

# SIERRA CANYON

## *Architectural & Landscape Design Guidelines*

Effective July 19, 2013  
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## I. INTRODUCTION

Sierra Canyon, an active adult community, has been designed to respect the visual character of its location, minimize environmental impacts and maximize water and energy conservation principles. In order to preserve and enhance these principles, these Architectural & Landscape Design Guidelines have been established and are amended as necessary to maintain certain standards by which the community may grow and develop.

The Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly and cohesive manner, implementing planning concepts and philosophies which are required by regulatory agencies and desirable to residents. The Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping and relevant criteria for improvements of any nature. They also establish a process for judicious review of proposed new developments and changes within the community to assure continuity of community standards and its ambiance.

The Design Guidelines were first adopted by the Board of Directors of the Sierra Canyon Association (the "Association") pursuant to the Master Declaration of Covenants, Conditions and Restrictions for Sierra Canyon, recorded as Document No. 301425 on March 30, 2004 with the Recorder of Washoe County, Nevada, and, pursuant to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Somerset (SOA) recorded as Document No. 3177981 on March 3, 2005 with the Recorder of Washoe County, Nevada. Without limiting the provisions of the Declaration, the basis for approval of any structure built on the property or any exterior improvement to a Lot which must be built within the property setbacks per property plot plan and PUD shall be as provided for in these Design Guidelines. The Design Guidelines will be enforced by the Sierra Canyon Board of Directors or through any Compliance Committee established pursuant to Article XIII of the Covenants, Conditions and Restrictions (CC&Rs) for the Sierra Canyon Association.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Design Guidelines, the Sierra Canyon Governing Documents, or in the Somerset Owners Association's Governing Documents, the government standards shall prevail. To the extent that the local ordinance is less restrictive than these Design Guidelines, the Governing Documents of Sierra Canyon or of Somerset, whichever is more restrictive shall prevail.

**Failure to obtain approval from the ARC before any work may begin constitutes a violation of the CC&Rs and may require modification or removal of unauthorized improvements at the owner's expense, and/or fines and penalties.**

These Design Guidelines supplement and are in addition to, the Design Guidelines of the Somerset Owners Association and the Governing Documents of both the Sierra Canyon Association and the Somerset Owners Association.

PN II, Inc. is the Declarant under the Declaration and the developer ("Developer") of Sierra Canyon.

**Notice: Federal EPA Regulations forbid any type of building materials, including but not limited to rock and dirt to be put in the street. All materials must be stored on the Lot Owner's property at all times. Lot Owners and Contractors are responsible for obtaining the EPA Regulations and adhering to them.**

## II. RESIDENTIAL DESIGN GUIDELINES

### A. ARCHITECTURAL

1. No exterior alteration, addition, improvement, or renovation shall be allowed on any home or Lot without application to and written approval by, the Architectural Review Committee (ARC) and the Somerset Owners Association Aesthetic Guidelines Committee (SOA AGC).
2. The architectural design of any and all additions, alterations, improvements, and renovations to the exterior of an existing home shall strictly conform to the design of the original home in style, detailing, materials, and color. Any such addition, alteration, improvement, or renovation shall be made only after application to, and written approval by, the ARC (refer to Section IV) and the SOA AGC.
3. The height of any addition to a home shall not be higher than the original and any such addition shall require application to, and written approval by, the ARC and the SOA AGC.
4. The height of any open style patio cover or structure; attached or detached, i.e., gazebo, arbor or trellis shall be limited to ten (10) feet from existing grade. All open style patio covers or structures must be properly sealed and maintained redwood, wood textured aluminum or other approved material painted to match the existing color of the house body or house trim.
5. All sun rooms, open style patio cover or structures, screened/enclosed patios and other additions; attached or detached to single family detached homes shall be built within the setback lines established for Sierra Canyon Residential setbacks are set forth, in part, in Appendix A.
6. All materials used in maintenance, repair, additions and alterations shall match those used by Declarant as to color, composition, type, and method of attachment. The ARC may allow substitute materials if such materials are deemed by ARC to be compatible with the theme of the community. Any application submitted to the ARC for color change requests should include color “chips” or samples, and be accompanied by a “Good Neighbor Notification Form” (refer to Appendix B).
7. Repainting the house the original color scheme does not require ARC or SOA AGC approval.
8. When any additions, alterations, improvements, or renovations are performed to an existing detached home, the established Lot drainage shall not be altered or must be maintained and/or extended to provide positive drainage as may be required.
  - (a) As provided for, without limitation, in Article IV, Section 4 of the Somerset CC&Rs, any Owner or Resident who changes the existing grading or drainage shall be strictly liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.
  - (b) Backfill of dirt, rocks or any landscape “mound” against a knee wall or

boundary wall/fence is not allowed; a minimum of an eighteen (18) inch clearance, i.e., distance away from the knee wall or boundary wall/fence, with proper drainage is required. Further, landscape mounds on Lots located adjacent to any open space area shall not exceed a height of two (2) feet.

- (c) All new or altered roofs shall drain to the ground solely within the deeded lot area. No roof shall drain directly onto a neighboring property.
9. No alterations or improvements shall be made which provide a flat roof surface. All roof surfaces must have a minimum pitch/slope that is equal to (same as) the pitch/slope of the existing residence. If more than one roof slope exists on the residence, the overall design of the home, when considering the improvements, shall be utilized. In no case shall a minimum pitch/slope of four (4") inches per linear foot (12") or less be allowed.
  10. Open style patio covers; either detached or attached, must be reviewed and approved by the ARC and forwarded to the SOA AGC for further review and approval. Open style patio covers may have open beam roofs (solid roofs are not allowed on open style patio covers). The slopes of open beam covers are generally flat. If sloped, they must meet the same slope requirements as a solid patio cover, which must match the slope, character and material of the existing residence. Open patio covers must have a slope no less than 1/4 inch/running foot to no greater than 3/4 inch/running foot. Open patio covers must be painted wood, natural or painted redwood, or painted metal embossed with wood grain. Paint must match either house or trim color. Railroad ties or telephone poles are not permitted. If constructed of redwood, the finished size of the upright supports must be at least 6 inches x 6 inches. If made of embossed metal, the finished size of upright supports must be not less than 6 1/2 inches x 7 1/4 inches. These are minimum requirements. Supports may be larger depending on size of the patio cover; however, upright supports must be appropriate to the scale of the house as determined by the ARC and SOA AGC. The open style patio cover must meet setback requirements as outlined by the City of Reno.

## B. LANDSCAPING

1. Declarant has provided, or will provide, full landscaping in all landscape corridors and portions of certain other common areas. The Association shall be responsible for the maintenance of the landscape corridors, medians, and other common areas. The Association through its board of directors shall maintain the landscaping required to be maintained by the Association under any Supplemental Declaration which may be adopted by the Board of Directors of the Association creating a Cost Center without materially changing from the original design.
2. Any modifications to the curbside parkway or landscape strip, also known as the "mow strip," must first receive approval from the ARC. The application can be found on Appendix B of these Guidelines.
3. Trees on a privately owned Lot, including those in the "mow strip" are to be maintained by

the Lot Owner. Dead trees must be replaced by the lot owner. You can replace a tree without ARC approval by planting the same species of tree with a minimum 2 inch caliper dimension, i.e. like-for-like.

4. Except for any landscaping provided and installed by Declarant, it shall be the responsibility of the individual Lot Owner to submit landscaping plans to the ARC for the full landscaping of the entire Lot for review and approval within thirty (30) days after the close of escrow. The Lot Owner shall install full landscaping of the entire Lot within a period of ninety (90) days from close of escrow. Effective November 1<sup>st</sup> of each year, owners requiring initial rear yard installation have until the following April 1<sup>st</sup> to submit landscape plans and will have 90 days to complete the work from the date of approval. The ARC may allow reasonable extensions of such period to account for weather conditions and seasonal constraints on landscape installation.
5. All plans must be drawn to scale with a material and plant legend along with a drainage plan. When planning landscaping, the mature size of trees, bushes, and other plants should be taken into account.
6. All landscaping shall be in accordance with the following minimum requirements:
  - (a) The use of native or compatible drought-tolerant species is strongly encouraged for all yard landscaping. Plantings that consume higher amounts of water should be used sparingly and grouped together in areas for efficient and proper irrigation. A list of the accepted plantings, accompanied with explanations and other pertinent information, are set forth in Appendix G.
  - (b) All landscaped plantings shall be maintained by a fully automatic underground watering system. Irrigation systems that use drip emitters instead of spray heads are highly encouraged. When it is necessary to use sprinklers, care should be taken to avoid over-spray on hardscape, structures and windows.
  - (c) Twenty-five percent (25%) of shrubs being planted must be evergreen
  - (d) All trees shall be set back from property lines a minimum of five (5) feet with the exception of trees planted in the mow strip; however some species of trees may require greater setbacks, as determined by the ARC. The ARC may consider for approval trees closer to a property line if written consent of the adjoining Lot owner is obtained and such consent is included with the landscaping plans submittal.
  - (e) No vines shall be allowed to grow on any party wall or fence that would intrude on a neighbor's property.
  - (f) Annuals and other plantings which are seasonal in nature do not require approval of the ARC; however, raised planting beds which are intended for such purpose do require approval by the ARC.
  - (g) Perennials and grasses are not included as part of the minimum required count for shrubs.

- (h) The ground surfaces of all yards shall be covered with approved inert or living materials or a combination of both. Approved inert materials are described in Appendix D. All walks and patios should blend with and compliment the architecture of the home. Patios are allowed in rear yards not to exceed 50% of the rear yard square footage. A variance may be requested for smaller yards. Stamped and/or colored concrete, flagstone, brick or interlocking pavers are requested. Uncolored concrete shall be broom finished, and shall not exceed 25% of the hardscape (flatwork) palette.
- (i) No concrete or pavers may be located in driveway areas other than that which is initially included with the home. However, additional driveway width which extends the overall driveway width not more than four (4) feet in total (2 feet on each side) will be considered for approval by the ARC and SOA AGC upon submittal of an application. Plans for ANY contemplated hardscape (excepting that provided by Developer) must be approved in writing by the ARC before any work commences.
- (j) For front yards, when sod is not chosen as a treatment of the ground surface, a minimum of sixty percent (60%) of the ground surface must be covered with an approved living material. This would allow a maximum of forty percent (40%) of the ground surface to be covered with an approved hardscape/inert material. No artificially colored rock shall be permitted as ground cover. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, athletic teams, slogans, states, emblems, geometric patterns or any other communication. Plastic edging is not allowed.
- (k) If sod or turf is used, common Bermuda grass will not be allowed. Fescue blends of three or more are recommended. If a warm season grass is used that will go dormant in winter, such as hybrid Bermuda, over seeding with Perennial Rye seed is recommended. Narrow or irregular shaped lawn areas should be avoided because they are difficult to irrigate without encountering over-spray problems. Owners may install sod or turf including artificial turf that abuts the patio edge provided that such turf is not within four (4) feet of the house or appurtenance thereto on a Lot, any fence (where the fence is located on or near property lines), or at side and/or rear property lines. Where sod or turf is adjacent to sidewalks or fences, designs should seek to eliminate watering overspray on the hardscape. Turf or sod may extend up to any knee wall if a knee wall is located on the property line of the Lot. The use of "Artificial Turf" or "Synthetic Grass" may be allowed subject to the following conditions:
  - (i) Artificial turf may be allowed in the rear yard. All other applications for artificial turf must be submitted to Somerset AGC.
  - (ii) Artificial turf blades shall be green in color, constructed of polyester and/or polypropylene, and shall not be shorter than one (1) inch in length.
  - (iii) Only sand, rubber, and/or silica-based infill shall be used and maintained. Backing material shall be constructed of a porous material allowing for adequate vertical drainage. Sub-base shall be porous and shall not include

cement or other impervious materials.

- (iv) When product degrades in any manner, i.e. color fades, matting, rippling or tearing, etc., turf must be replaced.
  - (v) Upon submittal of the application the homeowner must provide a sample material with specifications and a signed contract with a certified/licensed installer.
- (l) All landscaping, including trees, shall be maintained in accordance with the requirements of the Governing Documents of the Sierra Canyon Association and Somerset Owners Association. Homeowners are responsible for maintenance of their own lots, street parkways or landscape strips (mow strip), including any tree(s) thereon. No weeds, uncultivated, diseased, infected, or dead vegetation/tree is permitted to be on any Lot, including in areas covered by stones or rocks. Dying and dead vegetation and trees must be replaced. You can replace a tree without ARC approval by planting the same species tree with a minimum 2 inch caliper dimension. Material changes must be approved by the ARC. Artificial foliage is prohibited.
- (m) Any screening of ground-mounted equipment (HVAC) shall be of a material and color compatible with the design of the residence. All screens, whether landscape structures, fences, or plant materials, shall be allowed a minimum of two (2) feet clearance from the equipment to allow for adequate air circulation around the equipment, but may not encroach or trespass on a neighboring Lot without such neighboring Lot Owner(s)' written approval.
- (n) The use of solid plastic or polyethylene to cover ground areas is not permitted. Buried landscape fabric must allow for the free flow of water, air, and gases to and from the soil.
- (o) The procedures for submittal of plans to the ARC are described in Article III of these Design Guidelines.
- (p) Notwithstanding the minimum requirements described in Section II. B, any back or side yard which is enclosed by either a PN II, Inc. installed or ARC approved solid fencing shall not be required to have such minimum number of plantings. However, this provision shall not in any way relieve the individual Lot owner from the obligation to apply for and receive written approval of initial landscape plans indicating the type of plant and/or inert material which will be installed to comply with Section II.B or any other provision of these Design Guidelines, inclusive of, but not limited to, the ninety (90) day installation requirement. Once the Lot owner on an Interior Lot that is enclosed by either a PN II, Inc. installed or ARC approved solid fence has received approval of the initial landscape plan, additional landscaping and additions of statues and artifacts may be added without ARC approval.

## C. YARDS

Yards are classified into two (2) categories: Interior Lot and Corner Lot. Each lot type must contain at least 25% evergreens. Minimum planting requirements for each category are set forth here:

## **MOW STRIP**

The mow strip, defined as the area between the sidewalk and back of the curb, may be planted with one of the two following plant materials.

1. Turf, as installed by the builder. This material requires spray irrigation. Turf should be of the same type as planted in the front yard area. If the front yard is xeriscaped, approved junipers may be planted in the mow strip area.
2. Juniper Horizontalis Wiltoni (blue rug). Blue carpet juniper is a very low growing juniper (4"-6"). The junipers must be a minimum 3-gallon size, planted in a triple row and spaced 3' apart in a triangular layout. Junipers require drip irrigation. Planting of junipers must be completed within fifteen (15) business days after removal of turf.

## **INTERIOR LOT**

### Front Yard (with sod)

All shrubs shall be planted at a minimum density of three shrubs per 100 sq. feet.

A minimum of fifteen (15) five (5) gallon size shrubs

A minimum of eight (8) one (1) gallon size shrubs

A minimum of 25% of all shrubs must be evergreen

A minimum of one (1) two inch (2") caliber tree

A minimum of one (1) deciduous non fruit bearing tree planted every 40' on center in the mow strip. Tree must be a 2 inch caliper

### Front Yard (without sod)

- See Appendix H for requirements
- A minimum of one (1) deciduous non fruit bearing tree planted every 40' on center in the mow strip

### Backyard (all lots)

- All shrubs shall be planted no more of three shrubs per 100 sq. feet.
- No lot shall have less than four (4) five (5) gallon size shrubs
- A minimum of one (1) two inch (2") caliber tree
- A minimum of 25% of shrubs shall be evergreen

## **CORNER LOT**

### Front Yard (with sod)

- All shrubs shall be planted at a minimum density of three shrubs per 100 sq. feet.
- A minimum of twenty-five (25) five (5) gallon size shrubs
- A minimum of eighteen (18) one (1) gallon size shrubs

- A minimum of two (2) two inch (2") caliper trees
- A minimum of 25% of all shrubs shall be evergreen
- A minimum of one (1) deciduous non fruit-bearing tree planted every 40' on-center in the mow strip. Tree must be a 2 inch caliper

Front Yard (without sod)

- See Appendix H for requirements
- A minimum of one (1) deciduous non fruit-bearing tree planted every 40' on-center in the mow strip. Tree must be a 2 inch caliper

Backyard (all lots)

- All shrubs shall be planted at a minimum density of three shrubs per 100 sq. feet.
- No lot shall have less than four (4) five (5) gallon size shrubs
- A minimum of 25% of all shrubs shall be evergreen
- Perennial and ground covers may equate to 1/3 of the shrub count and must be a minimum of 4" pot size with ARC approval.
- A minimum of one (1) two inch (2") caliper tree
  - (i) any side yard area(s) will be included in the determination as to fulfillment of front yard minimum requirements; and
  - (ii) if the corner lot includes a line-of-sight visibility easement the tree minimum will be reduced to two (2) for the front yard.

D. WALLS AND FENCES

1. No alterations, changes, or additions shall be allowed to walls and/or fences installed by PN II, Inc. for any residence without the prior written approval of the ARC and the SOA AGC.
2. Where walls or fences have not been provided by PN II, Inc., they may be allowed upon application to and approval by the ARC and the SOA AGC.
3. All walls and/or fences to be built on property lines ("Party Walls") must be agreed to in writing by the Owner of the adjacent Lot.
4. All walls constructed in courtyard areas of homes must be consistent with the materials and design utilized in construction of the home (e.g., stucco facade on house matches stucco wall, stone trim on house matches stone trim on pillars). Plans provided in Appendix L.
5. The approved materials for fences and walls shall be set forth in Appendix C.
6. Dark Green Vinyl coated 16 gauge containment wiring, with rectangular see-through opening dimensions of 2 inches by 3 inches may be used on split rail fencing in both the side and rear yard and must be attached to the inside of the fence. The wire shall extend the full height of the fence, from the ground to the top rail, and may not extend above the top rail. Dark green Vinyl coated 16 gauge wire with a square opening dimension of 1 inch by 1 inch may be

added between the ground and the mid rail from the ground to prevent intrusion of pests such as rabbits. If desired, the dark green 1 inch by 1 inch square Vinyl coated wire can be used from the ground to the top rail to avoid double layering. Alternatively, dark green Vinyl coated “rabbit fence”, where the opening size increases as you move from the bottom to the top of the fencing is also acceptable if its openings fall between the 1inch by 1 inch square and 2 inch by 3 inch rectangular criteria. All fencing material must be installed and maintained to prevent sagging of the material. Coated or uncoated chicken wire and plastic fence netting of any kind is prohibited.

7. Interior residential Lots shall have fences of wood construction as described in Appendix C. Walls exposed to arterial streets and collectors shall be constructed with split-face finish blocks. Walls facing the interior of the Lot may be either split-faced or smooth-faced.
8. All walls used for retaining any portion of a Lot’s grade shall require application and approval of the ARC and the SOA AGC. All walls must be engineered and approved pursuant to any applicable law, codes and/or regulations. The walls shall strictly comply with all engineering requirements. Approval of the construction of an engineered wall shall require submittal of a copy of the engineer-signed drawing(s) to the ARC and the SOA AGC.
9. Notwithstanding anything contained in these Design Guidelines, all walls and/or fences shall be consistent with the Development Standards Handbook for the Somerset Planned Unit Development, approved by the City of Reno and recorded against the Subdivision in the office of the Recorder of Washoe County, Nevada and conditions of approval by SOA AGC.
10. No paint, stain, coatings or treatments are permitted on any split rail fence. Privacy fencing may be sealed with two coats of clear sealer, with no stain or color.

#### E. PET ENCLOSURES

1. Pet enclosures shall be contained within rear or side yard areas and fenced in compliance with local ordinances and appropriately screened from the street and/or adjacent home sites.
2. Chain link is not permitted for pet containment areas. Wrought iron, or solid wood to match the existing fencing are the only approved materials for pet containment areas.
3. Pet containment areas are not allowed near the split rail fencing of any side yard that can be seen from surrounding area property, unless there will be plantings that will provide a 50% screen at installation and completely screen the area within one (1) year.
4. Pet containment areas should be indicated and detailed on the landscape plan submitted to the ARC.
5. Pet enclosures are not allowed on slopes.

## F. ANCILLARY EQUIPMENT

1. Except for HVAC equipment as provided in Section II.B.6. (m), all ground-mounted mechanical equipment and ground mounted solar heating equipment shall be screened from street view and surrounding area property by a structure no higher than one foot above the equipment to be screened or by plant material of adequate density to accomplish the same result; however, in no event shall a screening structure exceed five feet in height. Like-for-like equipment replacements do not need ARC approval. Roof and window-mounted mechanical equipment are not allowed. The ARC shall approve reasonable restrictions regarding the installation and maintenance of solar systems.
2. All in-ground pools, spas and “Jacuzzi” type tubs must be installed according to City of Reno ordinances and will require protective fencing and/or be subject to setbacks established by the Somersett Planned Unit Development and must be approved by the SOA AGC. Above ground pools are not permitted.
3. Outside television antennas, aerials, satellite dishes or similar devices for the transmission or reception of television, radio, satellite, or other signals of any kind are prohibited, with the following exceptions and under the following reasonable restrictions that shall not significantly increase the cost of installation of a satellite dish or significantly decrease its efficiency or performance.
  - (a) Antennas or Satellite Dishes. Satellite dishes with a diameter or diagonal measurement not greater than thirty-six inches (36") diameter which are designed to receive direct broadcast satellite services, video programming services via multi-point distribution services, or television broadcast signals may be erected, placed or installed under the conditions of this section.
  - (b) Location and Mounting. Satellite dishes are not to be mounted on any fences. They must be placed in the least conspicuous location on the Residence at which an acceptable quality signal can be received and is either not visible from surrounding area property or is screened from the view from streets or any surrounding area Lot or Common Area. The following locations are generally recognized as APPROPRIATE for installation and are to be encouraged so as to maintain the community’s high aesthetic standards:
    - (i) Side Wall Mounted. Owners are requested to make every effort to position the satellite dish on a portion of the upper wall of the Owner’s residence under the roof overhang. This placement will best obscure the satellite dish from the view of persons on the street/sidewalk adjacent to the residence and yet still provide adequate reception.
    - (ii) Private Space or Ground Mounted. If the Owner prefers mounting the satellite dish on the ground, it should not be positioned so as to be clearly visible from any surrounding area property, including, without limitation, any street or sidewalk. Additionally, for ground mounted satellite dishes, adequate screening (with approved plantings as described

in these Design Guidelines) is required if it is, in fact, visible from surrounding area property. This applies to front yards, rear yards (Lots adjacent to any open space) and side yards if the satellite dish is located outside solid fence areas.

- (c) Screening. Screening shall be plantings which, when first planted, screen fifty percent (50%) of the satellite dish installation and which substantially covers the installation after one (1) year further growth.
- (d) Wiring. Wiring which runs from the satellite dish to the cable box or other areas of the exterior of the house shall not be placed on or across any portion of the roof. All wiring that runs along the exterior wall(s) of the house shall be painted the same color as the wall(s).

#### G. TRASH CONTAINERS/ENCLOSURES

All trash containers shall be covered containers of the type, size and style that are in accordance with the requirements of the City of Reno and shall be stored on the Lot so as to not be visible from surrounding area property. If any trash container cannot be screened from the surrounding area property, then such trash containers must be stored in the garage.

#### H. SIGNAGE

No signs (including, without limitation, commercial, political and similar signs) which are visible from surrounding area property shall be erected or maintained on any Lot except:

1. One (1) sign not to exceed 16x8 inches indicating the last name of the homeowner can be mounted below the street number sign on the home.
2. For Sale and Open House signs are allowed only in strict conformance with the Design Guidelines in Appendix I.
3. Residents shall be permitted to have one single-sided security/alarm sign placed at the front of the home where it is visible to approaching persons. The sign pole shall not exceed two (2) feet in overall height from finished grade and the sign itself is not to exceed seventy-two (72) square inches in size (i.e., eight inches by nine inches). The ground sign shall be as close to the house as possible. Decals, including Neighborhood Watch may also be placed in the windows of the home, not on the garage door. Window decals shall not exceed five inches by six inches and be placed one per window assembly in the lowest pane of glass on the interior.
4. Residents shall be permitted to post one (1) "Beware of Dog" sign on or near the front gate to a fenced yard. The sign shall be approximately nine (9) inches by eight (8) inches (9" x 8") or approximately seventy-two (72) square inches in size. The top of the sign shall be installed at a height no greater than fifty-six (56) inches above the finished grade of the Lot. The sign shall be either white with red lettering or red with white lettering. Language on the sign should be kept to a minimum, i.e. "Dog in Yard," or "Beware of

Dog” or “Danger - Dog.”

5. Residents are permitted to post only one political sign in support of or in opposition per candidate, political party, ballot question or an Association Board election. (Per NRS 116.325) The political sign cannot be larger than 24x36 inches. Hand written signs are prohibited. Political signs cannot be placed in a window.
6. Residents shall be permitted to post one "no soliciting" sign near or on the front door, or in the front yard near the entrance to a courtyard. A "no soliciting" sign pole shall not exceed one (1) foot in height when placed in the ground. Any such sign itself shall not exceed thirty-six (36) square inches (i.e., 3x12).

#### I. SIGN RESTRICTIONS

1. No hand-made signs of any type are permitted on any Lot.
2. Signage promoting and/or identifying any contractors, including landscape designers and contractors, is prohibited before, during, or after construction.
3. No sign of any kind may be placed on sidewalks, driveways, curbs, streets, parkways, parkway medians, or in any common area.
4. No additional writing or attachment of any nature (balloons, streamers, etc.) may be on any sign.
5. Notwithstanding anything contained herein, the Developer shall be allowed to install any sign(s) necessary for purposes connected with the development of Sierra Canyon and/or as may be described in the Governing Documents.
6. Illegal and/or illegally placed signs are subject to fines by the Association.

#### J. LIGHTING

Sierra Canyon is a “dark sky” community. Upon application to and approval by the ARC the following lighting applications will be allowed:

1. The use of exterior low-voltage accent lighting in the front and rear yards may be used after approval by the ARC to illuminate sidewalks and/or landscape features. The style, number, and height as determined by the ARC are:
  - a. Fixture material must be non-reflective
  - b. Maximum of six (6) lights will be permitted in the front yard area. Number and location in the rear yard is to be determined by the ARC based upon size of yard
  - c. Maximum height from ground to top of fixture is fifteen (15) inches
  - d. Maximum wattage not to exceed 12W

2. No upward lighting allowed
3. Motion or heat sensing security floodlighting is permitted provided the light sources do not impact surrounding properties, and that the system is controlled by a timing mechanism that minimizes the duration of its use. No bare light bulbs are allowed. The light fixture must be surrounded by or encased in an enclosure that matches the color of the wall where it is mounted. Exterior lighting fixtures mounted on the homes or units shall be no higher than 12 feet above finished grade. Movement from the sidewalk, street, or neighbor's property shall not activate lights. Motion or heat sensing lights requires ARC approval.
4. No lighting will be permitted which causes unreasonable glare to surrounding area owners, Lots, neighborhoods, or a Common Area.
5. Exterior building lighting is permitted to enhance doors, garage and porches. Carriage lights may be replaced with fixtures that are similar to the lights that were originally installed by the developer. Pictures of the proposed replacement fixture shall be submitted with the application by the homeowner to ARC for approval.

#### K. SOLAR ENERGY EQUIPMENT

Each Owner may install a solar energy system on his/her Lot which serves his/her Lot so long as the design and location of the solar energy system meets the requirements of applicable zoning ordinances and Codes. The solar energy system shall be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agencies (the certification shall be for the entire solar energy system and installation). And the design and location is reviewed by the ARC and forwarded to the SOA AGC for review.

#### L. PROHIBITED STRUCTURES, IMPROVEMENTS, AND OTHER ITEMS

Pursuant to the Declaration and/or these Design Guidelines, the following structures, improvements and other items are prohibited in Sierra Canyon:

- Storage buildings or sheds
- Clotheslines or clothes poles
- Detached garages
- Tents of a permanent nature
- Exterior lighting that disturbs surrounding area Lot Owners
- Aluminum Awnings
- "Windsocks," except in Private Space as defined in Appendix E a.2.
- Cloth Gazebos
- Sun Rooms, Solariums, Patio Rooms, Room Additions or Wall in Fills with any prefabricated (kit type) components or pre-engineered packaged designs. The SOA AGC has sole discretion in determining what types of structural components and designs fit this prohibition.
- Green Houses of or any type or style attached or detached. Determination of "green house" and definition is at the sole discretion of the SOA AGC.

**All intended structures, improvements or items contemplated for installation must receive written approval by the ARC and SOA AGC before installation will be permitted.**

Notwithstanding the above, Developer shall be allowed to install any structure(s) necessary for purposes connected with the development of Sierra Canyon and/or as may be described in the Declaration.

### **III. ARCHITECTURAL REVIEW COMMITTEE AND LOT OWNER REQUIREMENTS**

The ARC has been established to maintain the integrity of the architectural and design character established by PN II, Inc. at Sierra Canyon. To this end, as part of its duties, the ARC will review all proposed additions, improvements or alterations on developed Lots for conformity with the Design Guidelines. Article VI of the CC&R's for the Sierra Canyon Association sets forth provisions with respect to the ARC, including appointments to the Committee by PN II, Inc. **Any and all approvals or denials will rest with the ARC; each such approval or denial will be in writing. Owners may appeal ARC decisions to the Sierra Canyon Board of Directors by requesting a Board Hearing.**

1. As required and described by the guidelines, Lot Owners are required to submit drawings or plans for review to the ARC.
2. It shall be the responsibility of all Lot Owners to comply with all standards and guidelines of these Design Guidelines in addition to all requirements of the Governing Documents of the Sierra Canyon Association and Somerset Owners Association.
3. All application forms, attachments and accompanying documentation must be submitted to the Administrative Desk at the Aspen Lodge, 1798 Del Webb Parkway, Reno, NV. for forwarding to the ARC **by 5:00 p.m. the Saturday prior to the next scheduled meeting of the ARC.**
4. Incomplete submittals or plans without delineating dimensions and materials to be used will not be processed and will be returned to the Lot Owner.

#### **A. PLAN SUBMITTAL PROCESS**

1. The Lot Owner shall submit an application form in duplicate, as described and provided in Appendix B including two (2) sets of drawings or plans for the proposed improvement as follows:
  - (a) An initial landscape plan or changes to a previously approved and completed landscape plan shall include a description of all varieties and sizes of trees and shrubs to be planted. The location of each tree and shrub shall be clearly delineated on the plan. If an initial landscape plan is approved, the Lot owner may install additional plants without application to the ARC provided:

- i. Plantings that are the type that will not grow higher than four (4) ft. or will be maintained at a height of four (4) ft.
- ii. Plantings are on the list of acceptable plants in the Design Guidelines, Appendix G (other than trees).
- iii. All conditions for planting and drainage in Section II or any other provision of these Design Guidelines are met.

Trees and all other plantings that will, by their nature, grow to a height higher than four (4) feet and will be maintained higher than four (4) feet require approval of the ARC.

This provision does not relieve Owner of requirements to submit plans to the ARC for any other front yard or open space lot improvements, including but not limited to statues and artifacts, fountains, hardscape changes, and home additions.

If submission of Plans to the ARC is required as set forth above, for an amendment to a previously approved landscape plan, the existing trees and shrubs shall be clearly marked on the landscape plan with the proposed additions clearly marked on the landscape plan. All deleted landscape materials shall be described as part of the submittal.

The initial submittal shall also describe the proposed irrigation system. All irrigation systems shall be spray, drip, or a combination thereof, and be controlled by an automatic timer. Spray heads shall be located a minimum of eighteen (18) inches from any wood fence and side yard property lines so as to limit discoloration and overspray.

In the event Owner desires to install any hardscape, including but not limited to brick, pavers, masonry, wood trim, concrete, rocks or other inert material, such items shall be clearly marked on the landscape plan and a legend shall be provided so that the ARC and SOA AGC can easily determine the location and type of material. Lots have been designed and graded to provide positive drainage from the Lot and to protect environmental resources; in the event Owner's plan proposes to alter the grade of the Lot, the location of all drainage structures and direction and slope of flow must be indicated on the plan. Owner shall hold harmless the Association for any damage caused by the alteration of the grade by Owner in connection with the design or installation of Owner's landscaping, including damage to Owner's house. Owner will be responsible for any damage caused by any change to drainage by themselves or hired landscapers.

- (b) For changes to or additions to an existing house or, if applicable, improvement on any Lot, Owner shall submit two (2) copies of a floor plan for the site, including the plot plan and a copy of the floor plan for the model and elevation. The plans shall include the proposed changes or additions to the existing grade and/or elevation and shall be drawn to scale. The application should contain a description of the materials Owner plans to use in such changes or additions. If the change or addition affects the roof or roofline, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition.

- (c) Any application submitted to the ARC and SOA AGC for approval pursuant to this Article IV, shall be accompanied by a completed “Good Neighbor Notification Form” (Appendix B). The neighbor is not approving the plans, but is being made aware of them. An Owner should make every reasonable effort to review their plans with their neighbors and obtain their signature(s) on the “Good Neighbor Notification Form” prior to the application being submitted for review.
  - (d) Owners are advised that the City of Reno requires certain permits, depending on the proposed change, alteration or addition. It is the Owner's responsibility to comply with permit requirements. Owner shall provide the ARC and SOA AGC copies of any such required permits if so requested. Owners should contact the City of Reno Building Department for further information.
  - (e) Prior to submittal of a request for a permit to be issued by the City of Reno, Owner will obtain the recommendation/approval of the ARC and SOA AGC of any structural plans, changes, alterations or additions inclusive of, but not limited to, those items outlined in this Section.
  - (f) Any permit issued, or approval by, the City of Reno **shall in no manner whatsoever** bind the ARC and SOA AGC with respect to approval or denial of any application for items submitted for consideration.
2. The ARC shall receive all submittals. When appropriate, applications may have to be submitted to SOA AGC for review and approval. When this occurs, the SOA AGC will have final resolution over any and all previous decisions.
  3. Upon completion of review by the ARC, the Association retains one set of plans. Copies are available at the Sierra Canyon Aspen Lodge. A notice will be sent out to the homeowner via US mail or email indicating the Committee’s decision and shall be rendered in one of the following three forms:
    - (a) "Approved" - The entire application and accompanying documentation is approved as submitted.
    - (b) "Conditional Approval" - The application and accompanying documentation is partially approved as submitted. An Owner may proceed with the work to be performed; however, they are responsible to comply with any and all notations (conditions) on the submittal.
    - (c) "Not Approved" - The entire application package submitted is not approved and no work may commence.

**B. FEES**

Review of applications, landscaping plans (inclusive of pool and/or spa) shall initially be free of charge. However, it is anticipated that the ARC will, at some point in time, require secretarial and administrative assistance, and that other expenses may be incurred. Article VI, Section 6.19 of the CC&Rs for Sierra Canyon Association provides for payment of any fees.

C. EFFECT OF BUILDING PERMIT

If the plans submitted by an Owner require a building permit, the approval by the ARC and the SOA AGC is not a guarantee that such plans will be approved by the City of Reno. If the City of Reno requires modification to such plans, such modifications must also be approved of by the ARC and SOA AGC for the Owner to remain in compliance with these Design Guidelines and to ensure a consistent community standard.

D. COMPLIANCE NOTIFICATION

Upon completion of any work for which approval has been given, the Owner shall submit a written Notice of Completion to the appropriate committee. The ARC and/or SOA AGC shall have the right to perform an on-site review of the work. Within thirty (30) days or as soon as weather permits after written notification is delivered to the ARC and/or SOA AGC by an Owner, the ARC and/or SOA AGC shall provide the requesting Owner with a notification certifying that, as of the date signed, either (1) all improvements made and other work completed on the Lot comply with the Governing Documents for the Sierra Canyon Association or (2) such improvements or work do not comply, in which event the notification shall also identify the non-complying improvements or work. Pursuant to Article VI, Section 6.16 of the CC&R"s for the Sierra Canyon Association, the compliance notification shall include other information and conform to all requirements as set forth therein.

**IV. NON-LIABILITY FOR APPROVAL OF PLANS**

Article VI, Section 6.17 of the CC&Rs for the Sierra Canyon Association contains a disclaimer by the ARC, members of the Association and its Board of Directors, and PN II, Inc. with respect to liability or responsibility for the approval of plans and specifications contained in any request by an Owner. **PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW OWNERS SHOULD READ AND UNDERSTAND THIS DISCLAIMER**

**V. ENFORCEMENT OF DESIGN GUIDELINES REQUIREMENTS AND THE GOVERNING DOCUMENTS**

In addition to enforcement remedies set forth in the Governing Documents, and pursuant to Article VI Section 6.14 the CC&Rs for the Sierra Canyon Association, the ARC shall have the authority to:

- A. Order the abatement ("red tag") of any construction, alteration or other matter for which approval is required, to the extent that it has not been approved by the ARC or if it does not conform to the plans and specifications submitted to and approved by the ARC. When red tagged, the Owner or their contractor shall cease all construction activity until the issue giving rise to the red tag order is resolved.
- B. If the Owner fails to remedy any noticed noncompliance within thirty (30) days from the date of such notification, or if the Owner feels that the project has been red tagged without justification, the ARC shall notify the Board of Directors in writing of such failure. The Board shall then set a date on which a Hearing before the Board shall be held regarding the alleged noncompliance. The Hearing shall be conducted in accordance with Article XIII,

Section 13.04 of the CC&R's for the Sierra Canyon Association.

- C. Without limiting anything contained in these Design Guidelines, in the event of a breach of any Association Governing Document by an Owner, their family, or the Owner's guests, employees, invitees, licensees, or tenants, the Board may enforce the obligations as deemed appropriate and as further described in Article XIII of the CC&Rs for the Sierra Canyon Association.
- D. Additionally, the Board may establish additional Committees as described in Article X, Section 10.01 of the Bylaws of the Association to work closely with the ARC to enforce standards and restrictions set forth in the CC&Rs for the Sierra Canyon Association and/or in other Governing Documents.

## **VI. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES**

Design Guidelines may be amended as follows:

- A. Proposed Changes. Changes/Amendments to these Design Guidelines are to be proposed by the ARC to the Board of Directors of the Sierra Canyon Association and SOA AGC. Any Owner may submit to the ARC proposed changes to these Design Guidelines for review and further submittal to the Board of Directors of the Sierra Canyon Association.
- B. Recommendation. Any ARC recommendation to amend the Design Guidelines shall be approved by two-thirds (2/3) of the ARC members before forwarding to the Board of Directors and SOA AGC BOD for their review and approval.
- C. The ARC recommendations will be posted on the Sierra Canyon Association Internet web site for review by the homeowners for a minimum of thirty (30) days prior to the next scheduled Board of Director's meeting. Homeowners are encouraged to communicate their support, comments, or concerns to the Board of Directors during this thirty (30) day period or at the Board meeting.
- D. Approved Amendments. When the Board approves an amendment, it becomes a permanent part of the Design Guidelines. All owners shall be promptly notified of any changes/amendments so they can be attached to their existing copy of the Guidelines. The Design Guidelines shall be posted on the website for the Association.
- E. Not Retroactive. All amendments shall become effective after adoption by the Board of Directors. Such amendments shall not be retroactive to any approved work, completed or in progress.
- F. No Modification of Other Governing Documents. In no way shall any change/amendment to the Sierra Canyon Design Guidelines change, alter, or modify any provision of any other Governing Documents of the Association.

## **VII. ARC SUBCOMMITTEES**

The Sierra Canyon ARC may, as it deems necessary, establish and abolish subcommittees of itself. Any authorized agent of the Architectural Review Committee, or of any Subcommittee established by the Architectural Review Committee, shall be authorized to perform the plan review and inspection of Lots required pursuant to these Design Guidelines.

Additionally, during the period while PN II, Inc. has the authority to appoint at least a majority of members of the Architectural Review Committee, PN II, Inc. shall have the authority to designate a subordinate committee with jurisdiction to review and approve minor projects and modifications of existing, approved structures. This subordinate committee is further described in Article VI, Section 6.02 of the CC&R"s for the Sierra Canyon Association.

The operation and procedures of an Architectural Review Subcommittee shall be established by the Architectural Review Committee upon its formation, and in compliance with the Declaration, the Bylaws and these Design Guidelines. Without limitation, meetings and actions of the Architectural Review Committee shall be governed by, and held and taken in accordance with, the provisions of Articles VIII and X of the Association Bylaws.

## **VIII. DECLARANT'S IMPROVEMENTS**

As part of the planning and development of Sierra Canyon, PN II, Inc. has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, open space, streets, model home packages, a sales pavilion, and a recreation center/lodge. Market conditions, styles, marketing strategies or other factors may cause PN II, Inc. to change the type of models, size of homes, location of future amenities or streets, color palette of homes, landscaping styles or plant materials, construction methods or materials or the landscaping on the common area. Notwithstanding the current provisions of these Design Guidelines, its terms may be amended by the Board of Directors by first receiving approval from the SOA AGC. PN II, Inc. will control a majority of the Board of Directors for up to fifteen (15) years under certain circumstances.

## **IX. AUTHORIZATIONS**

These Design Guidelines were initially prepared by PN II, Inc. for use at Sierra Canyon. They have been adopted by the Sierra Canyon Board of Directors, who has sole authority to amend or change them.

**APPENDIX A**

**BUILDING SETBACKS AND HEIGHTS**

**A. OWNER LOTS**

The building setbacks and heights described below are applicable to all homes within Sierra Canyon and are recognized by the ARC and SOA AGC. Notwithstanding any other provision of law, all building setbacks and heights must meet these requirements.

<u>Setback</u>		
1 .	Front Yard, Living Space	5'0" from back of sidewalk minimum
2 .	Driveway Length	20'0" from back of sidewalk minimum
3 .	Side Yard	5'0" minimum
4 .	Exterior Side Yard	5'0" from back of sidewalk minimum
4.	Rear Yard	10'0" minimum
5 .	Minimum Yard	400 Feet
6 .	Building Height	2 Stories

**B. ASSOCIATION COMMON AREAS and DEVELOPER PROPERTY**

The non-residential areas of Sierra Canyon are Common Area(s), as defined in the Governing Documents of the Association. Additionally, parks, open space areas, the sales pavilion and model homes, and other uses will have various required building and setback requirements. These requirements are outlined in the Development Standards Handbook for the Somerset Planned Unit Development, approved by the City and recorded against the Subdivision in the office of the Recorder of Washoe County, Nevada.

**APPENDIX B**

**APPLICATION FORMS**

SIERRA CANYON APPLICATION CHECKLIST

GOOD NEIGHBOR NOTIFICATION FORM

NOTIFICATION FORM FOR AUTOMATIC APPROVAL

PLANTING DECLARATION

SIERRA CANYON APPLICATION

CHANGE LANDSCAPE/MOW STRIP PLANT MATERIAL

## SIERRA CANYON APPLICATION CHECKLIST

A request for design review from the Architectural Review Committee (ARC) requires the submittal of certain information in order for members of the ARC to accurately evaluate the proposed project. The following information is required to be submitted a minimum of two (2) days prior to the ARC's next scheduled meeting. Applications shall be previewed for compliance with submittal requirements.

**Applications submitted without the required information will not be accepted for processing.**

A. Application Submittal Requirements for all projects:

- Two (2) copies of the completed application form.
- Application Submittal Requirements for landscape projects:
  - Two copies of the Planting Declaration
  - Two (2) copies of a landscape plan (drawn to scale) indicating:
    - Location of all existing structures on-site, property lines and hardscape
    - Location of all existing trees, plants or shrubs.
    - Location of existing and proposed drain inlets or other drainage facilities
    - A schedule of plantings indicating name, number, size and spacing
    - Location of all proposed plants, shrubs and trees
    - An indication of turf areas and non-turf areas. For non-turf areas, the materials need to be identified
    - Location of any new hardscape features or other landscape features (i.e. statues, retaining walls, etc).
    - Any proposed structures or shade structures should be indicated on the plans.
    - Note: New structures will require submittal of items outlined in section C or D of this checklist.
    - The type of irrigation system and that it will have an automatic timer/controller.
    - Good Neighbor Notification.
- Application submittal requirements for the addition of structure, patios, decks or hardscape.
  - Two (2) copies of a site plan drawn to scale indicating the following:
    - Property lines, building setback lines and all easement of record;
    - Proposed building and structure are to be fully dimensioned and indicate distances from property lines and existing structure;
    - Existing buildings and other structures on-site;
    - Driveways, patios and sidewalks;
    - All areas to be planted and existing trees;
    - Entrances, exists and walkways;
    - Screens for ground mounted equipment, trash enclosures, etc.
    - Exterior lighting including type, location height, and method of shielding light

## **SIERRA CANYON APPLICATION CHECKLIST**

- Good Neighbor Notification
- Plot Plan
- Additional submittal items for new structure or architectural modifications;
  - Two (2) copies of an elevation plan indicating the following:
  - Structure elevations from all sides, indicating direction;
  - All building materials and colors;
  - Plans indicating structural components and construction which are fully dimensioned;
  - Maximum Height;
  - Good Neighbor Notification
  - Plot Plan

E. Based on your specific submittal, additional information may be required by the ARC

**Note: All exhibits that are larger than 8 1/2" X 11" must be individually folded prior to submittal.**

F. Please note that missing or incomplete forms will cause the submittal package to be returned unprocessed.

If you have any questions, please call the Aspen Lodge at 624-2900.

# SIERRA CANYON GOOD NEIGHBOR NOTIFICATION FORM

, as Owner(s) of Lot #

in Village \_\_\_\_\_, Street Address \_\_\_\_\_  
will be requesting that the Architectural Review Committee (ARC) of the Sierra Canyon Association review proposed plans for an improvement and/or a structure for the referenced Lot. As a good neighbor policy and prior to beginning the approval process, you, as a Neighboring Property Owner are being made aware of the plans.

**To the Neighboring Property Owners:**

- **Approval or disapproval of any improvement to a Lot is the sole responsibility of the ARC.**
- **By placing your signature(s) below, you are acknowledging that this notification has been made.**
- **If you have any concerns regarding the planned improvement, you are encouraged to discuss the matter with the Owner(s) of the Lot seeking the improvement prior to the plan being submitted for review.**

This notification will be kept on file with the ARC as part of the application for improvement in the Association office.

\_\_\_\_\_, Street Address:  
(Adjacent neighbor)

\_\_\_\_\_, Street Address:  
(Adjacent neighbor)

\_\_\_\_\_, Street Address:  
(Across the street neighbor)

\_\_\_\_\_, Street Address:  
(2<sup>nd</sup> across the street neighbor, if no adjacent neighbor)

\_\_\_\_\_, Street Address:  
(Neighbor on lots above subject property)

Comments:

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## SIERRA CANYON APPLICATION CHECKLIST

**TWO (2) COMPLETE PACKETS WITH THE FOLLOWING DOCUMENTS MUST BE SUBMITTED .**

**\*SEE SIERRA CANYON APPLICATION CHECKLIST FOR FURTHER DETAILS**

\_\_\_\_\_ SIERRA CANYON APPLICATION CHECKLIST

\_\_\_\_\_ SIERRA CANYON APPLICATION FORM

\_\_\_\_\_ PLANTING DECLARATION, PAGES 1 & 2

\_\_\_\_\_ DETAILED LANDSCAPE PLAN, DRAWN TO SCALE

\_\_\_\_\_ PLOT PLAN

\_\_\_\_\_ GOOD NEIGHBOR NOTIFICATION FORM

***THOSE PLANNING THE FOLLOWING IMPROVEMENTS NEED ONLY COMPLETE NOTIFICATION FORM FOR AUTOMATIC APPROVAL***

\_\_\_\_\_ STORM, SECURITY DOORS (appendix J)

\_\_\_\_\_ CONTAINMENT FENCING (section D, #6)

\_\_\_\_\_ MOW STRIP

**ADDRESS QUESTIONS TO ASPEN LODGE AT 624-2900**

**SIERRA CANYON APPLICATION**  
PLEASE PRINT CLEARLY

HOMEOWNER NAME \_\_\_\_\_

EMAIL \_\_\_\_\_

SIERRA CANYON ADDRESS \_\_\_\_\_

PHONE NO \_\_\_\_\_ Closing Date \_\_\_\_\_ SUBMITTAL DATE \_\_\_\_\_

VILLAGE NO \_\_\_\_\_ LOT NO \_\_\_\_\_ HOUSE MODEL \_\_\_\_\_

CHECK ONE OR MORE OF THE FOLLOWING, AS APPLICABLE

\_\_\_ INITIAL SUBMISSION \_\_\_ ADDITIONAL SUBMISSION \_\_\_ REQUEST FOR EXTENSION

**LANDSCAPE PLANS**

\_\_\_ FRONT YARD  
\_\_\_ REAR YARD  
\_\_\_ BOTH

**HARDSCAPE ONLY**

\_\_\_ WALKWAYS  
\_\_\_ DRIVEWAYS  
\_\_\_ COURTYARDS

**ADDITIONAL STRUCTURES**

\_\_\_ PATIO COVERS  
\_\_\_ SUNSCREENS  
\_\_\_ GATES

**OTHER (see page 2)**

\_\_\_ SECURITY/STORM DOORS  
\_\_\_ WATER FEATURE, STATUE, ARTIFACT -- WITH PHOTO

\_\_\_ DESCRIBE IF NOT LISTED \_\_\_\_\_

\_\_\_ MOW STRIP

**Nevada NRS 116.31175 allows an applicant to request a closed meeting for consideration of his/her application.**

**I HAVE READ AND UNDERSTAND THE SIERRA CANYON ARCHITECTURAL & LANDSCAPE GUIDELINES. INCOMPLETE SUBMITTALS WILL NOT BE PROCESSED AND WILL BE RETURNED TO THE HOMEOWNER.**

HOMEOWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

# PLANTING DECLARATION

All trees must be set back five (5) feet from property lines.

There must be 3 shrubs per each 100 sq. ft. excluding hardscape and twenty-five percent (25%) of shrubs must be evergreen.

SEE SIERRA CANYON ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES FOR SPECIFIC INFORMATION BEFORE DESIGNING YOUR YARD

BACKYARD (ALL LOTS) TOTAL SQUARE FOOTAGE OF YARD \_\_\_\_\_  
TOTAL HARDSCAPE \_\_\_\_\_  
PLANTABLE AREA \_\_\_\_\_

If you are adding or changing existing hardscape please indicate planned hardscape percentage of overall square footage of yard: \_\_\_\_\_%.

TREES (MINIMUM [ONE] 2 INCH DIAMETER

\_\_\_\_\_

SHRUBS: MINIMUM [FOUR] 5 GALLON

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SHRUBS: 1 GALLON

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TOTAL NUMBER OF EVERGREEN SHRUBS FROM ABOVE PLANT LIST \_\_\_\_\_

HARDSCAPE DESCRIPTION AND EXAMPLES (NOT TO EXCEED 50% OF TOTAL SQUARE FOOTAGE)

\*Please provide plans, dimensions, description of materials, photos, brochures, etc including color, texture and other necessary characteristics to illustrate chosen materials.

PAGE 1 of Planting Declaration

**INDICATE:**

- Front yard with sod \_\_\_\_\_
- Front yard without sod \_\_\_\_\_
- Corner lot front yard with sod \_\_\_\_\_
- Corner lot front yard without sod \_\_\_\_\_

**FRONT YARD WITHOUT SOD: TOTAL SQUARE FOOTAGE OF YARD\_\_\_\_\_**

\*SEE APPENDIX H FOR REQUIREMENTS BUT USE SPACES ABOVE TO INDICATE PLANT LIST

MULCH TYPE: \_\_\_\_\_ COBBLE TYPE\_\_\_\_\_

**HARDSCAPE DESCRIPTION AND EXAMPLES (NOT TO EXCEED 50% OF TOTAL FOOTAGE**

\*Please provide plans, dimensions, description of materials, photos, brochures, etc including color, texture and other necessary characteristics to illustrate chosen materials.

**FRONT YARD PLANS WITH SOD: TOTAL SQUARE FOOTAGE OF YARD\_\_\_\_\_**

TREES (MINIMUM [ONE], CORNER LOT - [TWO]: 2 INCH DIAMETER \_\_\_\_\_

\_\_\_\_\_

**SHRUBS (3 PER HUNDRED SQUARE FEET)**

5 GALLONS: MINIMUM 15 - CORNER LOTS - MINIMUM 25

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

1 GALLON: MINIMUM 8 - CORNER LOTS - MINIMUM 18

_____	_____	_____
_____	_____	_____
_____	_____	_____

INDICATE NUMBER OF EVERGREEN SHRUBS FROM ABOVE PLANT LIST\_\_\_\_\_

**ADDITIONAL STRUCTURES, UNIQUE ARTIFACTS AND OTHER:**

\*Please provide plans, dimensions, description of materials, photos, brochures, etc including color, texture and other necessary characteristics to illustrate chosen materials.

**COURTYARDS WILL BE APPROVED IF THEY CONFORM TO THE EXACT GUIDELINES IN APPENDIX I , INCLUDING MATERIALS, COLOR AND TOTAL SQUARE FOOTAGE**

**NOTIFICATION FORM FOR AUTOMATIC APPROVAL**

**THE FOLLOWING IMPROVEMENTS WILL BE AUTOMATICALLY APPROVED WITH THE SUBMISSION OF THE FOLLOWING NOTIFICATION AND STRICT ADHERANCE TO THE CORRESPONDING GUIDELINES**

**HOMEOWNER NAME** \_\_\_\_\_ **EMAIL** \_\_\_\_\_  
**SIERRA CANYON ADDRESS** \_\_\_\_\_ **PHONE NO.** \_\_\_\_\_  
**SUBMITTAL DATE** \_\_\_\_\_ **HOUSE MODEL** \_\_\_\_\_

\_\_\_\_\_**STORM/SECURTY DOORS (APPENDIX J)**

\_\_\_\_\_**CONTAINMENT WIRE FENCING (SECTION D, #6)**

\_\_\_\_\_**MOW STRIP**

**I HAVE READ THE GUIDELINES FOR THE PROPOSED LOT IMPROVEMENT AND AGREE TO ADHERE TO THE STATED PERAMETERS AND WILL COMPLETE PROJECT WITHIN 90 DAYS.**

**SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

**FOR OFFICE USE ONLY**

**FINAL INSPECTION - WORK COMPLETED** \_\_\_\_\_

**DATE** \_\_\_\_\_

## Change Landscape/Mow Strip Plant Material

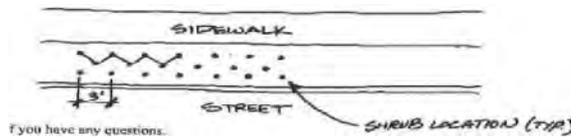
Please complete the following information and submit to Sierra Canyon Association.

*Include the following:*

- f| Photo(s) of front of home, including existing landscape/mow strip.
- f| Length \_\_\_\_\_ and width \_\_\_\_\_ of landscape/mow strip.
- f| I agree to replace the turf in the landscape mow strip with:

Juniper Horizontalis Wiltoni (blue rug),      f| 3 gallon size      f| 5 gallon size

To be planted 3 foot on center in a triangular pattern per the diagram below. Drip irrigation to plant material will be provided. If turf is replacing junipers, the turf must be Kentucky blue/rye mix unless otherwise approved.



The junipers must fill in like the turf and will be irrigated with a drip system. The bed of the junipers must be planted according to the specifications on the application. If your new juniper plantings will not fill in the entire mow strip and will tie into existing turf, an edging material must be utilized between the juniper and the turf. This edging material must be recycled header board. Black plastic edging is not allowed.

The planted area is to be covered with weed barrier and a layer of D.G. This area must be maintained by the property owner. Any debris must be removed and any branches that encroach into the sidewalk or roadway must be trimmed back.

## APPENDIX C

### WALLS AND FENCES APPROVED MATERIALS

#### A. APPROVED MATERIALS FOR WALLS

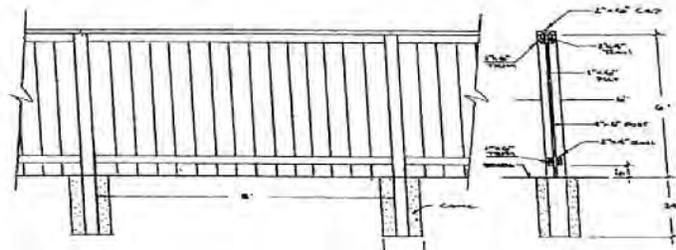
Integral colored concrete masonry unit (CMU), color and style to be same as Developer installed, or approved equal. Determination of acceptable "equal" shall be in writing by ARC and the SOA AGC.

#### B. APPROVED MATERIALS FOR FENCES

A combination of cedar or redwood 6-foot fences with cap, and 54 inch three-rail, split-rail fence. Fence types to be same as Developer installed and may not be interchanged.

No paint, stain, coatings or treatments are permitted on any split rail fence. Privacy fencing may have a clear sealant. Sealing of the privacy fence does require approval by the ARC.

6' CAPPED CEDAR FENCE

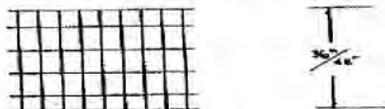


**FIGURE 2-67A - CAPPED CEDAR FENCE**



**FIGURE 2-67C - 3 RAIL SPLIT FENCE**

Welded Wire (16 ga) Green Vinyl (2" x 2 1/2")



**FIGURE 2-67D - VINYL COATED WELDED WIRE CONTAINMENT FENCING**

**APPENDIX D**  
**APPROVED INERT MATERIALS**

Approved inert materials shall include: rock and/or stone of naturally pigmented (i.e., as found in native form) color and other materials as may be approved by the ARC from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the ARC and shall be in writing. Currently approved materials are as follows:

- A. DECORATIVE ROCK MATERIAL** (as designated and known by local rock supply industry).  
Minimum size of one and one half inches (1 1/2”).

Cocoa Lava

Lodi Gold Rock

Nevada Gold Rock

Ox Rock

River/Cobble Rock

Decomposed Granite

If used on a slope, it must be bordered by a twelve (12) inch wide border made up of two and a half (2 1/2) inch rock in order to help prevent erosion.

Boulders:

i) Moss Rock

ii) Granite

Rock Mulch of various sizes is encouraged. Other mulches may be used upon approval.

**B. DECORATIVE ROCK COVERAGE**

Decorative rock (excluding DG) shall not constitute more than approximately forty percent (40%) of the unpaved areas of a front or rear yard. The remaining 60% of planting area must be covered with approved plants, DG or approved mulch. This provision shall not apply to rear or side yards having solid fencing and which are not visible from neighboring property.

## APPENDIX E

### YARD FURNITURE, ARTIFACTS, MISCELLANEOUS YARD ITEMS AND HOLIDAY DECORATIONS

All Yard Furniture, Artifacts and Miscellaneous Yard Items placed in the front yard, and/or the rear yard adjacent to any open space or visible from another lot, must first be approved in writing by the ARC. This may be accomplished either as part of the owner's initial landscape plan application or on a subsequent application. A limit of four (4) Artifacts is allowed in the front yard.

#### **A. TERMS AND DEFINITIONS**

1. Artifacts. Shall include, but is not limited to, the following:
  - (a) Yard Decorations. Clay, masonry or metal objects (i.e. statues, planters, pots and animals), wooden or metal barrels. All materials and colors must be consistent with the landscaping.
  - (b) Decorative Components. Small animal statue(s) that are either an integral part or adjunct to a fountain.
  - (c) Decorative Landscape Features. Fountain, waterfall or birdbath.
2. Private Space. Courtyard interiors not readily visible from surrounding area property, covered entrance ways and the covered portion of patios either built with the original structure or added later. Private space does not include that area located under the eaves of the structure.
3. Bird House and Bird Feeder. Not considered a Yard Decoration.
4. Adequate Screening. Plantings, when first planted screen a minimum fifty percent (50%) of the statue or artifact and which substantially screens the statue or artifact one year from the date of approval.

#### **B. FRONT AND REAR YARD REQUIREMENTS**

1. Artifacts may not exceed four (4) feet in height from the natural grade of the lot.
2. Yard Decorations placed in the rear yard must be adequately screened from surrounding area property by ARC approved plantings or, if applicable, a trellis up to four (4) feet in height with vines.
3. Decorative Landscape Features with small Decorative Components need not be screened as long as the Decorative Landscape Feature does not exceed four (4) feet in height from the natural grade of the lot.
4. Any fountain shall be of natural material, color and design.

5. Yard Decorations and Decorative Landscape Features are subject to a five (5) foot setback from all property lines.
6. Up to two (2) Bird Houses and two (2) Bird Feeders are allowed with one liquid feeder and one non-liquid feeder. They are subject to the five (5) foot setback and maximum four (4) foot height requirement. Attachment to or under house eaves, fences, and/or exterior walls is not permitted. Dwellings for multiple birds (bird coops) are not permitted.
7. When not in use, garden hoses are not to be visible from the street.

### **C. PRIVATE SPACE**

1. Without submitting an application for approval, Private Spaces may have one (1) door wreath per door. The wreath may be constructed of artificial flowers. Wind chimes are allowed, as may be provided for in the Governing Documents.
2. Natural flowers and decorative pots may be placed in Private Spaces without screening.
3. Hanging pots or containers are not allowed.
4. All other items must receive written approval from the ARC.

### **D. PLANTERS AND POTS**

1. Planters located other than in Private Spaces are to be a maximum of four (4) feet in height, twenty-four (24) inches in width, with a minimum dimension of twenty-four (24) inches on one side. The material of the planter must be compatible with the architectural design and color of the residence. Acceptable materials will include decorative plastic, terra cotta, ceramic, redwood.
2. Pots located other than in Private Spaces are to be a maximum of four (4) feet in height with a minimum fifteen (15) inch diameter opening. Pots must be constructed of decorative plastic, terra cotta, or ceramic material. The number of pots approved by the ARC will be based upon location and the model of home.
3. Plant material must be well maintained in a living manner. Automatic irrigation is required and the plant material must be well maintained in a living manner.
4. Pots and Planters are not allowed to be hung from, or be placed on any portion of the house structure, including courtyard walls and fences.
5. In addition, up to four (4) seasonal pots, 15" in diameter or larger meeting the material and color requirements described in section D.2 above, will be allowed in the front yard for a seasonal period of May 1<sup>st</sup> thru October 31<sup>st</sup> without ARC approval. The plantings in these pots must be seasonal in nature and maintained in living manner. Pots must be removed no later than October 31<sup>st</sup>.

## **E. HOLIDAY DECORATIONS**

Holiday decorations may be installed up to 10 days before a holiday, and must be taken down within 10 days after the holiday, with the exception of the December Holidays. December decorations may be installed at Thanksgiving and must be removed by January 31. The Aspen Lodge and the Association common areas are excluded from this provision.

## **APPENDIX F**

### **FLAGS**

United States flags may be displayed in a manner consistent with the Federal Flag Code and NRS 116.320. This law reads, in part:

“Federal Flag Code” means the rules and customs pertaining to the display and use of the flag of the United States which are codified in 4 U.S.C. §§ 5 to 10, inclusive, as altered, modified or repealed by the President of the United States pursuant to 4 U.S.C § 10, and any additional rules pertaining to the display and use of the flag of the United States which are prescribed by the President pursuant to 4 U.S.C. 10; and “Flag of the United States” does not include a depiction or emblem of the flag of the United States that is made of balloons, flora, lights, paint, paving materials, roofing, siding or any other similar building, decorative or landscaping component or material.

Notwithstanding any provision of the Governing Documents to the contrary, and except as otherwise provided in this section, any Homeowner is entitled to display the flag of the United States, in a manner consistent with the Federal Flag Code and NRS 116.320, from or on exterior property within the boundaries of his or her Lot or which is attached to an exterior Limited Common Element that forms a portion of the Homeowner’s Lot:

- i. A flagpole or staff that is twenty (20) feet and shall not be erected within ten (10) feet of a Lot boundary.
- ii. No metal flagpoles with exterior metal halyards will be approved.
- iii. A window, ledge, sill, railing, patio, terrace or balcony of his or her Lot or an exterior Limited Common Element that forms a part of the boundaries of his or her Lot, whether or not the flag is displayed from a flagpole or staff.

Homeowners intending to install a flagpole must complete an application form and submit it to the ARC prior to beginning the work.

In addition, one (1) flag mount, not more than six (6) feet in length, may be attached to the face of the residential structure (not eaves), secured to a wooden stud. Only one United States flag in good condition may be flown on the front of the house or Lot at any time. A flag may not exceed 4 feet by 6 feet. All flags and their length of time for hanging, other than the flag of the United States, must be approved by the ARC.

## APPENDIX G

### RECOMMENDED PLANT MATERIAL

Following is a list of the currently recommended residential landscape plantings for Sierra Canyon. This is a not all-inclusive. Additional plant material may be acceptable for certain applications and **may** be considered by the ARC upon submittal of application.

When selecting plantings, please note:

1. Trees that will grow to a height of more than twenty five (25) feet or more than fifteen (15) feet in width are not allowed for lots in Sierra Canyon. The ARC however, may approve larger trees based on the lot size. Even though Aspens require approval from the City of Reno, they are not allowed in Sierra Canyon due to the small lot sizes.
2. When selecting plantings, be aware that many plants encourage rabbits and are poisonous to domestic animals.
3. Due to fire hazards, Junipers and Scotch Broom are not allowed for Sierra Canyon lots, except for the Somerset approved mow strip.
4. Perennials and grasses are not counted as part of the minimum required count for shrubs.

The following is the Approved Plant Palette from the Somerset Owners Association. Only plantings from this list will be approved.

Common Name	Botanical Name	Native	Revegetation	Erosion Control	Fire Retardant	Drought Tolerant	Streets/Right-of-Ways
<b>Deciduous Shade Trees</b>							
Autumn Blaze' Maple	Acer freemani x rubrum				X		X
Black Locust	Robinia pseudoacacia					X	
Burr Oak						X	
English Oak							
Ginkgo				X	X		
Green Ash varieties: 'Patmore', 'Summit' and 'Marshall Seedless'	Frazinus pennsylvancia				X		X
Japanese Pagoda Tree	Sophora japonica					X	
London Plane Tree	Platanus acerifolia						
Norway Maple varieties	Acer platanoides						X
Red Horeschestnut	Aesculus carnea						
Red Maple	Acer rebrum						X
Red Oak	Quercus rebra						
Sweetgum	Liquidamber styraciflua						X
Thornless Honey Locust varieties	Gleditsia triacanthos			X	X	X	X
White Ash varieties: 'Autumn Applause' and 'Autumn Purple'	Fraxinus Americana					X	X
<b>Small Deciduous Trees</b>							
Chokecherry varieties	Prunus virginiana						
Crabapple varieties	Malus species					X	X
Eastern Redbud	Cercis canadensis					X	X
Flame' Amur Maple	Acer ginnala				X		
Flowering Pear	Pyrus calleryana				X	X	X
Hawthorne varieties	Crataegus species						X
Japanese Tree Lilac	Syringa reticulate						
River Birch	Betula nigra				X		
Tartarian Maple	Acer tartaricum				X		
<b>Evergreen Trees</b>							
Austrain Pine	Pinus nigra						
Bosnian Pine	Pinus leucodermis						
Jeffrey Pine	Pinus jeffreyi	X	X				X
Pinon Poine	Pinus edulis and P. monophylla						X
Ponderosa Pine	Pinus ponderosa	X	X				X

(1) Aspen are specifically prohibited by the City in all public right-of-ways; they may be allowed, however, in limited quantities as part of a community-wide riparian restoration and on individual lots, subject to the City's approval. Nursery-grown Aspen of the more drought-tolerant variety 'Kiabab' are to be used. Careful handling is required during transplanting to prevent damage to the trunk and outer bark, which makes the trees more susceptible to disease.

Common Name	Botanical Name	Native	Revegetation	Erosion Control	Fire Retardant	Drought Tolerant	Streets/Right-of-Ways
<b>Deciduous Shrubs</b>							
Alpine currant	Ribes alpinum						X
Apache plume	Fallugia paradoxa	X	X				X
Barberry varieties	Berberis species						X
Beauty Bush	Deutzia gracilis						
Bitterbrush	Purnus x cistena	X	X				X
Blue Mist Spiraea	Caryopteris clandonensis						
Boxwood varieties	Buxus species						
Burning Bush	Euonymous alts 'compacta'						
Butterfly Bush	Beuddleia species						X
Cinquefoil	Potentilla						
Cistena Peach	Prunus x cistena						X
Cliffrose	Cowania mexicana	X	X				X
Cotoneaster varieties	Cotoneaster species						X
Desert Peach	Prunus andersonii	X	X				
Dogwood species	Cornus stolonifera, Cornus stol. 'var'					X	
Dwarf Blue Arctic Willow	Saliz purpurea 'nana'					X	
Dwarf Cranberry Bush	Viburnum species						
Dwarf Flowering Almond	Prunus glandulosa						
Fern Bush	Chamaebatiaria millefolium	X	X				X
Flowering Quince	Chaenomeles japonica						X
Forsythis	Forsythis species						X
Garden Rose varieties	Rosa species						
Golden Currant	Ribes aureum		X				X
Greenleaf Manzanita	Arctostaphulos malvaceous		X	X			X
Mock Orange varieties	Philadelphus species						X
Mountain Mahogany	Cercocarpus ledifolius						X
New Mexico Privet	Forestiera neomexicana						X
Privet varieties	Ligustrum species						X
Pyracantha varieties	Pyracantha species						
Rabbitbrush	Chrysothamnus nauseosus	X	X			X	
Rose varieties	Rosa species						
Sandy Cherry	Prunus besseyi					X	
Serviceberry	Amelanchier alnifolia						
Shrubby Cinquefoil	Potentilla fruticosa					X	
Silver Buffaloberry	Shepherdia argentea		X			X	
Smoketree	Cotinus coggyria					X	
Spiraea varieties	Spiraea species					X	
Sumac varieties	Drhus species						
Tatarian Honeysuckle	Lonicera tatarica						
Viburnum varieties	Viburnum species				X		
Weigela varieties	Weigela species						
Witch Hazel	Hamamelis virginiana						
Woods Rose	Rosa woodsii	X	X				

Common Name	Botanical Name	Native	Revegetation	Erosion Control	Fire Retardant	Drought Tolerant	Streets/Right-of-Ways
<b>Evergreen Shrubs</b>							
Big Sagebrush	Artemisia tridentata	X	X		X		
Cotoneaster varieties	Cotoneaster						
Dwarf Spruce varieties	Picea species						
Fourwing Saltbush	Atriplex canescens	X	X		X	X	
Juniper	Juniperus horizontalis						
Mormon Tea	Ephedra viridis	X	X			X	
Mountain Mahogany	Cercocarpus montanus	X	X			X	
Mugo Pine	Pinus mugho				X		
Oregon Grape	Mahonia aquifolium				X		
Sandy Sage	Artemisia filifolia					X	
Boston Ivy	Parthenocissus tricuspidata					X	
Clematis varieties	Clematis species						
English Ivy	Hedera helix			X			
Honeysuckle	Lonicera sempervirens					X	
Silver Lace Vine	Polygonum aubertii					X	
Trumpet Vine	Campsis radicans					X	
Virginia Creeper	Parthenocissus quinquefolia						
Wisteria	Wiseria sinensis					X	
<b>Ground Covers</b>							
Ajuga reptans	Ajuga reptans				X		
Bearberry	Cotoneaster dammeri		X	X		X	
Cotoneaster varieties	Cotoneaster species					X	
Creeping Oregon Grape (part shade)	Mahonia repens						
Dwarf Periwinkle	Vinca minor						
Honeysuckle	Lonicera japonica						
Ivy (shade)	Hedera helix						
Kinnickinick	Arctostaphylos uca-ursi					X	
Lavender Cotton	Santolina chamaecyparissus				X	X	
Pinemat Manzanita	Arctostaphylos nevadensis					X	
Prostrate Germander	Teucrium chamaedrys					X	
Sabina Juniper	Juniperus Sabuna					X	
Sedum varieties	Sedum				X	X	
Snow in Summer	Cerastium tomentosum			X		X	
Spreading Juniper	Juniperus horizontalis					X	
St. John's Wort	Hypericum calycinum				X	X	
Sunrose	Helianthemum nummularium						
Thyme	Thymus species					X	
Winter Creeper	Euonymous fortunei			X		X	

Common Name	Botanical Name	Native	Revegetation	Erosion Control	Fire Retardant	Drought Tolerant	Streets/Right-of-Ways
<b>Perennials</b>							
Garden Annuals and Perennials (flowers, fruits, vegetables.)							
Bluebeard	Caryopteris						
Evening Primrose	Oenothera missouriensis, caespitosa, berlandieri					X	
Gaura	Gaura lindheimerii						
Gooding Verbena	Verberna goodingii						
Penstemon piniifolia	Pineleaf Penstemon						
Penstemon strictus	Rocky Mountain Penstemon						
Perennial Zinnia	Zinnia grandiflora						
Peruvian Verbena	Verbena peruviana						
Prairie sagebrush	Artemisia ludoviciana					X	
Rock Verbena	Verbena pulchella						
Russian Sage	Perovskia atriplicifolia						
Sulfur Buchwheat	Eriogonum umbellatum					X	
Threadleaf Coreopsis	Coreopsis verticillata						
Vervian	Verbena rigida						
Yarrow	Achillea 'moonbeam'				X		
<b>Grasses</b>							
Blue Fescue	Festuca ovina 'Glauca'						
Blue Oat Grass	Helictotrichon sempervirens						
Deer Grass	Muhlenbergia rigens						
Fountain Grass	Pennisetum setaceum						
Hard Fescue	Festuca ovina 'Covar'						
Indian Ricegrass	Oryzopsis hymenoides	X	X			X	
Kentucky Bluegrass	Poa pratensis						
Maiden Grass	Miscanthus sinensis Gracillimus						
Nevada Bluegrass	Poa nevadensis						
Sheep Grass	Festuca idahoensis						

## Definitions

1. Shrub- A woody plant having several main branches.
2. Perennials- Plants that die back in the fall/winter and renew for three (3) or more years
3. Annuals- Plants that die back in the fall/winter and do not renew.

## APPENDIX H

### **SIERRA CANYON XERISCAPE REQUIREMENTS**

The following are requirements the SOA has set forth for plant material, trees and boulders for front yard xeriscape:

- Evergreen trees are to be a minimum of 8 feet in height at planting with a minimum of one evergreen tree in the front yard
- Deciduous trees are to be 2 inch caliper minimum when planted, with a minimum of one deciduous tree in the front yard
- Provide typical site data for each landscape scenario indicating planting density of five gallon shrubs, for example, six feet on center
- Cobble is to be used only in dry creek beds as needed to control erosion. Extend cobble on the plans to include all drainage swales
- Provide an odd number of boulders with a minimum of three
- On lots that have a 3:1 pitch or steeper, xeriscape plans are not approved
- Must use plants from the Acceptable Plantings List (Appendix G)

NOTE: Diagrams of models have been deleted

## APPENDIX I

### FOR SALE & OPEN HOUSE SIGN GUIDELINES

The following Guidelines will be observed by all Owners, Real Estate Brokers and/or Salespersons licensed by the Nevada Real Estate Division, or any other state in the U.S., for the governance and use of Open House Signs within Sierra Canyon

All provisions in these Guidelines also apply to any “For Sale by Owner” situation in which a home is held open by an Owner or any unlicensed person or entity representing an Owner or Owner's Estate.

No For Sale or Open House “directional signs” may be placed in the Sierra Canyon or Somerset Community common areas, e.g. street medians or corners.

#### 1. Description of the For Sale Sign:

The preferred sign vendor is: Instant Sign, 770 Smithridge Drive, Suite 100, Reno, NV 89502, 775/829-7446, Contact Dave Galloway or Tiffany, [email: dgalloway@instantsignnev.com](mailto:dgalloway@instantsignnev.com). Signs produced by a vendor other than Instant Sign must follow the below guidelines before being printed or posted.

The sign shall be 18” wide x 24” high. Any variations will need approval from the SOA AGC.

Verbiage must include the Sierra Canyon logo, Name and Master Planned Community template, the wording For Sale, your Real Estate Firm and phone number and any other information required by city or state ordinances. The font style and size shall be American Garamond (Bold) and 3.75 inches, respectively.

Colors: All colors are Avery vinyl per Instant Sign Company, 775/829-7446  
Background is: Almond A8210  
Logo is: Chocolate Brown A6290  
Copy is: Dark Green Opaque A6693

No additional writing or attachment of any nature (balloons, streamers, etc.) may be on any sign. However, a “Take One” container may be secured to the sign.

Riders: Maximum rider size is: 23” wide x 5.5” high.

Limit one rider per sign

Rider must match the color of the sign.

#### 2. Placement/Use/Removal:

- (a) No sign(s) may be placed within the Sierra Canyon Aspen Lodge, common areas, or at any intersection leading into these areas.
- (b) No sign(s) may be placed at any entrance to Sierra Canyon.
- (d) Only one sign is allowed per property and must be placed on the front of the property. No sign(s) may be placed on sidewalks, driveways, curbs, or streets, including medians. Sign(s) will be placed no more than one foot (1') from the inside edge of the sidewalk provided they are placed on grass or tanbark. No sign(s) will be placed within flower beds or set on or in shrubbery.
- (e) Sign(s) must be displayed at ground level. No sign may be placed on a vehicle or otherwise be elevated.
- (f) Illegally placed signs are subject to fines by the Association.

### 3. Responsibility for Signs:

Each individual Real Estate Broker, Owner or representative of Owner or Owner's entity is responsible for the purchase, storage, placement and prompt removal of their respective sign(s). For Sale signs must be removed within two working days following the sale of the property, or the termination of the listing agreement. In any case, the Owner is ultimately responsible for making sure his/her agents comply with the Governing Documents of the Association and may be subject to penalties for failing to do so.

### 4. For Sale Signs:

No more than one (1) "For Sale" sign shall be permitted to be placed on any individual Lot within the Community. Such sign shall be placed on the front of the property, located wholly within the Lot being advertised. No sign shall be placed in any window of the home. No sign may be placed on sidewalks, driveways, curbs, or streets, including medians. No sign will be placed within flower beds or set on or in shrubbery. Sign will be placed no more than one foot (12 inches) from the inside edge of the sidewalk or curbing. The sign must be removed within two working days following the sale of the property, or the termination of the listing agreement.

### 5. Open House Signs:

Open House signs are allowed with the following stipulations:

- a. Signs cannot exceed 18" x 24" and cannot be elevated.
- b. No additional writing
- c. No attachment of any nature (balloons, streamers, etc.) may be on any Open House sign.
- d. Only one (1) Open House sign per property may be placed on the property during the hours and on the day of the open house and must be removed immediately after the open house closes.
- e. "Open-House" directional signs which give directions to a house for sale to which the public is invited for a walk-in inspection are prohibited.

### 6. "For Lease" or "For Rent" signs:

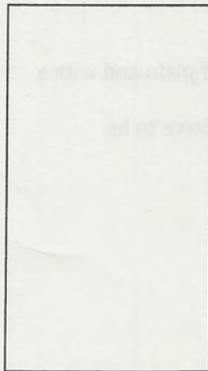
"For Lease" or "For Rent" signs are prohibited at all times from any and all locations.

**APPENDIX J**

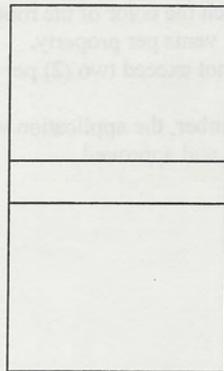
**SECURITY/STORM DOORS**

Security/Storm doors may be approved within the parameters of the images shown below. Designs that are located in the middle section of the door are allowed.

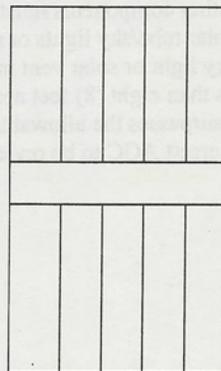
The following drawings are examples of recommended doors for Sierra Canyon. The color of the security/storm/screen doors must match the color of the front door or the trim around the front door.



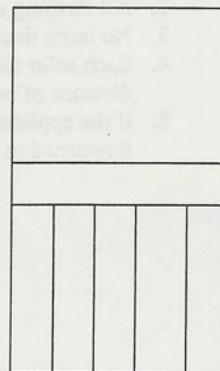
Glass/Screen



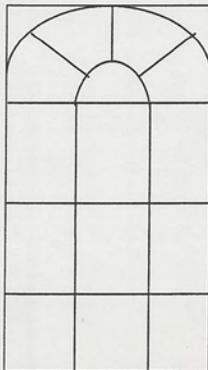
Glass/Screen



Security



Glass/Security



Security

## **APPENDIX K**

### **SOLAR TUBES/SKY LIGHTS AND SOLAR VENTS**

Solar tubes/sky lights and solar vents are permitted in Sierra Canyon with the following conditions. All applications with a photo of the house must be submitted to the ARC for review and approval.

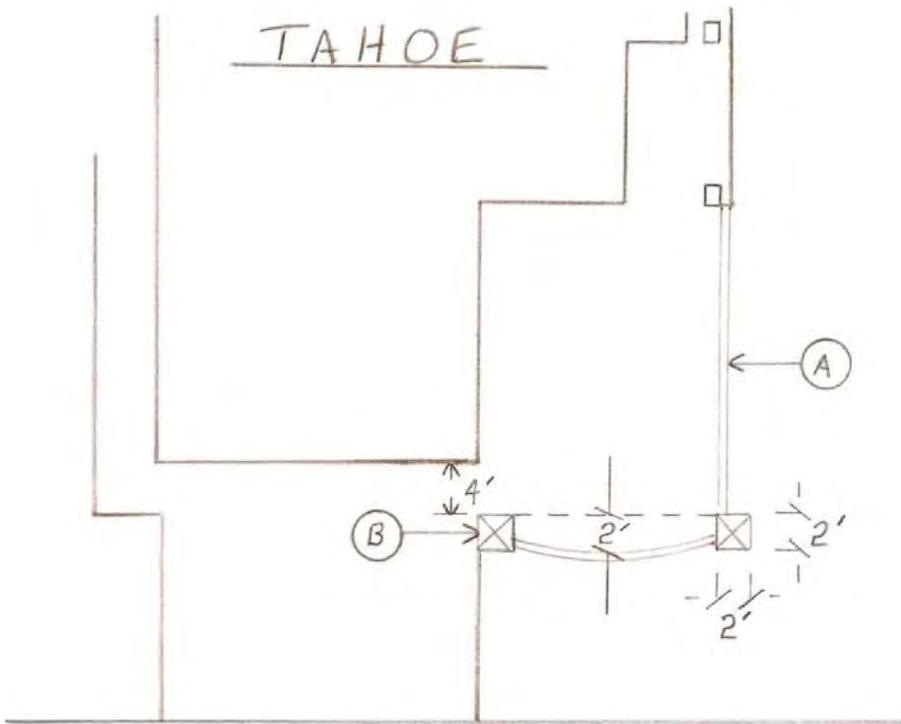
1. All solar vents or solar tubes/sky lights maximum height is not to exceed twelve (12) inches from the finished roof surface to the top of any element.
2. All flashing and other components must match the color of the roof.
3. No more than 4 solar tube/sky lights or solar vents per property.
4. Each solar tube/sky light or solar vent must not exceed two (2) per roof plain and with a distance of no less than eight (8) feet apart.
5. If the application surpasses the allowable number, the application will have to be forwarded to Somerset AGC to be reviewed and approved

## **APPENDIX L**

### **COURTYARD WALLS**

There are 4 types of homes that can be approved for courtyard walls, the Tahoe, Northstar, Alpine Meadow and Sherwood. Each model has its own design for a courtyard wall. These designs can be reviewed and approved by the ARC without a submittal fee. Any variation from the approved design will require an application to the SOA AGC along with a submittal fee.

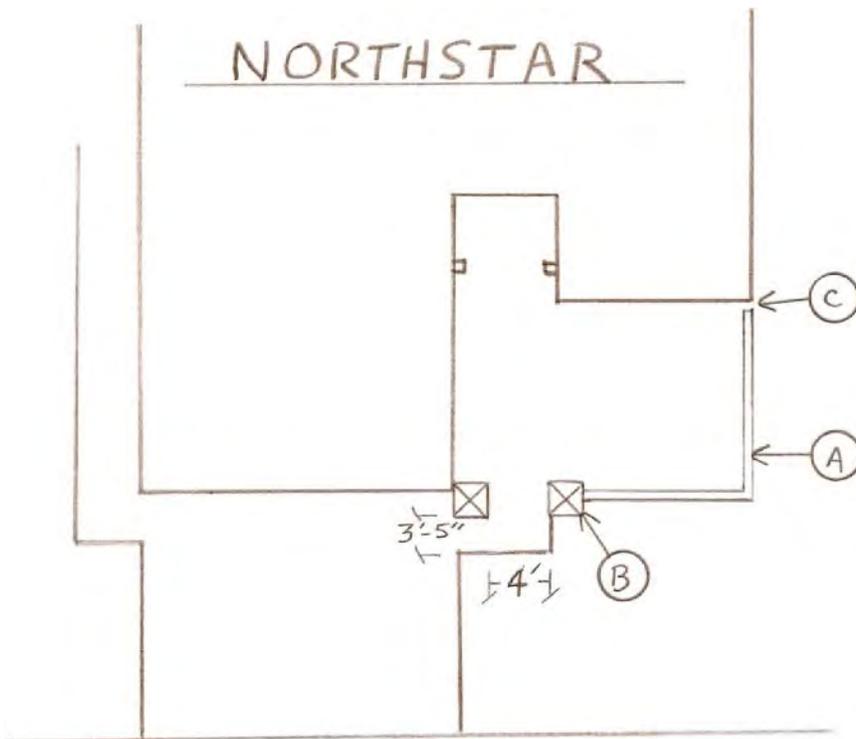
- A. Tahoe Courtyard Wall Plan
- B. Northstar Courtyard Wall Plan
- C. Alpine Meadow Courtyard Wall Plan
- D. Sherwood Courtyard Wall Plan



(A) 36" HIGH COURTYARD WALL

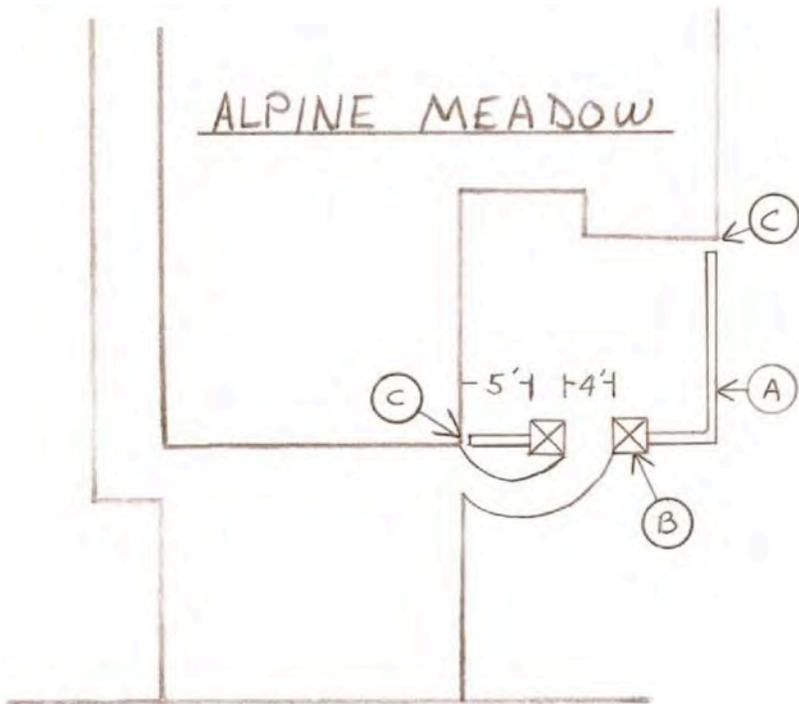
(B) CAPPED PILASTER

NOT TO SCALE



- Ⓐ 36" HIGH COURTYARD WALL
- Ⓑ CAPPED PILASTER - 2' x 2'
- Ⓒ 6" GAP

NOT TO SCALE

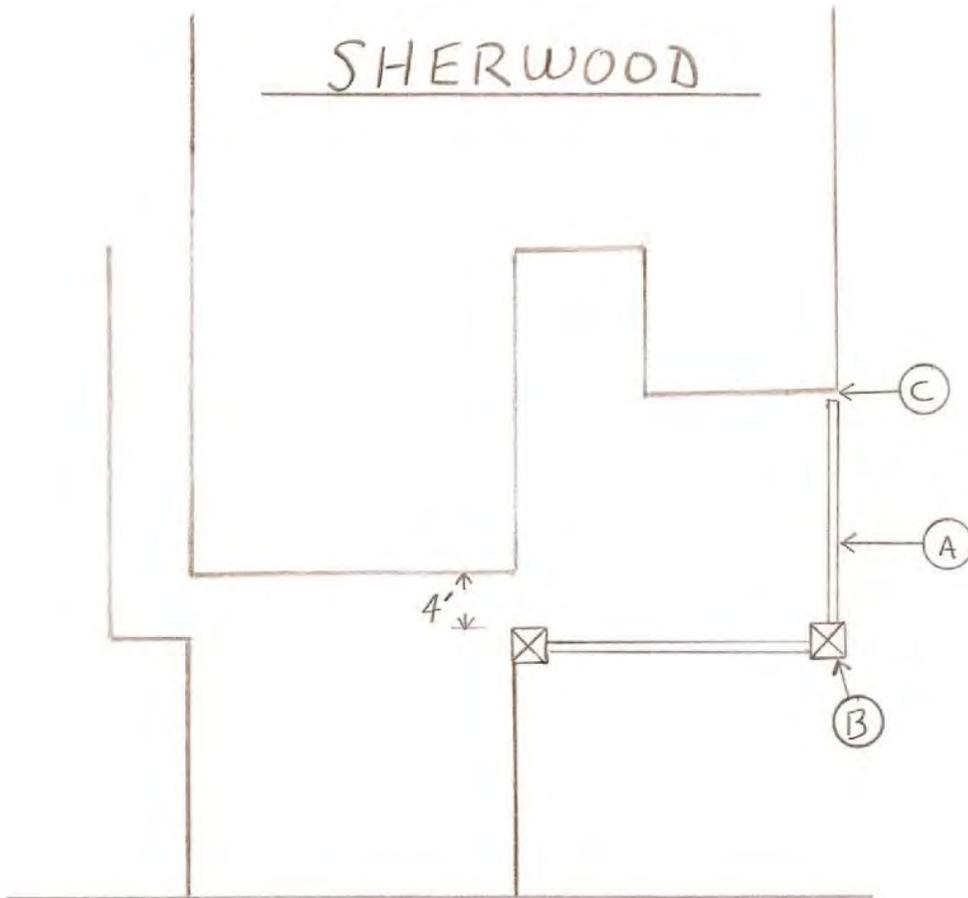


Ⓐ 36" HIGH COURTYARD WALL

Ⓑ CAPPED PILASTER - 2' x 2'

Ⓒ 6" GAP

NOT TO SCALE



- Ⓐ 36" HIGH COURTYARD WALL
- Ⓑ CAPPED PILASTER - 2' x 2'
- Ⓒ 6" GAP

NOT TO SCALE

## **APPENDIX M**

### **Courtyard Gates**

Courtyard gates may be approved within the parameters below.

1. Gates may be no taller than the courtyard wall, and shall be a single color: black or match the trim or doorframe of the house.
2. Simple designs located on the vertical bars and/or located in the top section are allowed.
3. A containment section to prevent intrusion of pests such as rabbits, no higher than the vertical midpoint of the gate, may be included and must be the same color as the gate.
4. All courtyard gates require ARC approval. Applications for approval that do not include a picture or sketch of the proposed gate will be rejected.