

Plumas Pines II Homeowners Association

Architectural Standards Rules and Regulations

Architectural Standards

Plumas Pines II Homeowners Association (Association) was developed for the mutual benefit of all its homeowners (Members) to maintain the four (4) common areas as open space and to preserve the value, desirability, attractiveness, and architectural integrity of its 42 home neighborhood community.

The Association's Board of Directors (Board) shall designate a Board member to lead, as Chairperson, the Architectural Committee. Said committee shall consist of at least four (4) other Association Members of the Chairperson's choosing to help assure continuity in design and help preserve and improve the appearance the neighborhood.

As set forth in the CC&Rs of the Association (Article V, Section 5.01) the Board delegates the duties and responsibilities of full authority of architectural and landscape control to the Architectural Committee. This committee is vested with all the power to review and approve all improvements to homes and lots within the Association.

PURPOSE

In order to maintain the architectural character of the neighborhood, it is necessary to provide more exacting guidelines than presented in the CC&Rs and Bylaws of the Association. These guidelines have been established to protect your investment and keep the neighborhood attractive to all.

PROCEDURE

The Architectural Committee (Committee) will review and respond within sixty (60) days from the date all information requested by the Committee is received. Information materials consist of the homeowner's plans, specifications, including, but not limited to site plans, floor plans, drainage plans, elevation drawings and description or samples of exterior materials and colors (hereinafter referred to as "plans") of any addition or alteration along with a completed Architectural Request Form.

A copy of the Architectural Request Form is included below.

PLEASE NOTE THAT NO WORK MAY BEGIN PRIOR TO COMMITTEE APPROVAL. *Failure to obtain the written approval of the Architectural Committee will constitute a violation of the CC&Rs and shall require modification or removal of unauthorized work or improvements at the homeowner's expense.* In addition, a building permit may be required by the County of Plumas or other governmental agencies prior to the commencement of any work. *The Architectural Committee does NOT assume any responsibility for failure of the homeowner to obtain said permits nor does obtaining the said permits waive the obligation of the homeowner to obtain the Architectural Committee's approval.*

GENERAL STANDARDS

The following general standards have been established to give the homeowners direction in obtaining **prior** approval of the Architectural Committee:

1. **In most cases, any exterior changes of any type must have prior approval by the Committee.**
2. **Change of color to exterior paint** must be approved by the Committee. Color(s) should be earth tones. Darker trim with lighter body colors or lighter trim with darker body are encouraged for variety. Flamboyant colors are not allowed.
3. **Change of roofing structure and/or material** must be approved by the Committee. Composite shingles conform best to the architectural standards and color should be compatible with other exterior materials and color.
4. **Changes to existing exterior siding** must be approved by the Committee. The addition of natural wood, brick or stone, in most cases, may be acceptable.
5. **Change or additions of decks and outdoor patios** for purposes of privacy, personal enjoyment and entertaining must be approved by the Committee.
6. **No fences or decorative walls are to be erected** unless approved by the Committee. Allowances are considered for pet and child safety and screening purposes. They must be designed to be compatible with the home and neighborhood.
7. **Additions of garages, outbuildings, play or storage structures are not allowed** unless approved by the Committee.
8. **Changes to asphalt driveways** must be approved by the Committee. This includes changes to existing size, color and/or materials such as pavers and stamped or textured concrete.
9. **Consideration and placement of outdoor mechanical equipment** must be approved by the Committee. This includes, but is not limited to, gas tanks, generators, air conditioners, solar panels, antennas or ground mounted satellite dishes. Consideration must be given to minimize the visual effect and neighborhood disturbance.
10. **Fire Pits, even contained,** must be approved by the Committee

MISCELLANEOUS STANDARDS

The following miscellaneous standards have been established to give direction to homeowners on other general standards NOT requiring prior approval of the Architectural Committee.

HOWEVER, the Committee has fiduciary responsibility to act on any complaints of inconsideration from other homeowners with regards to:

- 1. Parking**
- 2. Outdoor Lights**
- 3. House Numbers**
- 4. Landscaping**
 - View block
 - Artificial foliage
- 5. Irrigation/Drainage**
- 6. Garbage/Yard Waste**
- 7. Storage**
- 8. Signs**
- 9. Holiday Lights/Decorations**
- 10. Athletic/Play Equipment**
- 11. Outdoor Cooking/Barbecue Units**

PLUMAS PINES II HOMEOWNERS ASSOCIATION
ARCHITECTURAL REQUEST FORM

Name of Owner(s) _____ e-mail _____

Property Address _____, Blairsden, CA 96103

Mailing Address (if different) _____

Home Phone _____ Cell Phone _____

Proposed Improvement (include drawings, color samples and brochures, as applicable. Be as detailed as possible – add additional pages as necessary) _____

Proposed Start Date _____ Expected Completion Date _____

The Architectural Committee has sixty (60) days in which to respond to this request. Please allow for this time in your plans. Submit two (2) copies of this form along with any additional information describing the modifications/additions (including dimensions, materials to be used, color, locations on the property, distances to property lines, and elevation of improvements relative to existing dwelling).

NEIGHBOR (HOMEOWNER) ADVISEMENT (No Renters Please)

Do you **object** to this request?
(Circle One)

_____	_____	_____	Yes	No
Print Name	Address	Signature		
_____	_____	_____	Yes	No
Print Name	Address	Signature		

Note: Neighbor objections do not in themselves cause denial. However, the neighbors will be contacted to determine if their objections are appropriate.

*The intent of this request form is to maintain consistency throughout the Plumas Pines II Homeowners Association and in compliance with its governing documents. **This form is not a substitute for any permits required by the city, state or county.** All work is subject to inspection by Plumas Pines II Homeowners Association.*

Owners' Signature _____ Date _____

Please take the time to include all the required information. Partially completed requests will be returned, causing delays in processing. Questions call: _____ (Committee Chair) at _____

Mail Completed Requests to: PPIIHOA/Architectural Committee
P.O. Box 23, Graeagle, CA 96103

Below this line is for use by the Architectural Committee only

Conditions for approval or reason(s) for disapproval: _____

Signed _____ Title _____ Date _____