

We live in an extraordinarily beautiful area and our CC&R's are meant to protect and preserve the beauty of our living spaces as well as everyone's peaceful enjoyment of such a unique forest community.

In the fall of 2015, our Architectural Committee came to the Board asking for clarification of the rules that they work with when doing their job regarding changes and additions we make to our properties. Those rules are part of our CC&R's, and are put into everyday usable language in our Policy 60.

We have met several times and made changes and clarifications, some based on comments and suggestions from members.

This is a "red-letter" document meaning that proposed **NEW MATERIAL** is shown in red, and proposed **deletions** are shown in **~~STRIKE THROUGH~~**. This method allows you to review the before-and-after versions at the same time.

Thank you for participating.

WEST ALMANOR COMMUNITY CLUB POLICY #60

ARCHITECTURAL RULES & REGULATIONS

Instructions to Owners and Contractors on Improvements to Developed and Undeveloped Lots:

Attention is directed to the Amended Declaration of Covenants, Conditions and Restrictions(CC&Rs) effective August 18, 1998 and any subsequent amendments for all activities relative to maintenance of undeveloped lots, construction of new building, clearing of trees, additions to buildings, fences.

3.10 Signs

3.14 Construction, Storage of Building Materials

3.15 Outbuildings

3.16 Building Standards

3.17 Building Specifications

3.18 Building Location

3.19 Clearing of Trees

5.8 Enforcement Assessments

8.1 Submission of Plans and Specifications

8.6 Applications

8.8 Grant of Approval

8.9 Board Review, Variances

8.11 Commencement

8.12 Completion

8.13 Inspection and Correction

9.0 Enforcement

CC&R Clarifications

Set-backs: Restrictions on what can be put in the setbacks around and between buildings exist to maintain the open space and uncluttered character of our community.

The above ground space within the set-backs may contain:

- A. Paving for a driveway or walkway, and
- B. landscaping including grass, plants, low planter boxes NTE 24" (made of, or faced with, natural materials), trees, and propane tanks.

Exceptions:

- A. The front set-back may contain a one- or two-post sign, or a column, made of similar materials as the house or natural materials, NTE 4' in height, with the purpose of identifying the address of the property.
- B. Set-backs may also contain retaining walls where necessary. They must be made of, or faced with, natural materials such as wood/timber, rock, decorative rock/faux stone, or decorative stacking concrete materials. Standard rectangular concrete building blocks are not allowed.
- C. Neatly stacked firewood may be stored in side or back setbacks areas, but not in the front setback.

Golf Course Easements: No concrete pads or other patios which interfere with existing easements may be constructed within the 20' setback on abutting Golf Course Unit 1 or the 50' setback abutting Golf Course on all other Units.

Signs: Noncommercial signs and posters are prohibited if they are more than 9 sq. feet in size; noncommercial flags or banners are prohibited if they are more than 15 sq. feet in size. Sign Restrictions are in compliance with Civil Code 1353.6. Refer to CC&R 3.10. **No signs may be nailed to a tree. Signs nailed to trees will be removed and left at the WACC office for pick-up.**

Fences: Fencing and boundary walls of any kind are discouraged. Fences, where allowed, must not be within the setbacks. A fenced area may be no wider than the house so it is not seen from the street. Exception: on a lot that backs to open space a back fence may be on the back property line, but not intrude into the side set-backs or be wider than the house.

Chain link fences, ~~where otherwise~~ **if** approved by the Architectural Committee, shall not be installed ~~on~~ **where it can be seen from the street-side** of the lot. ~~and shall~~ **Chain-link fence must** be vinyl-coated with a natural color (green, **black** or brown). **No vinyl slats are allowed.** ~~Where~~ **If** approved, split-rail fencing shall not exceed three (3) feet in height.

Outbuildings: Any second building submitted for approval to the Architectural Committee must meet the following: (1) Conform to the existing residence in style, materials and general

looks; (2) Be built on a permanent foundation of either block or poured concrete; (3) Conform to all other building requirements in the CC&Rs and as required by the County.

Garages: The size and height of garages must conform in style to the existing or proposed home. The square footage of the garage and any additional living space, may be no more than 50% of that of the living space of the existing building. The height of the street side of the second structure may be no more than the height of the street side of the existing structure as seen from the street. The height for both the existing and the future structure is defined as the height, as seen from the street, between the ground adjacent to the front of the building and the highest part of the building. The second structure is not to exceed two stories.

Wood Piles: Tarps used to cover wood piles or other outdoor use ~~should~~ **must** be brown, green or clear.

Work Hours and Noise Restrictions: There shall be no construction work that creates a noise disturbance between the hours of 8:00PM and 7:00AM. This prohibition pertains to all types of work including building construction, earth moving, tree falling/cutting, etc. This restriction does not apply to the golf course operations at Lake Almanor West Golf Course.

Trees: **Refer to Policy 60B.** ~~work including building construction, earth moving, tree falling/ cutting, etc. The restriction applies to property owners as well as contractors. This restriction does not apply to the golf course operations at Lake A/manor West Golf Course.~~

Any member request for tree removal on common property must be approved by the Architectural Committee, the Golf Course Superintendent/Facilities Manager and the Board of Directors. Refer to CC&R 3.19 and Policy #60B for any tree removal.

Conduct of Work

Preliminary:

THESE REQUIREMENTS MUST BE MET PRIOR TO COMMENCEMENT OF LOT CLEARING AND CONSTRUCTION:

A. Referring to CC&R 8.1, three sets of all plans must be submitted for review by the Architectural Committee, to the WACC office at 177 Lake Almanor West Drive, Chester, 9:00 a.m. – 2 p.m., Monday through Friday. **Office hours vary by season. Call the office (530-259-4646) to determine office hours.** The plans must include an 8.5" x 11" plot plan to scale showing the location of access roads, buildings, decks and walkways, septic tanks with drain fields **leachfields**, fences, propane tank, **trees to be removed**, and utility lines and their relation to the required setbacks.

B. A check payable to W ACC must accompany all submissions in accordance with the following schedule:

- | | |
|-------------------------------|----------|
| 1. New Residence | \$160.00 |
| 2. Residence Addition/Remodel | \$120.00 |
| 3. New Garage | \$120.00 |

C. The plans must be approved by the Architectural Committee before submission to the Plumas County Building Department in Chester **Quincy**. The Committee must be notified verbally to allow a full 14 days for review and response as required by CC&R 8.9. The Committee will act promptly, but is under no obligation to provide expedited service.

D. Approvals will be granted simultaneously from the Fire District for propane tank location and fire equipment access, and from the Water Co. for utility routing and valve box locations (spec sheets from Fire Dept. are attached). For tree removal, **in addition to the Architectural Committee notification**, a separate permit must be obtained from CDF **by the owner** (request form1 attached).

E. A Construction/ Alteration Application, Policy 60A, must be submitted to WACC together with the fee and signed by both owner and contractor before any activity commences. A copy of this form will be returned to the owner indicating approval or denial.

F. A Construction/ Alteration Application, Policy 60A.1 shall be completed and submitted to the WACC for all other alterations, including but not limited to: tree removal (refer to Policy 60B), re-roofing, awnings, exterior painting (**not needed if repainting with the existing color**) siding, driveway, deck, patio and signs. There will be no fee for these alterations.

G. Permit forms for construction may be obtained from the Plumas County Building Department in Chester **Quincy** located in the County Building. They will collect applicable fees. Phone number (530) **283-7011**.

H. Water service provision is handled by West Almanor Mutual Water Company, **PO Box 1640, Chester, CA, 96020** located at ~~177 Lake Almanor West Drive, Chester~~. Phone number is (530) ~~259-4646~~ **596-3900**.

I. Power service must be applied for from PG&E in advance. Phone number (530) 283-9682. WACC is a community serviced by underground utilities. All service panels and electrical meters must be located on the residence or garage at a location approved by PG&E.

J. Propane service can be supplied by several vendors who can advise on connection requirements.

SITE INSPECTIONS BY ARCHITECTURAL COMMITTEE ARE MANDATORY.

The following site inspections must be performed by the Architectural Committee to ensure compliance with WACC's CC&R's.

Site Inspection 1:

The submitted plans showing location **of the structure** on the lot will be reviewed for conformance with the CC&Rs. A site inspection will be made to verify location of the proposed structure, ~~proposed access (drive and walkways)~~ and orientation of the structures and **septic leachfields** ~~drain fields with respect to major trees. land slope and possible effect on neighboring land and structures and drain fields.~~ ***A string line along both sidelines and the rear line between corner monuments must be up and free of trees and brush for this inspection.***

Site Inspection 2:

After setting foundation forms, a setback inspection shall be called for by the applicant. **Note that a request for inspection as the concrete truck is ready to pour, or even a day before is not acceptable.** A set of revised plans must be onsite. The Committee will check the location as required by CC&R 3.18.

Again, the string lines along properly lines between corner monuments must be in place.

General:

During construction the conduct of the Contractor is the responsibility of the owner and any infractions such as excess noise, trash accumulation, signs, etc. will be reported to the owner for immediate correction.

Architectural Committee Responsibility:

The Committee in no way shall confirm or guarantee any assumed geological condition, **rain/storm drainage**, safety or structural standards, general esthetics, general planning or view preservation. The Committee shall, in good faith, exercise discretionary approval or disapproval on the basis of minimizing interference with enjoyment of adjacent properties, protection of property values, and of enforcing an improvement use and occupancy in a pleasing but not sterile or uniform combination.

Enforcement of these Regulations shall be by proceedings at law or in equity against any person violating or attempting to violate any provision hereof, either to restrain by any owner or contract purchaser, or by the West Almanor Community Club. If any provision of these Regulations is determined by a competent jurisdiction to be invalid, such determination shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

Adopted: August 3, 1998

Effective: August 18, 1998

Amended: April 4, 2000, October 22, 2002, July 27, 2004, October 26, 2004

Amended: November 15, 2006

Amended: October 30, 2007

Amended: March 27, 2008

Amended: