are not visible from neighboring property. No parking will be permitted within the setbacks. No on-street parking will be permitted at Whitehawk Ranch. (For additional garage specifications, see Section 3.10 *Garages*.)

2.6 UTILITIES

Utility services are stubbed to the front property line of each Lot. Water, electric, telephone and cable television service locations are clustered (usually with those of one adjacent Lot) in a utility easement located on one of the front corners of each Lot. The sewer service extension, where provided, is located at the approximate low corner of the Lot. The extension of services from these stub locations to the residence shall be the responsibility of each Owner, and shall be routed to minimize disruption to the natural landscape. As a general rule, utility trenches may not encroach into any required setback except where they cross the front setback between the service tap and the Building Envelope. All disturbed areas of the site must be restored to their natural condition as nearly as possible. Information regarding current tap and service fees, as well as connection procedure, may be obtained by contacting the Sales Office or the Mutual Water Company at Whitehawk Ranch or the respective utility companies.

Natural gas service is not available at Whitehawk Ranch. If an Owner chooses to utilize propane-fired heating or appliances, the fuel storage tank (with a capacity of 500 gallons or less), shall be screened in an appropriate manner acceptable to the ARC. Burial of fuel storage tanks is strongly encouraged and may be required by the ARC when tanks are located in areas not susceptible to satisfactory screening. Fuel storage tanks that are buried must satisfy all code-related clearances mandated by Plumas County.

2.7 WALLS AND FENCING

ARC written approval is required for all installation of fencing. Boundary fencing of the Lot is not permitted, except on properties zoned for livestock. Privacy fencing is not allowed in the property set-back. Site walls or fences must appear as a visual extension of the residence, using similar materials and finishes. In no case will site walls or fences be permitted to arbitrarily delineate the Building Envelope, although it is understood that such walls or fences may define pet runs or small yards, courtyards or terraces in close proximity to the residence for the purpose of privacy. Privacy or screen walls must not exceed six feet in height, measured from existing natural grade, and they may not encroach into any required setback.

Structural retaining walls may not exceed an above-grade height of six feet. Multiple terraced retaining walls must be utilized where the overall height of retained earth exceeds six feet.

Landscape Enhancement Fencing such as low split rail may be installed in the property set-back with written ARC approval. Such installations will be evaluated on a case by case basis to determine if they are consistent with other ARC guidelines and Whitehawk Ranch CC&Rs.

2.8 OUTDOOR STORAGE

Outdoor areas housing trash containers, clotheslines, maintenance or service equipment such as snow blowers, etc., or overflow storage shall be screened from all adjacent properties by a wall or fence conforming with Section 2.7. Firewood may be stored in an unscreened area provided it is neatly stacked in an inconspicuous location and is covered by a clear, brown, camouflage pattern or black plastic sheeting to discourage insect infestation.

All ancillary buildings are to be designed in a manner that is consistent with the architecture of the primary building, including roofing material, siding and color.

2.9 MECHANICAL EQUIPMENT

No roof mounted or wall mounted mechanical equipment will be permitted. Any exterior

mechanical equipment utilized must be ground mounted adjacent to the residence and hidden from view by walls of sufficient height to buffer sound, as well.

2.10 STORAGE TANKS

All fuel tanks, water tanks or similar storage facilities must be shielded from view by walls or structure or installed underground.

2.11 ANTENNAE AND SATELLITE DISHES

Several options for cable TV and Internet service are available to homeowners at Whitehawk Ranch. Any on-site antennae required for the purpose of radio transmission relating to fire protection or police/security matters will be allowed, but the location of same shall be subject to the ARC approval. Satellite dishes will be permitted; however, prior to installation, the size, placement and color of the satellite dish must be submitted to the ARC for review and approval. Generally, satellite dishes should be screened or painted the same color as the building structure on which installed so as to minimize its impact or otherwise screened as required by the ARC.

2.12 SIGNAGE

Address identification signs must be approved by the ARC prior to their installation. Additionally, Plumas County has adopted an ordinance for “STREET ADDRESS REQUIREMENTS”. These requirements are a part of the current “State Responsibility Area - Fire Safe Regulations” available at the County Planning Department. The County requirements state the following:

Street address sign must be placed within 15 days after issuance of a building permit for a building.

A street address sign must be placed at each driveway entrance and be visible from both directions along the road. Where a driveway serves more than one building with an address, the address for each building must be placed on a single post. Where an on-site roadway provides access solely to a single commercial or industrial business, the address sign must be placed at the nearest road intersection providing access to that site.

Numbers on a street address sign must be at least four inches high and 1/2-inch stroke, reflectorized and contrast with the background of the sign. The numbers must be Arabic numerals. The face of a street address sign must not exceed six square feet except when it is necessary to accommodate additional required signage.

Exceptions may be requested as provided in Section 9-9.202 of Chapter 9 of Title 9 of the Plumas County Code.

Concurrent with County requirements, address posts must also comply with Whitehawk Ranch standards. Check with the ARC for current address post requirements.

For other types of signage, see Section 4.04 of the Development's CC&R's.

2.13 LIGHTING

Site lighting is permitted within a Building Envelope. An exterior lighting schematic must be presented before lighting is installed. Such lighting must not result in excessive glare toward the street or neighboring properties. All exterior lighting must be of a low-level, subdued intensity and is subject to approval of the ARC. The ARC highly recommends use of solar lighting.

The above applies to:

- 1. All exterior structure lighting;**
- 2. All walkway/driveway lighting; and**
- 3. All landscape lighting.**

It is the intent of the ARC that as the Development grows, "light pollution" be kept to a minimum.

2.14 SWIMMING POOLS AND SPAS

Swimming pools and spas, if any, must be designated as a visual extension of the residence through the use of walls or courtyards and must be shielded from view. All pools and spas must be constructed according to Plumas County regulations.

2.15 TENNIS AND SPORT COURTS

Due to the extensive clearing required by tennis courts and other sport courts, such courts will not be permitted. No basketball standards, hoops or backboards or other fixed sport apparatus shall be attached to any Unit or erected on any Lot where the same would be visible from any street or neighboring Lot.

2.16 LOT RESTRICTIONS

Except for compounds, resulting from the combined development of two or more lots, not more than one residence may be constructed on any Lot. Such “compounds” require approval from the ARC. Outbuildings such as detached garages and guesthouses may be constructed, provided they are a visual extension of the main residence.

Guesthouses separate from the main residence are subject to approval by Plumas County. If approved by Plumas County, the Owner shall submit complete plans to the ARC in accordance with the requirements contained herein.

3 - ARCHITECTURAL DESIGN STANDARDS

The following architectural standards have evolved in response to climatic, historic and aesthetic considerations at Whitehawk Ranch. It is the intent of these standards to evoke a sympathetic response to the character of this high forest region, promoting architectural design that is compatible with the natural landscape and is environmentally sound.

Roof massing, exterior walls, and window placement shall be proportional relative to the overall building project.

Elevations must clearly depict a sense of rhythm, proportion, repetition, and texture. Skillful handling of the proportions of window placement against solid wall objects must be articulated with the idea that all sides of the home will be seen. Long uninterrupted wall surfaces, which depict over proportioned massing, will be rejected. The interplay of light and shadow can add interest to a structure. Structural offsets, pop outs, corbelling, variety of materials used carefully and various design elements that create shadow against a horizontal and vertical surface can accomplish this breaking of large massing elements.

3.1 SIZE

Each primary residence shall contain a minimum of 2,000 square feet of total livable floor area, exclusive of open porches, terraces, garages, basements, guest houses or other outbuildings on residential parcels one acre or more in size, and 1,800 square feet on residential parcels less than one acre in size, except where the ARC specifically approves, in writing, a variance there from.

Exceptions to the above, include:

Phase I and Phase VIII – minimum of 2,000 sq. ft. regardless of size of lot

Phase VII – minimum of 1,700 sq. ft.

Phase IX, Unit II – minimum of 2,000 sq. ft.

Phase X – minimum of 2,000 sq. ft. with guesthouse not to exceed 2,500 sq. ft.

Phase VI - minimum of 1700 sq. ft.

3.2 HEIGHT OF STRUCTURES

All residences at Whitehawk Ranch must have pitched roofs with a minimum pitch of four feet in twelve and maximum pitch of twelve feet in twelve; however, up to 1/3 of the horizontal roof area of any residence may be flat.

As a rule, no portion of a structure (except for chimney elements) on a Lot may exceed a true vertical height of 30 feet above original natural grade directly below. On difficult, steeper Lots where the average slope across the footprint of the proposed structure exceeds 15%, the ARC may allow an additional two feet of height for a limited unobtrusive ridge projection at its downslope terminus. Such relief will be considered on a case-by-case basis, and may not be construed as a blanket waiver for sloping Lots in general. It is the intent of these Architectural Guidelines that roof forms for homes on sloping sites step down with the grade to integrate with the natural setting. Flat roof parapets shall not exceed 22 feet in height from adjacent natural grade. Mansard roofs are prohibited.

Lots 39 through 45 in Phase II may contain single-story dwellings only.

No building or structure may be constructed or erected which does not comply with the height limits set forth in the County's Land Subdivision Ordinances or otherwise as may be provided by law.

3.3 FOUNDATIONS

All unfaced visible surfaces of concrete masonry or concrete foundation walls and piers must receive a stucco or mortar-wash finish and shall be painted to blend unobtrusively with adjacent materials. Exposed aggregate concrete, or textured concrete block with an approved integral or applied color, may be considered in lieu of the stucco/mortar-wash appliqué.

Foundation walls must step down with the grade of sloping sites so that its exposed surface does not exceed a vertical height of five feet above finish grade at its greatest exposure; as an alternative to stepping the top of the foundation, the wall may be faced with siding in the same plane as the wall surface above, to minimize foundation wall exposure.

All deck edges must be skirted to screen the cavity beneath the deck. Storage of personal items under deck(s) is prohibited unless deck has been screened with material approved by the ARC. Foundation walls that occur under a skirted deck such that they are no longer visible are exempt from the facing requirements stated above; otherwise foundation walls that occur under an un-skirted deck must be painted or otherwise surfaced to blend unobtrusively with adjacent materials and colors. Skirted decks should also have ¼-inch metal screen attached to the rear of the skirting to 1.) Prevent pine straw or other flammable material from accumulating under the deck, and 2.) In case there is a fire, to prevent embers or other burning material from reaching a possible fuel source.

3.4 EXTERIOR MATERIALS

There exist many traditions in high country architecture that will be encouraged at Whitehawk Ranch along with certain regional adaptations. Exterior materials should generally be natural materials that blend and are compatible with the native landscape. The predominant exterior materials will consist of wood or native stone, including shingles, beveled or tongue-in-groove board siding, board-on-board, board and batt, malapais, sandstone or fieldstone. Cement and fiber based siding such as Hardy Plank, or similar products that simulate wood, are also allowed. Native schist (layered crystalline rock) will only be allowed in subdued colors applied in a low-contrast mix.

Plywood siding is prohibited unless the applicant can demonstrate to the ARC that the proposed application will result in a finished appearance indistinguishable from individual board siding applications.

As a general rule, stucco may only be used as an accent material. The use of stucco as the predominant exterior finish material of any structure is subject to ARC approval, and will only be considered in tasteful combination with other allowed materials.

The use of metal siding, fiberglass siding, or composition asbestos siding is prohibited.

The use of brick, textured masonry block or masonry siding as an exterior finish material will be considered on a case-by-case basis, and should be limited to accent segments of the building facade. Simulated or cultured stone will only be allowed when, in the opinion of the ARC, the product and pattern proposed for use resembles its natural native counterpart to the degree that it will not appear obvious or obtrusive.

The aesthetic merits of any combination of exterior materials are subject to review and approval by the ARC in order to maintain the architectural integrity and consistent visual experience at Whitehawk Ranch.

3.5 ROOFS

Roof design is one of the most important visual elements of a home due to its scale in massing relative to the rest of the structure, and, therefore, should be designed carefully. Large uninterrupted roof massing will be rejected. The breaking of large massing elements can be accomplished by roof pitch changes, roof material changes, dormers, structural offsets, chimneys well placed, and any design element that casts one surface against another creating either textural, color, and shadow variety.

The ARC has determined that, for the sake of contrast, a variety of different materials may be considered. The use of heavy shingles or shakes, slate, flat concrete tiles, non-reflective raised-seam metal roofs, or heavyweight three-dimensional thick-butt asphaltic shingles, with a weight of not less than 260 pounds per square (100 sq. ft.) or more, may be permitted. The use of asphalt shingles of standard or medium thickness, any type of barrel or “S”-tiles, asphaltic roll roofing, or reflective metal surfaces is prohibited.

Flat roofs, if any, must be finished with a colored aggregate ballast or cap sheet matching the walls.

Metal roofs will not be permitted upon homes, especially those that abut the golf course, unless the applicant can demonstrate to the satisfaction of the ARC that the proposed product will not cause glare to be directed toward the golf corridor or neighboring properties. Standard lapping metal roof panels, non-painted or reflective metal roofs or panels painted with primary colors will not be allowed.

3.6 CHIMNEYS AND OUTDOOR FIRES

Barbecues are permitted, provided they are lidded cookers. All other types of portable or freestanding barbecues are prohibited. The ARC may, on a case-by-case basis, permit freestanding barbecues with spark arresters and suitable closure door on the firebox. Due to the fire danger, a hose bib or fire extinguisher are required to be located next to any barbecue, fire pit, etc.

3.7 EXTERIOR COLORS

All exterior color materials, including color of front door and garage door, must be presented at the time of final approval. The color of exterior materials must generally be subdued to blend with the natural landscape. Earth tones are recommended, although accent colors that are used judiciously and with restraint may be permitted.

In no case will colors approaching the primary range (red, blue and yellow) be permitted, nor will drastic contrasts in value (light to dark) be allowed, with the exception of metal clad windows approved by the ARC. White may be used as an accent or trim color; “light-gray” siding stains that approach white or off-white in appearance will not be allowed. Extreme contrast in colors of individual masonry units or between masonry units and their grout matrix should be avoided. Actual paint or stain samples on actual exterior siding must be submitted to the ARC for review and approval.

It is the intent at Whitehawk Ranch to preserve the appearance of the natural landscape and preclude the use of colors that would appear out of place and, therefore, offensive to the eye.

3.8 WINDOWS AND SKYLIGHTS

The glass of windows and skylights must not be highly reflective, nor may their frames consist of reflective material that is left unfinished. This especially applies to aluminum frames that must be anodized or finished with baked enamel.

3.9 BUILDING PROJECTIONS

All projections from a residence or other structure including, but not limited to, chimney flues, vents, flashing, louvers, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall match the surface from which they project, or must be painted or stained with an approved color to blend unobtrusively with adjacent materials.

3.10 GARAGES

Garages for each residence are required, either attached or detached, accommodating at least two automobiles. Carports in lieu of garages are prohibited. Wood panel or wood-faced insulated sectional doors with fenestration or an applied panel pattern sufficient to provide visual relief are strongly recommended. Wood grain metal garage doors will be allowed subject to the ARC approving the exterior color choice. Lightweight hollow metal overhead doors are not allowed. When garage bays exceed two, the third and any additional doors should occur in a secondary building plane, offset by 32 inches minimum, to avoid a continuous uninterrupted wall of three or more garage doors. Said situations will be considered on a case-by-case basis.

3.11 SOLAR APPLICATIONS

As of January 1, 2020, California requires that all new residential construction include solar panels. The Architectural Review Committee has established the following standards:

1. All panels, frames, clamps, flashing and rails are to be black or to match roof color, with no visible silver or other non-approved color. Panels should appear as one complete array (either all landscape or all portrait) without spaces larger than 3" between panels. Additional arrays are acceptable.
2. All junction boxes must be hidden and under the panels, not to be visible from the ground.
3. All exposed wall mounted conduit to be painted.
4. Panels are to be flush mounted to the roof, with a maximum of 4" legs.
5. No ground mounted panels are allowed in accordance with California guidelines.

4. CONSTRUCTION REGULATIONS

In order to ensure that the natural landscape of each Lot is preserved and the nuisances inherent to any construction process are kept to a minimum, the following regulations shall be enforced during the construction period of all improvements at Whitehawk Ranch. Any violation of these regulations by an Owner's agent, representative, builder, contractor, or sub-contractor shall be deemed a violation by the Owner.

4.1 OSHA COMPLIANCE

All applicable Occupational Safety and Health Act (OSHA) regulations and guidelines must

be observed at all times.

4.2 CONSTRUCTION FENCING (modified 06/01/06)

Construction fencing is required around the building project in order to keep debris from getting on adjacent lots. The safety fence shall be 4 feet high and green in color.

4.3 CONSTRUCTION TRAILERS

Upon commencement of construction, a construction trailer or portable field office may be located on the building site, clear of all setbacks. A representative of the ARC must approve the type, size and color of any portable office during the pre-construction conference. The field office may not be placed on-site earlier than two weeks prior to the actual onset of continuous activity. At the same time, the Owner or contractor must suitably address the provision for temporary power and telephone. A construction trailer may not remain on site for a period of time exceeding six months without written approval of the ARC.

4.4 TRASH RECEPTACLES AND DEBRIS REMOVAL

Owners and builders shall clean up all trash and debris at the end of each day; an approved trash receptacle must remain on the site at all times for this purpose to contain all lightweight materials or packaging. The receptacle must be positioned on the site alongside the access drive, clear of side and rear setbacks, adjacent road right(s)-of-way and neighboring properties. Trash receptacles must be emptied on a timely basis to avoid overflow of refuse; disposal shall be at a suitable off-site facility. Owners and builders are prohibited from dumping, burying, or burning trash anywhere on the Lot or in Whitehawk Ranch. Heavy debris, such as broken stone, wood scrap, or the like must be removed from the site immediately upon completion of the work of each trade that has generated the debris. **NO ON-SITE BURNING IS ALLOWED.** Burning of construction debris or timber slash is strictly prohibited and will subject the contractor and Owner to immediate fines imposed by the ARC.

All concrete washouts, from both trucks and mixers, must occur within the Building Envelope of the Lot in a location where it will be ultimately concealed by structure or covered by backfill. Washout in road rights-of-way, setbacks or on adjacent properties is strictly prohibited.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or detriment to other lots or open space. Costs incurred by the ARC in enforcing these requirements shall be payable by the Owner to Whitehawk Ranch. Dirt, mud or debris resulting from activity on each construction site shall be promptly removed from the public or private roads, open spaces and driveways or other portions of Whitehawk Ranch.

During remodels of existing structures, no paint, solvents or other debris shall be dumped into any interior or exterior drains that connect to the Whitehawk Ranch sewer system.

4.5 SANITARY FACILITIES

Each Owner or builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets must be located within the Building Envelope, clear of all setbacks, and must be regularly serviced to avoid an unsanitary condition.

4.6 CONSTRUCTION ACCESS

The approved access drive will be the only construction access to any Lot.

4.7 VEHICLES AND PARKING AREAS

Construction crews will not park on, or otherwise use, undeveloped portions of lots or open space. During very busy construction periods involving multiple trades such that all construction vehicles cannot be confined to the site proper, the overflow vehicles may be temporarily parked along the shoulder of the roadway; during these limited occurrences, vehicles must be off of the paved surface of the roadway or cul-de-sac to allow continual unconstrained access by normal traffic and emergency vehicles, including fire trucks. Vehicles may not be parked on neighboring lots, in nearby driveways or open space. Changing oil or other vehicle maintenance is prohibited.

4.8 CONSERVATION OF NATIVE LANDSCAPE

Trees that are to be preserved must be marked and protected by flagging, fencing or barriers. The ARC shall have the right to flag major terrain features or plants which are to be fenced for protection. Any trees or branches removed during construction must be promptly cleaned up and removed from the construction site.

4.9 DUST AND NOISE CONTROL

The contractor shall be responsible for controlling dust and noise from the construction site, including the removal of dirt and mud from public or private roads that is the result of construction

activity on the site. The sound of radios or of other audio equipment must not be audible beyond the property line of the Lot; repeated violations of this provision may result in total prohibition of any on-site use of radios or audio equipment during construction and/or immediate fines imposed by the ARC.

4.10 MATERIAL DELIVERIES

All building materials, equipment and machinery required to construct a residence on any Lot at Whitehawk Ranch must be delivered to and remain within the Building Envelope of each Lot, clear of all setbacks. This includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain at Whitehawk Ranch overnight. Material delivery vehicles may not drive across adjacent lots or tracts to access a construction site.

4.11 FIREARMS

Carrying any type of firearms by construction personnel on Whitehawk Ranch is prohibited.

4.12 ALCOHOL AND CONTROLLED SUBSTANCES

The consumption of alcohol or use of any controlled substance by construction personnel on any construction site or Common Area within Whitehawk Ranch is prohibited.

4.13 FIRES AND FLAMMABLE MATERIALS

Careless disposal of cigarettes and other flammable materials, as well as the build-up of potentially flammable materials constituting a fire hazard, are prohibited. At least two 20-pound ABC-Rated Dry Chemical Fire Extinguishers shall be present and available in a conspicuous place on the construction site at all times. The ARC expressly reserves the right to halt all construction activities on the Lot without advance notice until any violation of this paragraph is corrected to the ARC's sole satisfaction. All construction personnel must be aware of the location of the required fire extinguishers and must be properly trained in their use.

NO ON-SITE BURNING IS ALLOWED. Burning of construction debris or timber slash is strictly prohibited and will subject the contractor and Owner to immediate fines imposed by the ARC.

The only exception to the prohibition of fires on a construction job is a small, confined, constantly attended fire using bottled gas or propane, not wood, charcoal or construction debris, and an appropriate burner element for the purposes of heating masonry water.

4.14 PETS

Pets are discouraged on construction sites; however, if construction personnel do have pets, they must be confined to the property or their owner's vehicle. All animal waste must be cleaned up by the pet owner.

4.15 PRESERVATION OF PROPERTY

The use of or access over any other Lot, common area or amenity, including the golf course, is prohibited. Similarly, the use of or access over the natural area or setbacks outside the Building Envelope of any Lot is prohibited. Construction personnel shall refrain from parking, eating, depositing of rubbish or scrap materials (including concrete washout) on any neighboring Lot, tract, or right-of-way.

4.16 RESTORATION OF PROPERTY

Upon completion of construction, each Owner and builder shall clean his construction site and repair all property which has been damaged, including but not limited to, restoring grades, planting shrubs and trees (as approved or required by the ARC), and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

In addition, the Owner and/or general contractor shall be held financially responsible for site restoration/revegetation and refuse removal necessitated on any and all adjacent properties as a result of trespass or negligence by their employees or sub-contracted agents.

4.17 CONSTRUCTION SIGNAGE

Temporary construction signs shall be limited to one sign per site not to exceed six square feet of total surface area. This sign is intended for job site identification only; therefore, it must be located within the property boundaries, facing the street frontage of the Lot. It may identify the general contractor and designer by name with address, license number and telephone number(s) and it may identify the job site by Lot number or Owner's name. The sign shall be free standing, not to exceed four feet in height above natural grade, and of a design and in a location within the property

boundaries approved in advance of installation by the ARC. The construction sign may not be erected on a site earlier than two weeks prior to the onset of continuing construction activity and must be removed within two weeks of the issuance of a Certificate of Occupancy by the County, or immediately upon the passage of 30 calendar days without significant construction activity.

Individual signs, or construction sign attachments, identifying individual sub-contractors, tradesmen or suppliers, are prohibited. Identification of licensed tradesmen, when required by state or county statutes, shall be confined to the posting location of the building permit. Attachment of signs or similar material to trees is strictly prohibited.

Any sign placed or displayed on a Lot not in conformance with these requirements is subject to summary removal by the ARC without notice. Repeated violations will subject the Lot Owner to fines established by the ARC. Each Owner is responsible for ensuring the compliance of their contractor and sub-contractor with these provisions.

4.18 DAILY OPERATION

Daily working hours for each construction site shall be from 30 minutes before sunrise to 30 minutes after sunset. Construction activity which generates excessive noise such as hammering, sawing, excavation work, concrete delivery, etc., must be confined to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. No construction activity may occur on Sunday except interior work on a house which has been closed in. Noisy activity should be kept to a minimum on Saturday and Sunday of each week, particularly during the summer period of high Owner/visitor occupancy.

4.19 SITE VISITATIONS

Due to the inherent danger associated with an active construction site, visitors to any site should be limited to those persons with official business, relating to the construction activity, such as construction workers and tradesmen, building officials, security staff, design review observers, sales personnel and the Owner. Construction personnel should not invite or bring family members or friends, especially children, to the job site.

4.20 CONSTRUCTION INSURANCE REQUIREMENTS

All contractors and sub-contractors must post evidence of insurance with their Lot Owner, prior to entering the construction premises. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming the Lot Owner as the certificate holders (additional insureds). The

required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability and workmen's compensation. The minimum limits of liability shall not be less than \$500,000 each for general liability and automobile liability. General liability coverage shall contain provisions for contractual liability and broad form property damage. The certificate shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in limits of coverage.

5 - DESIGN REVIEW PROCEDURES

Site-sensitive, site-specific design is fundamental at Whitehawk Ranch. Design drawings should evolve from the careful and thorough analysis of a site's specific setting and features. Therefore, Owners and/or their designers should refrain from approaching a site with a predetermined design expecting to "make it fit", with little regard to natural constraints. Whitehawk Ranch has established this review procedure to assist the applicant through the design process in its appropriate sequence.

Plans and specifications shall be submitted to the ARC in accordance with the following conference and submittal requirements and review procedures.

5.1 PRE-DESIGN CONFERENCE

Prior to preparing preliminary plans for any proposed improvement, the Owner and/or his architect may meet with the ARC to discuss proposed plans and to resolve any questions regarding building requirements at Whitehawk Ranch. This informal review is to offer guidance prior to initiating preliminary design, and may occur on site.

5.2 PRELIMINARY DESIGN SUBMITTAL *(modified 06/01/06)*

When the preliminary design is complete, plans that are submitted must include all of the following exhibits; no review will commence until the submittal is complete and all fees paid in full.

1. Site plan (scale at 1" = 10' or 1" = 20'), showing the entire property, location of the proposed building site, the residence and all buildings, driveway, parking area, propane tank, existing and proposed topography, proposed finished floor elevations, all trees of 12 inch diameter or greater, special terrain features to be preserved and trees to be removed.

2. Survey (scale 1" = 10' or 1" = 20'), by a registered land surveyor or licensed civil engineer showing Lot boundaries and dimensions, topography (2 feet contours or less), major terrain features, all trees of 12 inch diameter or greater, edge of pavement or curb and utility locations.
3. Floor plans (scale 1/4" or 1/8" = 1'0") showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and a preliminary indication of all exterior materials and colors.
4. All exterior elevations (scale 1/4" or 1/8" = 1'0") showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and a preliminary indication of all exterior materials and colors.
5. If the ARC deems it appropriate due to slope considerations or complexity of design, a study model may be required (same scale as site plan), which accurately depicts all the proposed improvements and their relationship to the site.
6. Any other drawings, materials, or samples requested by the ARC.
7. A refundable \$3000 Compliance deposit is required at the time of preliminary design submittal. Said deposit will be held to ensure compliance with construction and landscape guidelines. Of the deposit \$2500 will be returned to the Owner upon final release of the home construction and \$500 upon confirmation of the landscape installation unless fines have been levied for non-compliance with the Guidelines and/or Fine Schedule or additional review fees are required as described in Para. 8.
8. A non-refundable \$1500 design review fee is required at the time of the preliminary design submittal. A preliminary design submittal will not be considered or acted upon by the ARC until, and unless, all fees have been paid in full. This non-refundable fee represents the engineering and administrative costs associated with typical design submittals. The HOA reserves the right to deduct additional funds from the compliance deposit if an extremely complex design is submitted to the committee wherein it is anticipated additional review fees may be appropriate. In the event of this occurrence, the homeowner would be notified in writing. This fee includes the costs for an approved community address post.
9. The submittal shall consist of two sets of prints, both of which shall be retained by the ARC.
10. If an applicant or their designated contractor has a history of non-compliance or is currently not in compliance with the ARC or the HOA, no preliminary design process will be initiated and no "will service" for water will be granted until the designated non-compliant properties have been brought

into compliance and all fines and fees associated with those properties are paid in full. At the HOA Board's option, the refundable compliance fee will be increased to \$10,000 for contractors who have a history of non-compliant activities associated with their projects.

Re-Models/Additions (added 06/01/06)

Preliminary designs of additions and re-models when completed should be submitted to the ARC for initial review and cost estimate of refundable compliance and non-refundable design review fees. These fees will be based on design complexity and the estimated hours required to complete and administer the design review process.

5.3 PRELIMINARY DESIGN REVIEW

The ARC will review the plans and respond in writing no later than 45 days after a submittal is complete.

The Owner, architect or builder shall have the right to attend any meetings of the ARC at which the ARC makes binding decisions. The members of the ARC shall have the right, consistent with law, to conduct executive sessions at any time at which Owners may be excluded.

Any response an Owner may wish to make regarding the results of a design review must be addressed to the ARC in writing, unless present at the time of the meeting.

5.4 FINAL DESIGN SUBMITTAL

After preliminary approval is obtained from the ARC, the following documents are to be submitted for final review; no review will commence until the submittal is complete:

1. Site plan (scale at 1" = 10' or 1" = 20'), showing the entire property, location of the proposed building site, the residence and all buildings, driveway, parking area, existing and proposed topography, finished floor elevations, all protected plants or special terrain features to be preserved, trees to be removed, all utility sources and connections and site walls.
2. Floor plans (scale 1/4" = 1'0") showing finished floor elevations.
3. Roof plan (scale 1/4" = 1'0") showing all roof pitches.
4. Building section (scale 1/4" = 1'0" or larger), showing both existing and proposed grade lines.

5. All exterior elevations (scale 1/4" = 1'0") showing both existing and proposed grade lines, plate heights, roof pitch and an indication of exterior materials and colors.
6. Paint chips, samples and literature as requested by the ARC depicting or describing all exterior materials, including garage door and front door colors, and exterior lighting schematic.
7. Complete landscape plan (scale 1" = 10' or 1" = 20'), showing size and type of all proposed plants, irrigation system, all decorative materials or borders and all retained plants.
8. On-site staking of all building corners and other improvements, if requested by the ARC.

The submittal shall consist of two sets of plans and specifications, both of which shall be retained by the ARC.

5.5 DEFERRAL OF MATERIAL OR COLOR SELECTION

An applicant may delay the confirmation of landscaping intentions (if any) and final color or stonework selections until some point in time after the start of construction in order to better visualize landscape considerations, or to test an assortment of potential colors with actual materials intended for use. The ARC will cooperate with the applicant in this regard, provided that no landscape work may be started, nor color or material applied, until such time as the ARC has had the opportunity to review and consent to the final selections. We advise that the resubmittal occur before the placement of any orders for materials to avoid potential restocking costs in the event of denial of the submitted item(s). Further, the provision stated here shall be a condition of Final Design Approval; therefore, application of any material, coating or finish, or installation of any landscaping, without the requisite resubmittal to the ARC shall have the effect of voiding the approval in its entirety.

5.6 SITE INSPECTION

As soon as the submission of final plans is complete, a representative of the ARC will inspect the Lot to determine that the conditions as depicted in the Final Design Submittal are accurate and complete.

5.7 FINAL DESIGN REVIEW

The ARC will review the plans and respond in writing no later than 45 days after a submittal is complete.

Any response an Owner may wish to make regarding the results of the Final Design Review must be addressed to the ARC in writing.

5.8 RESUBMITTAL OF PLANS

In the event of any disapproval by the ARC of either a preliminary or a final submittal, a resubmission of plans should follow the same procedure as an original submittal.

5.9 PRE-CONSTRUCTION CONFERENCE

Prior to commencement of construction, the builder must meet with the ARC to review construction procedures and coordinate his activities in Whitehawk Ranch.

5.10 COMMENCEMENT OF CONSTRUCTION

Upon receipt of final approval from the ARC, and having satisfied all Plumas County review processes, the Owner shall satisfy all conditions of approval and commence the construction or any work pursuant to the approved plans within one year from the date of such approval.

If the Owner fails to begin construction within this time period, any approval given shall be deemed revoked, unless the Owner notifies the ARC, in writing, stating the reason(s) for such delay, so the ARC can extend this period.

The Owner shall, in any event, complete the construction of any improvement on his Lot within one year after commencement of construction thereof.

If the Owner fails to comply with this schedule, the ARC shall either have the exterior of the improvement completed in accordance with the approved plans or remove the improvement, with all expenses incurred to be reimbursed to the ARC by the Owner. If the Owner fails to do so, a lien will be placed on the property or other action will be taken to cover all charges/fines incurred.

5.11 INSPECTIONS OF WORK IN PROGRESS

The ARC may inspect all work in progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the ARC of work in progress or compliance with these Architectural Guidelines.

5.12 SUBSEQUENT CHANGES

Additional construction or other improvements to a residence or Lot, or changes during construction or after completion of an approved structure, including landscaping and color modification, must be submitted to the ARC for approval prior to making such changes or additions. Subsequent changes that would require ARC approval would, for example, include re-painting of a structure in a color other than the precise color originally approved by the ARC.

5.13 FINAL RELEASE

Upon completion of any residence or other improvement, the Owner shall give written notice of completion to the ARC.

Within 10 days of such notification, a designated representative of the ARC may inspect the residence or other improvements for compliance. If all improvements comply with these Architectural Guidelines, the ARC will issue a written approval to the Owner, constituting a final release of the improvements by the ARC. Said release to be issued within 30 days of the final inspection.

If it is found that the work was not done in strict compliance with the approved plans or any portion of these Architectural Guidelines, the ARC may issue a written notice of noncompliance to the Owner, specifying the particulars of noncompliance, said notice to be issued within 30 days of the final inspection.

The Owner shall have 30 days from the date of notice of noncompliance within which to remedy the non-complying portions of his improvement. If, by the end of this time period the Owner has failed to remedy the noncompliance, as provided for in Section 9 of the Development's CC&R's, the Master Homeowners Association Board may take action to remove the non-complying improvements as provided for in these Architectural Guidelines, including, without limitation, injunctive relief or the imposition of a fine.

5.14 NON-WAIVER

The approval by the ARC of any plans, drawings, or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any of the requirements, development standards, architectural guidelines or other provisions hereof shall not constitute a waiver of same.

5.15 RIGHT OF WAIVER

The ARC reserves the right to waive or vary any of the procedures set forth herein at its discretion, for good cause shown.

6 - LANDSCAPE

6.1 GENERAL OVERVIEW

The landscape design for Whitehawk Ranch home sites shall respect the native Mohawk Valley environments and celebrate the unparalleled beauty found in this unique mountain setting. A native palette must be dominant, reinforcing Whitehawk's bond to the special environment of the Mohawk Valley and the high Sierra.

Success will be measured by your ability to soften the edges between existing and new landscapes. To accomplish this, preservation techniques must be combined with a thoughtful approach to revegetation and the recreated landscape.

Every effort must be made to minimize the negative effects of construction on the environment. Disturbed areas are not only unsightly but also susceptible to erosion. In this climate, these wounds heal slowly. Damaged or disrupted habitats (shrubs, trees, rocks, ground cover, etc.) should be restored to their original conditions with approved materials. To needlessly destroy and not repair the very elements that attracted us to this area violates the interests of all property owners. Anyone working at Whitehawk Ranch – homeowners, architect, contractor or subcontractor, is charged with a special responsibility to care for and keep this fragile environment in its natural state.

Incorporating natural features into the site design can produce some of the most interesting and unusual designs possible. Integrating these features on a site-specific basis can result in harmony between the built and natural environments. The following are examples of incorporating natural features into the site design:

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

It is the intent of the ARC through the “Architectural Guidelines” book to insure the highest standard of preservation and landscape design excellence for Whitehawk Ranch. All home sites’ development must compliment and respect the natural environment. The transition between individual home sites must be left natural. All home sites, improved open space and natural open space should be woven into a unified natural landscape palette.

6.2 GUIDELINES

Establish a design concept: Landscape plans should exhibit a design concept that provides more than haphazard arrangement of plants. Plant materials should relate to the buildings and structures and incorporate the various site elements.

Reinforce the region’s natural character: In addition to adding aesthetic charm and interest to Whitehawk Ranch, the primary goal for landscape improvements should be to preserve and enhance the landscape character of the home site and vicinity. The existing landscape found at Whitehawk Ranch is not overly complex, landscape designs should be simple as well and should avoid looking overworked.

Any irrigation systems that are incorporated into a landscape plan must also include proper pressure reducers and back flow devices.

6.3 CHARACTER

Landscape character refers to the visual quality of the finished landscape composition. The desired image or character of the planned landscape fits into one of three classifications:

Natural, Modified Natural or Enhanced

While the palette of plants utilized determines to a large extent the landscape character, other factors also influence character. These factors include the arrangement of plants in formal versus informal patterns, plant density, hardscape material selections, maintenance levels and treatment of the ground surface.

6.4 LANDSCAPE ZONES

Within a home site's yard, three landscape zones must be observed. Each zone is intended to fulfill a particular function. Certain plant species are only acceptable for use in particular zones. The three landscape zones are: Natural Landscapes, Modified Enhanced Landscapes and Enhanced Landscapes.

1) NATURAL LANDSCAPES

Natural Landscapes will generally simulate landscape conditions that occur in adjacent undisturbed landscape areas. Planting arrangements shall be random to replicate the natural patterns of the regions' valley meadows and forested mountainsides. Plant densities will be similar to the adjacent natural area. Salvaged plants and plant species selected from indigenous plants are appropriate for these landscapes.

Natural Landscapes are suitable for use within all residential areas and especially in areas where revegetation is necessary due to the disturbance of the existing plant materials during construction. These areas increase the feasibility of preserving significant tracts of natural vegetation through the use of building setbacks. The design of natural-appearing landscapes will minimize long-term maintenance. Treatment of the ground surface will replicate natural conditions.

Temporary irrigation of the revegetated areas is recommended in order to take the plant materials through the establishment period.

All landscaping in front (except adjacent to the driveway), rear and side yard setbacks must be consistent with the Natural Landscape goals.

2) MODIFIED NATURAL LANDSCAPE

Modified Natural Landscapes are those areas that fall between and serve as a transition to the visually undisturbed Natural Landscape zones and the more intensely landscaped Enhanced Landscapes nearer structures.

This zone borrows plant materials from both of the adjacent categories and visually blends the home site's structure and its more intensively landscaped areas into the natural appearing landscape located beyond this zone.

This zone follows the driveway to the road edge.

3) ENHANCED LANDSCAPE

Enhanced Landscapes are those areas closest to the structure(s) and are more appropriate for use in the high intensity use areas near entries, porches, terraces, and decks. This landscaping zone includes materials, which while still indigenous, provide a more finished appearance and which will usually require more maintenance and irrigation.

Turf areas are only allowed in Modified and Enhanced Landscape zones. The amount of turf should be diminished in the Modified Natural zone as compared to the Enhanced zone.

The desired result from these three zones of planting is to allow for the owner who wishes to provide landscaping to do so as long as it is near the structure(s) and not isolated away from them. The transitioning to more natural landscaping as one moves away from the dwellings allows for visual continuity when a series of home sites are viewed from rights-of-way, common areas and the golf course.

6.5 LANDSCAPE PALETTE

Colorful flowering plants can be provided in all three zones and are not relegated to only the Enhanced zone as long as they are indigenous to the area. Plants and trees, which are indigenous to Plumas County and the surrounding Sierra Nevada mountain range, are deemed to be inherently compatible with the natural Whitehawk Ranch landscape. Plant materials, which are potentially destructive to the native landscape of Whitehawk Ranch, are prohibited.

Landscaping installed by an Owner must be regularly maintained so as not to become a nuisance or visual distraction from the native landscape of Whitehawk Ranch.

7 - ARCHITECTURAL REVIEW COMMITTEE ORGANIZATION

7.1 MEMBERS (modified 06/01/06)

The ARC shall consist of five community members and the ARC consultant. Each member shall hold his or her committee position for a period of two years

7.2 FUTURE APPOINTMENT OF MEMBERS (modified 06/01/06)

Beginning in September 2005 three positions will be appointed by the Board of Directors. In September of 2006, the Board of Directors will appoint the remaining two positions. Notwithstanding the above stated term of service, ARC members may serve multiple and sequential terms of service.

7.3 DUTIES

It shall be the duty of the ARC to consider and act upon such proposals or plans related to the development of Whitehawk Ranch that are submitted pursuant to the Architectural Guidelines, to enforce the Architectural Guidelines, and to amend these Architectural Guidelines when, and in a manner deemed appropriate by, the Architectural Review Committee.

7.4 MEETINGS

The ARC shall meet from time to time as necessary to properly perform its duties. The vote of a majority of the members shall constitute an act by the ARC.

The ARC shall keep on file all submittals and copies of all written responses to Owners to serve as record of all actions taken.

7.5 COMPENSATION

Unless authorized by the Board, the members of the ARC shall not receive any compensation for services rendered.

All members shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of their duties. Professional consultants and representatives of the ARC retained for assistance in the review process shall be paid such compensation as the ARC determines.

7.6 AMENDMENT OF ARCHITECTURAL GUIDELINES

The ARC may, from time to time and at its sole discretion, amend or revise any portion of these Architectural Guidelines. All such amendments or revisions shall be appended to and made a part of the Architectural Guidelines. Changes of a substantial nature will be recommended by the ARC for consideration by the Board of Directors of the Homeowner's Association.

Each Owner is responsible for obtaining from the ARC a copy of the most recently revised Architectural Guidelines.

7.7 NON-LIABILITY

Neither the ARC, any member thereof, nor the Developer, shall be liable to the Association or to any Owner or other person for any loss or damage claimed on account of any of the following:

1. The approval or disapproval of any plans, drawings and specifications, whether or not defective.
2. The construction or performance of any work, whether or not pursuant to approved plans drawings and specifications.
3. The development, or manner of development of any property within Whitehawk Ranch.

Every Owner or other person, by submission of plans and specifications to the ARC for approval, agrees that he will not bring any action or suit against the ARC, any of its members, nor the Developer, regarding any action taken by the ARC.

Approval by the ARC of any improvement at Whitehawk Ranch only refers to the Whitehawk Ranch Architectural Guidelines and in no way implies conformance with local governmental regulation. It shall be the sole responsibility of the Owner to comply with all applicable government ordinances or regulations, including but not limited to zoning ordinances and local building codes.

7.8 ENFORCEMENT

The ARC may, at any time, inspect a Lot or improvement and, upon discovering a violation of these Architectural Guidelines, provide a written notice of noncompliance to the Owner, including a reasonable time limit within which to correct the violation. If an Owner fails to comply within this time period, the ARC or its authorized agents may enter the Lot and correct the violation at the expense of the Owner of such Lot; said expense to be secured by a lien upon such Lot enforceable in accordance with the CC&Rs.

In the event of any violation of these Architectural Guidelines, the ARC and the Homeowners Association may, at its sole discretion and in addition to restoration expenses, impose without limitation a punitive fine, commensurate with the severity of the violation.

7.9 SEVERABILITY

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