

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 and drainage.

- 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

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.

Fences: Chain link fencing, where otherwise approved by the Architectural Committee, shall not be installed on the street side of the lot and shall be painted a natural color (green or brown). Where 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. Auto and boat canopies for any purpose, whether canvas, plastic or metal are considered tents and/or temporary structures and are prohibited. Tarps used to cover wood piles, or other outdoor use should 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 8:00 PM and 7:00 AM. This prohibition pertains to all types of 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 Almanor West Golf Course.***

- Trees: Any request for tree removal on common property must be approved by the Architectural Committee.  
Refer to CC&R 3.19 and this policy for any tree removal.
- Setbacks: **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.**

These requirements must be met prior to commencement of lot clearing and construction:

- A. Referring to CC&R 8.1, three complete 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., days open vary by season. The plans must include plot plan to scale showing the location of access roads, buildings, decks and walkways, septic tanks with leach fields, fences, propane tank and utility lines and their relation to the required setbacks.
- B. Applicable Board approved fees must accompany all submissions.
- C. The plans must be approved by the Architectural Committee before submission to the Plumas County Building Department in Quincy. The Committee will do its best to be expedient but 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 West Almanor Community Services 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). All Cal-Fire requirements are the responsibility of the property owner.
- E. A Construction/Alteration form must be submitted to WACC together with the applicable fees and approved by the arc. Committee before any activity commences. A copy of this form will be kept in the owner file at the WACC office.
- F. A Construction/Alteration Form shall be completed and submitted to WACC for all exterior alterations, including but not limited to tree removal, re-roofing, awnings, exterior painting, siding, driveway, deck, patio and signs. The owner must submit payment with the architectural form for any exterior alterations or changes.
- G. Permit forms for construction may be obtained from the Plumas County Building Department in Quincy. They will collect their applicable fees. Phone number (530) 283-2262.
- H. Water service provision is handled by West Almanor Mutual Water Company. Their phone number is (530) 322-7040 and their email is wamwco@yahoo.com

- 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. The association generally has co-op pricing available from a vendor. Contact the office for more information.

**Site Inspection 1:**

The submitted plans showing location on the lot will be reviewed for conformance with the CC&Rs. Using the plot plan, an inspection will be conducted to verify roofing type, color of building, the location, proposed access and orientation of the structures. Effects on neighboring land, structures and drain fields is the responsibility of the owner. ***Exterior boundaries must be verified by a survey or engineering company. Submit proof of property survey along with the plans and arc. form and fees.***

**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. **For this inspection the string lines along property lines between corner monuments must be verified and in place. Exterior boundaries must be verified by a survey or engineering company.**

**Site Inspection 3:** Upon completion of the building project contact the office for the final inspection. The new building must comply with all CC&Rs.

**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, safety or structural standards, general esthetics, general planning or view preservation. The Committee shall, in good faith, exercise discretionary approval or disapproval while following CC&R's and this policy.

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: 8/3/98, revised 8/18/98 Amended: 4/4/20, 10/22/02, 7/27/04, 10/26/04, 11/15/06, 10/30/07, 3/27/08, 4/29/21