CLEAR CREEK

TAHOE

DESIGN GUIDELINES

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PREFACE

These Design Guidelines (Guidelines) establish the architectural intent, aesthetic guidelines and sustainability concepts established for all custom homesites and associated Improvements, building additions, site work and landscaping at Clear Creek Tahoe. The Guidelines also address the design and construction review process and the Clear Creek Tahoe Design Review Committee (DRC). The Appendices will contain submittal checklists, an Approved Plant List and a Prohibited Plant List. The Guidelines are intended to ensure that all building and landscape designs are compatible with the site, the overall environment and the design objectives of Clear Creek Tahoe.

1.0 DESIGN APPROACH

As part of the historic Clear Creek Ranch, Clear Creek Tahoe has had a connection to Lake Tahoe, Carson City and Virginia City since approximately 1850. The property, located in the center of the fictional “Ponderosa” of Bonanza fame, has been utilized for over 150 years by the Pony Express, Haskell and Co. Milling Company and various cattle operations. Clear Creek Tahoe is also part of the larger Tahoe region, which in addition to the natural amenities, drives the design intent and vision for all Improvements. The property has significant architectural heritage, including simple ponderosa pine ranch structures and building design by architects Julia Morgan and Bernard Maybeck.

Clear Creek Tahoe has been envisioned as a high quality mountain community set within the forest environment. The design intent for Clear Creek Tahoe is intended to preserve the site’s natural and scenic resources by minimizing the development footprint and setting aside large contiguous open space and recreation areas.

To assist members of the community in the design of their Clear Creek homes, the Guidelines have been established to promote a variety of architecturally inspired mountain homes that have the common theme of high quality design and construction. The following section describes this vision for the architecture and sets the framework for all homes at Clear Creek Tahoe.

1.1 The Vision

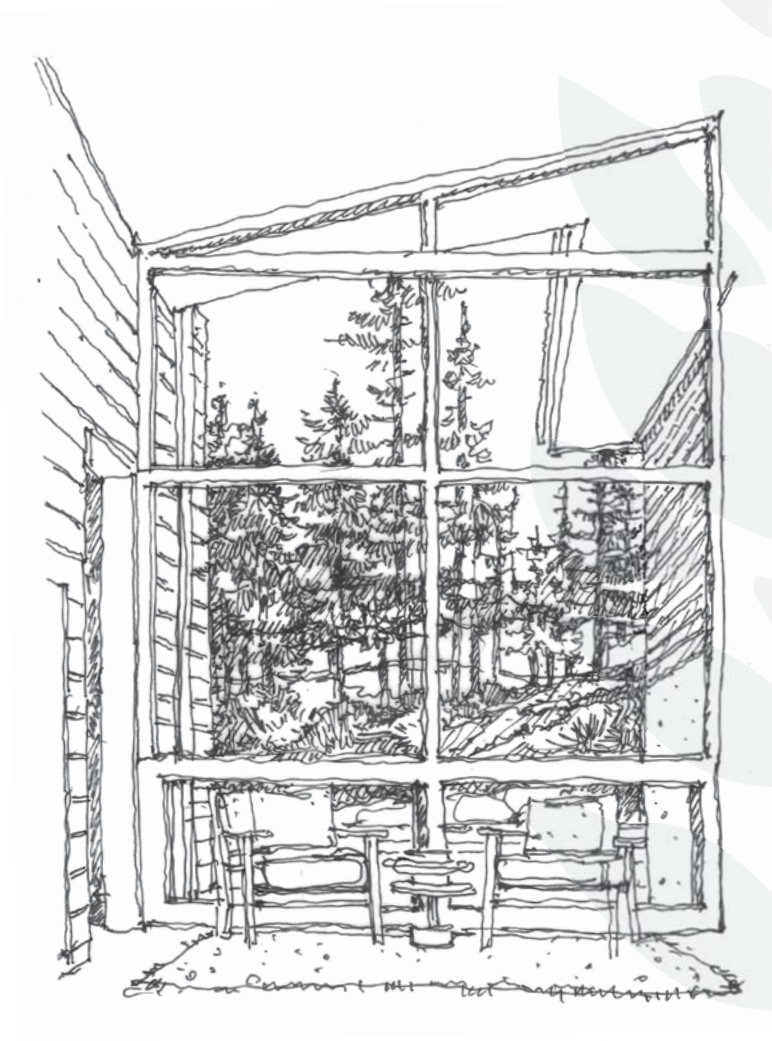
The majestic beauty of the Clear Creek Tahoe setting is an inspiring environment which provides both natural constraints and design cues for the built environment. The Owner and design team must use these cues to develop a home that carefully tailors every plan to the site's contours and natural features and results in a home that is *of* the site.

The vision for the Clear Creek Tahoe community is focused on:

- **Respect for and preservation of Clear Creek's remarkable natural environment.**
  The vision for every home begins with a strong respect for the natural environment. Individual homesites are carefully sited by the developer to minimize impacts to native features such as dramatic rock outcroppings and significant vegetation. Homeowners and designers are implored to apply the same level of care when siting and designing their homes. Homes are to blend in with, rather than dominate the natural surroundings. The result at Clear Creek will be an architecture that is subordinate to the natural landscape.

- **Architecture of "place."**
  At Clear Creek, home designs will acknowledge the idea of "place" and how it can contribute to appropriate, yet engaging spaces. Unique places and spaces have the power to elevate people and make them feel vital and excited to be in the environments they inhabit. Through this respect for the natural forest setting, both traditional and contemporary architecture can coexist at Clear Creek Tahoe. Residences should reflect the best traditions of the Tahoe and larger Sierra landscape – by celebrating the outdoor lifestyle afforded by the region and its unique climate.

- **Sustainable practices.**
  Reducing consumption of materials and energy, reducing waste and making intelligent choices about how a building is designed benefits both the Clear Creek Tahoe community and the forested landscape. Clear Creek Tahoe is committed to the implementation of sustainable concepts and encourages every owner and design team to achieve the highest level of sustainability and best practices available.

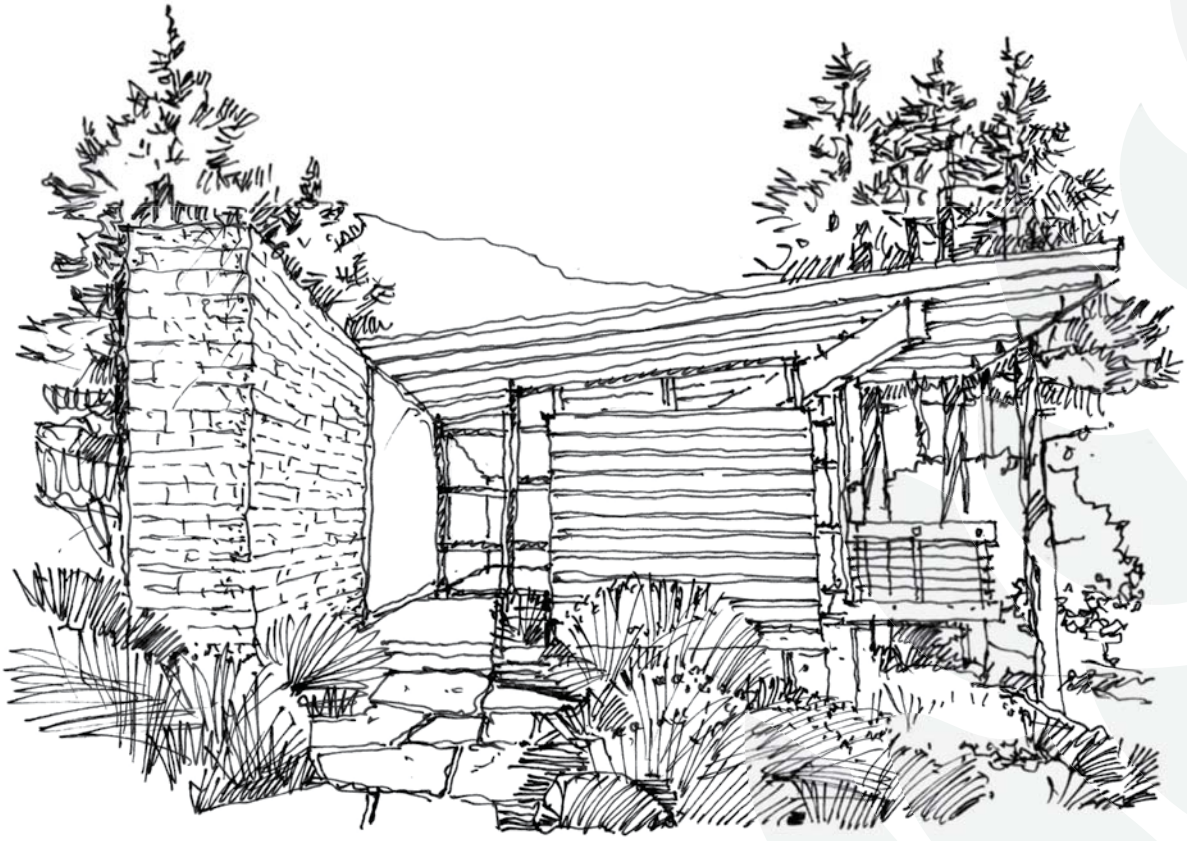


1.2 Design Principles

The first consideration when designing a home at Clear Creek is the acknowledgment that this is not a narrow or inflexible set of standards intended to create a community of lookalike homes. The Guidelines do not attempt to prescribe a particular style or aesthetic so long as certain fundamental design criteria are met with an over-arching objective of excellence. By removing the narrow focus of stylistic restraints, the Clear Creek Owner is encouraged to develop a high quality home that is attentive to the outdoor lifestyle and breathtaking surroundings that this environment affords. This does not, however, preclude an Owner from pursuing an exemplary traditional expression of alpine design. In fact, homes that exhibit a more rustic or traditional vernacular will be complementary to the amenity structures and an important part of the built environment at Clear Creek Tahoe.

There are some guidelines that are, by their nature, “black and white” or prescriptive in nature. Site constraints including, but not limited to, building envelopes, size, height and coverage will constrain the physical limitations of development.

For Owners and designers that seek to pursue more contemporary expressions of residential design at Clear Creek, there will be an allowance for merit, exhibited by creating distinctive, contemporary expressions of mountain architecture. This meritocracy requires the Owner and designer to demonstrate their ability to create a home design that is complementary to other homes in the community in its quality, massing, materials and overall expression. The onus is placed on the design team to demonstrate the appropriateness of these more contemporary alpine designs at the Preliminary Design phase. As with all homes at Clear Creek, the *Fundamentals of Composition* are the building blocks for approval – whether the home is traditional or contemporary.



1.3 Fundamentals of Composition

Design review is a process that is, at its root, subjective. There are, however, certain foundational elements that provide for good design. These fundamental requirements are the building blocks for all high quality designs at Clear Creek Tahoe. While the following guidelines are not all-inclusive compositional requirements, every home at Clear Creek will be evaluated for consistency with these *Fundamentals of Composition:*

- **Context –** Each home must demonstrate the successful integration of the improvements with the natural site features, existing topography and its relationship to the Clear Creek Amenities and other homes. This begins with thoughtful vehicular access and assumptions around grading and the direct relationship of finished floors to natural topography. Context also includes the successful integration of compatible massing elements including building height, scale, orientation and roof design. Final integration of the Improvements will require a landscape design that blends seamlessly with the existing context of each homesite.

- **Visual Order –** Architecture that has a clear sense of hierarchy will reflect the utility and importance of certain, key portions of the home by creating subtle contrasts between forms in a composition. For instance, a great room volume may express weighted significance in size and scale, compared to a bedroom suite which may appear slightly diminutive by contrast. Homes that carefully consider the order and hierarchy of forms will be effective in achieving compositional integrity.

- **Human Scale –** Successful residential designs will reveal an appropriate sense of human scale, especially in “occupied” outdoor areas such as entries or covered porches and patios. Typically, this sense of human scale will create sheltering and appropriately sized additive elements rather than grandiose expressions of interior volume.

- **Proportion –** Proportion in architecture is the relationship of two or more forms in a composition and how they compare to one another. When a home exhibits a pleasing proportion of forms it is said to be harmonious. In classic theory, concepts such as the golden ratio contribute to a proper sense of proportion. A practical example of good proportion is the use of a properly scaled, additive shed roof which “shoulders” the mass of the home around the edges.

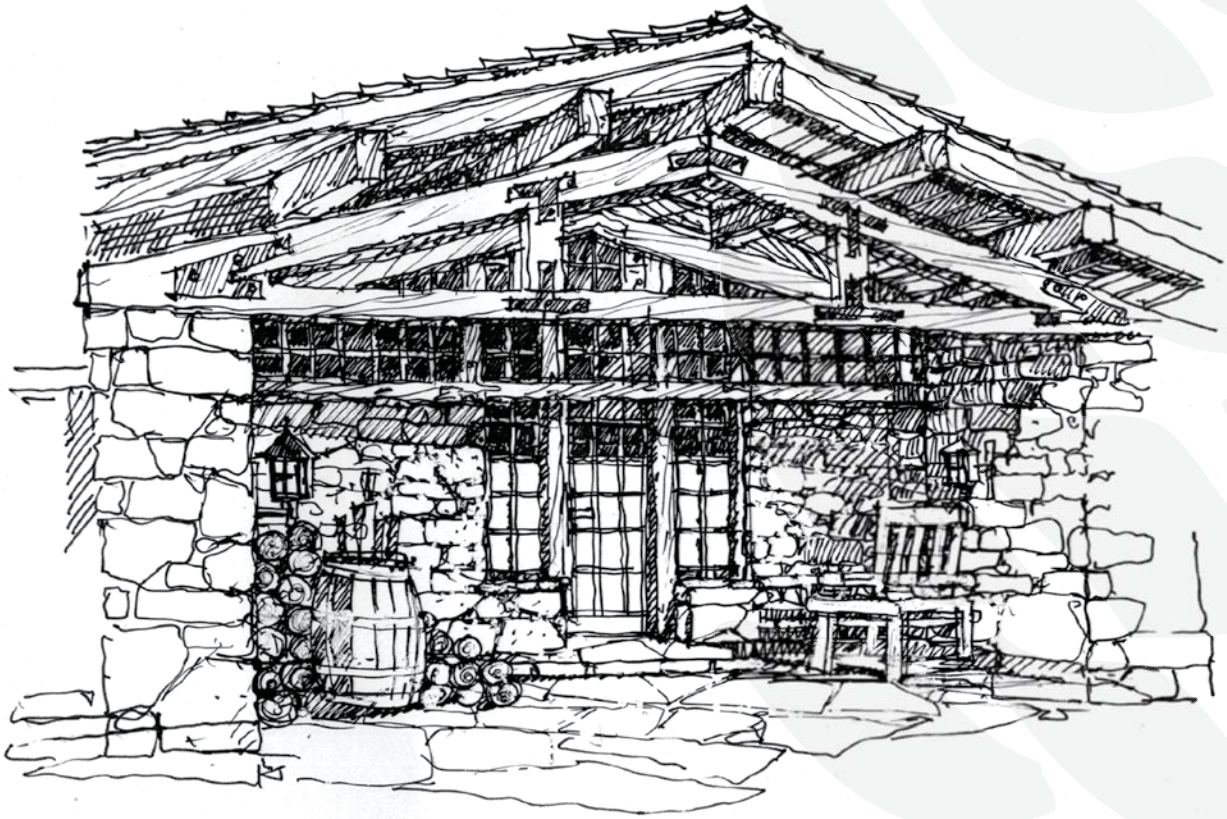
- **Harmony –** As described above, harmony in composition means all parts of the home relate to and complement each other. Harmony pulls the distinct elements of the home together through mindful repetition and rhythm.

- **Balance –** While symmetrical balance is often used in classic architecture, asymmetrical or natural balance is often employed in mountain vernacular forms. Informal balance is created by elements that have equal visual weight, but the elements are not visually identical.

- **Pattern –** In architecture, either the repetitious, or even random use of elements (such as windows or structural members) to create visual interest on a plane or surface. Pleasing patterns often occur in nature and such motifs can add value and artistry to a home's design while creating a consistent design language of details and materiality.

- **Color –** As with all of the *Fundamentals of Composition,* the objective of color is to complement, rather than compete, with the hues found in nature. Further definition is added with adjustments to tint/tone/shade, which should similarly defer to the context of the specific homesite. Colors that are complementary to the native palette are preferred over those that contrast.

- **Texture –** Architectural surfaces which express texture will often exhibit the authentic quality of materials through articulation, detail or pattern. This is a meaningful effect to break up large planes and to help mitigate reflectivity. Examples of architectural details which create texture include items such as sun screens, trellises or exposed framing.



- **Artistic Inspiration –** Homes that exhibit a superlative attempt at creativity and high level design will be considered on the individual merits and execution of the design and the particular context of the homesite. Such homes will be required to have a complementary material and color palette and must not create negative impacts to neighboring homesites or the community in general.

1.4 The Commitment to Sustainable Design

Clear Creek Tahoe encourages sustainable building concepts in the planning and development of all improvements within the Community. Sustainable design is a philosophy that includes all aspects of site planning, building programming, building design and construction – the goal is to minimize the impacts on economic and environmental resources. At Clear Creek Tahoe, this means creating complete environments that combine proven building approaches of the past with the best new technological advances to enhance human health and mitigate impacts through community-wide green initiatives.

2.0 DESIGN REVIEW – ORGANIZATION

Preface:

The following section describes the organization of Design Review and the Design Review Committee (DRC), including its membership, functions and powers. For a complete description of the powers and limitations of the DRC, Owners should refer to the Master Declaration of Covenants, Conditions and Restrictions (Master Declaration) for Clear Creek Tahoe.

2.1 Design Review Committee (DRC) Membership

Initially, the DRC will be appointed by the Declarant. The DRC will consist of at least 3 members. For a description of policies regarding appointment of DRC members after issuance of the first public report, refer to the Master Declaration.

2.2 Appointment and Term of Members

The term of office of each DRC member is generally one year however longer terms may be assigned at the Declarant or Board's discretion. Exceptions to this term are described in the Master Declaration.

2.3 Functions and purpose of Design Review

The Design Review process is intended to be a collaborative effort between Owners, their Consultants and Design Review. The DRC will meet from time to time, as needed to perform its duties and to approve the Final Design submittals. The affirmative vote of a majority of the members of the DRC shall govern its actions. A quorum will consist of a majority of the members (2 out of the 3 members).

The DRC has the right to appoint staff or consulting Architects to administer the submittal and approval process. The DRC must sign off on the Final Design Submittal in order to initiate the Pre-Construction Conference (Section 6.1).

Design Review will meet with the applicant to ensure that a complete submittal is received and will assess the project by either approving, disapproving or requesting additional information in order to determine compliance with the *Design Guidelines and Master Declaration*.

2.4 Amendment of the Design Guidelines

Design Review has the right to modify and/or amend the Design Guidelines from time to time as deemed necessary.

2.5 Non-Liability

Design Review shall use reasonable judgment in approving or disapproving all submitted plans and specifications. Neither Design Review, the DRC, nor any individual member shall be liable to any person for any official act of Design Review except to the extent Design Review, DRC or any individual member acted with gross negligence or were guilty of willful misconduct. Approval by Design Review does not necessarily ensure approval by Douglas County. Notwithstanding its approval of any plans and specifications, neither Design Review, the DRC nor any of its members shall be responsible or liable to any Owner, developer, or contract holder with respect to any loss, liability, claim or expense which may arise by reason of such approval of the construction of any Improvement.

3.0 DESIGN REVIEW PROCESS

Preface:

The Design Review process has been developed to ensure that all new construction, alterations and renovations as well as site Improvements conform to the guiding principles of Clear Creek Tahoe as outlined in these Guidelines. The Design Review process has been structured to minimize delays. Design Review recommends that Owners start the review process early and take advantage of the "open door" policy and Conceptual Design Review Consultation that staff provides.

3.1 Project Types to be Reviewed

Design Review approval is required for all project types listed below:

- New construction – Construction of any new, freestanding structure, whether as a Residence, Accessory Building or landscape structure (gazebos, pavilions, arbors, trellises, etc.).
    - New construction of these structures will also require DRC review and approval.
- Alterations, additions or rehabilitation of an existing structure – Any new construction or rehabilitation to an existing building or landscape structure that alters the exterior appearance of an approved structure with a Compliance Certificate. Such alterations include, but are not limited to: Massing changes, exterior finishes, window placement, roof alterations, spa additions, exterior lighting and other similar design elements.
    - Alterations, additions or rehabilitation of an existing structure may be reviewed and approved by the Design Review Administrator.
- Major site and/or landscape Improvements – Any major Improvements or changes to Improvements that alter the existing landscape, including, but not limited to grading, planting and re-vegetation plans, tree removal, irrigation, swimming pools, spas, driveways, fencing and/or drainage.

Design Review will evaluate Improvement proposals on the basis of the Guidelines. Some of the Guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the Design Review Administrator and the DRC.

3.2 Design Review Process Overview

Clear Creek's Design Review is a five step process for all new construction Improvements:

1. Pre-Design Conference (See Section 3.6)
2. Conceptual/Preliminary Design Review (See Section 3.7)
3. Final Design Review (See Section 3.8)
4. Construction Monitoring (See Section 6.2)
5. Final Construction and Landscape Compliance (See Section 6.3)

Any Improvements as described in Section 3.1 will require the submittal of plans, specifications and

an application fee. The Owner is to retain competent assistance from a Licensed Architect or Clear Creek Approved Designer, Landscape Architect or landscape design professional, Licensed Structural Engineer, Licensed Civil Engineer, Licensed Contractor and any other Consultants as necessary (refer to Section 3.5). The Owner and Consultants are to carefully review the Master Declaration and the Design Guidelines prior to commencing with the Design Review process.

Once securing Final Design approval from the DRC, the Owner is to also meet all submittal and approval requirements of Douglas County and any other requisite authorities or agencies.

3.3 Design Review Process – Minor Improvements

Minor Improvements (including, but not limited to the construction of, installation of, or addition to landscaping, fences, walls and/or enclosures structures), which are being completed independent of any major Improvements as listed in Section 3.1, do not need to proceed through all five steps of the Design Review process as listed in Section 3.2.

Generally, Minor Improvements may be submitted as part of a three-step Design Review Process:

1. Final Design Review (See Section 3.8)
2. Construction Monitoring (See Section 6.2)
3. Final Construction and Landscape Compliance (See Section 6.3)

Specific submittal requirements and application fees (See Section 3.17) will be determined on a case-by-case basis by the Design Review Administrator and based on the nature of the Improvements. Owners and/or Consultants are to contact Design Review to verify whether an Improvement qualifies for the Minor Improvement process. Upon receiving permission to proceed under the abbreviated process, the Owner and/or Consultant will obtain a list of specific submittal requirements from Design Review.

3.4 Actions and Approvals

Design Review's action on matters will be either by written response of the Design Review Administrator or staff. Design Review will maintain a record of all actions taken.

Design Review requirements and approvals are in addition to all those required and imposed by Douglas County.

3.5 Design Professionals

- The Design team shall be comprised of the following Consultants:
- Licensed Architect or Clear Creek Approved Designer
- Landscape Architect or Landscape Designer
- Licensed Structural and Civil Engineers
- Licensed Contractor
- Additional professional Consultants as required

Prior to scheduling the Pre-Design Conference, the following actions are to be taken by the Owner's Consultants:

- Review all applicable Guideline documents for Clear Creek Tahoe.
- Review the zoning and building regulations for Douglas County.
- Provide Design Review with a signed Affidavit (available from the Design Review office) certifying that they have reviewed and will comply with the documents and their provisions.

3.6 Pre-Design Conference & Orientation

Prior to preparing any drawings for proposed Improvements, Owners and their Consultant team are required to meet with a Design Review representative on the homesite to discuss proposed plans and resolve any questions regarding building requirements. The Pre-Design meeting will be set by appointment with the Design Review Administrator.

This meeting will initiate the review and approval process. The parameters and directives identified at each Pre-Design Conference remain valid for one year. If the submittal of a Preliminary Design does not occur within twelve months of the Pre-Design Conference, a supplementary Pre-Design conference may be required to review any changes in site conditions and/or revisions to the Design Guidelines.

The following information and materials are required at the Pre-Design Conference:

- **Homesite Diagram –** as provided by Clear Creek Tahoe.
- **Homesite Analysis –** exhibit showing property boundaries, adjacent Improvements, proposed driveway access, easements, utility location, views onto homesite and from homesite, wind patterns, solar aspect and orientation, tree locations (per survey) and location of significant site features (boulders, outcroppings, vegetation).
- **Topographic Survey –** minimum two-foot contours, property boundaries, major site features, roadway edge of pavement, easements, legal encumbrances, utilities, all trees four inches d.b.h. and larger (by species and d.b.h. size) prepared by a licensed surveyor.

Additional information may be requested by Design Review on a case-by-case basis. The Pre-Design Conference & Orientation may be scheduled by request of the Design Review Administrator

3.7 Preliminary Design Review

The Conceptual/Preliminary Design submittal is to be scheduled within twelve (12) months of the Pre-Design Conference. During the Preliminary Design Review process, submittals will be reviewed to ensure that:

- Structures are sited to step with topography, blend with the landscape and minimize grading and site impact where practicable.

- The transition between the home and the surrounding environment accomplishes the intent and standards of the Design Guidelines.
- Building massing is consistent with the Fundamentals of Composition and other requirements in the Design Guidelines. Massing must be substantially developed so as to materially "Pass" the Preliminary Design phase.

3.7.1 Optional Conceptual Design Consultation

Design Review provides an optional phase called the "Conceptual Design" Consultation, which is intended to provide early input on the site plan, floor plans and elevations (if available). It is suggested that Architects and Owners who are new to the Clear Creek Tahoe Design Review process or who are submitting more transitional or mountain modern concepts take advantage of this phase.

A Conceptual Design submittal package will include the following materials:

- Application form and fee – at the time of this publication, the Conceptual Design Review fee is $5,000
- Topographic Survey
- Site Plan
- Floor Plans
- Exterior Elevations

3.7.2 Preliminary Design Review Submittal Materials

The Preliminary Design package is required to represent a sufficiently developed exterior schematic level of development so that Design Review can understand the site grading, massing and conceptual material applications. The Preliminary Design Checklist is available upon request and describes the format and extent of submittal requirements.

A Preliminary Design submittal package will include the following materials:

- Application form and fee – at the time of this publication, the Preliminary Design Review fee is $5,000. Only one "Design Fee" is due for each project submittal. If the fee was paid at the Conceptual Design phase, no additional fee is due.
- Topographic Survey
- Site Plan
- Floor Plans
- Exterior Elevations
- Site Section
- Roof Plan
- Conceptual Landscape Plan
- Massing Model - a 3D electronic model with a player/reader can be provided in lieu of a physical model.

3.7.3 Preliminary Design Review Meeting

The Preliminary Design Review submittal meeting will consist of an applicant's presentation of a complete submittal package to the Design Review Administrator. In order to facilitate access and meeting turnarounds, meetings will not be on a pre-determined rotating calendar, but rather will be by request of the Architect and Owner. The objective of the Preliminary Design phase is to develop the project to a point where the Design Development stage can be progressed onto Final Design Review, without significant risk of major massing revisions.

Design Review will evaluate, typically under direction of consulting Architects, the Preliminary Design submittal with respect to compliance with the Fundamentals of Composition and other Design Guidelines. Design Review will provide a written response identifying any action items within fourteen (14) days of the submittal. Any resubmittals will go through the same process and turnarounds until a project has successfully satisfied the minimum Preliminary Design Review requirements.

3.8 Final Design Review

The Final Design Review is to be scheduled within twelve months of Preliminary Design Review approval. During the Final Design Review process, submittals will be reviewed to ensure that:

- Any critical issues discussed at the Preliminary Design submittal have been addressed and resolved.
- No significant changes to the massing have occurred (between the Preliminary Design approval and the Final Design submittal) which would otherwise cause the project to not be in compliance with the Design Guidelines.
- Building details, materials and colors are appropriate for the site and comply with the Design Guidelines.

3.8.1 Final Design Review Submittal Materials

The Final Design package is required to represent a sufficiently developed exterior level of development so that Design Review can understand the site grading, massing as well as the application of materials and detailing. The Final Design Checklist is available upon request and describes the format and extent of submittal requirements.

A Final Design submittal package will include the following materials:

- Application form
- Site Plan with topographic survey information
- Grading, Drainage and Erosion Control Plan
- Stormwater Management Plan
- Landscape Plan
- Lighting Plan

- Floor Plans
- Exterior Elevations
- Building Section
- Roof Plan
- Details
- Sample Board
- Massing Model - a 3D electronic model with a player/reader can be provided in lieu of a physical model.
- Construction Schedule
- Construction Management Plan

3.8.2 Final Design Review Meeting

The Final Design Review submittal meeting will consist of an applicant's presentation of a complete submittal package to the Design Review Administrator. In order to facilitate access and meeting turnarounds, meetings will not be on a pre-determined rotating calendar, but rather will be by request of the Architect and Owner. The objective of the Final Design phase is to determine that the final massing, detailing, materials, grading, landscaping and technical requirements are consistent with the Design Guidelines, and therefore provide the Architect and Owner the ability to move forward with Douglas County permitting.

Design Review will review, typically under direction of consulting Architects, the Final Design submittal with respect to compliance with the Fundamentals of Composition and other Design Guidelines. Design Review will provide a written response identifying any action items required for resubmittal within fourteen (14) days of the submittal. Any resubmittals will go through the same process and turnarounds until a project has successfully satisfied the Final Design Review requirements. The approved Final Design package will be reviewed by the DRC and the completed Final Design Checklist will be signed by the voting members.

Final Design approval by the DRC must be obtained prior to submitting to Douglas County for all applicable building permits. Any changes made by the applicant to the Final Design after approval must be submitted to Design Review prior to the Douglas County submittal.

3.9 Douglas County Approval

The Owner and/or agent is responsible for all applicable building and other permits from Douglas County or other agencies. Any revisions required by the County to DRC approved plans are to be resubmitted to Design Review for review and approval prior to commencing construction. The issuance of any approvals by Design Review does not imply corresponding compliance with the legally required demands of other agencies.

No materials, tools, temporary offices, portable toilets, excavation/construction equipment, or similar materials may be delivered to the site prior to the issuance of all building permits and completion of the Pre-Construction Conference.

3.10 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended Improvements that differ from approved Final Design approval documents, sample boards or mock-ups are to be submitted to the DRC for review and approval prior to making changes.

3.11 Construction Review Observations

During Construction, Design Review will periodically review construction in the field to ensure compliance with approved Final Design documents. If changes or alterations have been found that have not been approved, Design Review will issue a Notice to Comply.

3.12 Notice to Comply

When as a result of construction monitoring/observations, Design Review discovers unapproved changes to the home or a non-compliance with the Construction Guidelines (see Section 6), Design Review will issue a Notice to Comply within three (3) working days of the observation. Design Review will describe the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancy/construction violation.

Design Review reserves the right to issue a “stop work” order in cases of non-compliance.

3.13 Compliance Certificate

Construction is to be completed within two years of commencement, unless otherwise extended by Design Review. Upon completion of construction, the Contractor is to give written notice to Design Review requesting a Final Observation (See Section 6.3). Design Review will make a final inspection of the property within seven (7) days of notification and receipt of a form for Request for a Final Observation. If construction is complete and in compliance with DRC approved plans and the Design Guidelines, Design Review will issue a Compliance Certificate. The Owner shall not take occupancy of any Improvement(s) until a Compliance Certificate is obtained from Design Review and a Certificate of Occupancy is issued by Douglas County. If it is found that the work was not done in compliance with the approved Final Design documents, Design Review will issue a Notice to Comply within seven (7) working days of the observation, specifying the particular item(s) not in compliance.

3.14 Right of Waiver

The DRC has the authority to approve deviations from portions of the Design Guidelines that are not mandated by Douglas County. Any request to deviate from these Design Guidelines will be evaluated at the sole discretion of the DRC. Prior to the DRC approving any deviation from the Design Guidelines, it must be demonstrated that the proposal is consistent with the overall objectives of the Design Guidelines and will not adversely affect adjacent properties or Clear Creek Tahoe as a whole.

3.15 Non-Waiver, No Inadvertent Precedents

The DRC's approval of any submittal, plan, drawing or specification for any proposed or completed work shall not be deemed to constitute a waiver of any right to withhold approval of any similar submittal, plan, drawing or specification subsequently submitted for approval. For example, the DRC may disapprove an item shown in the Final Design submittal even though it may have been evident and could have been, but was not disapproved at the Preliminary Design review. Failure to enforce any of these Design Guidelines shall not constitute a waiver of same. An oversight by the DRC of non-compliance at any time during the Design Review, construction process, or during Final Observation does not relieve the Owner and/or Developer from compliance with these Guidelines and all other applicable codes, ordinances and laws.

3.16 Design Review Appointments / Schedule / Turnarounds

Design Review will make every reasonable effort to accommodate applicants requests for appointments, however the DRC is not liable for delays that are caused by circumstances beyond its control.

1. **Pre-Design Conference**
   - By appointment.
   - Twelve (12) months to initiate the Preliminary Design Review meeting
2. **Preliminary Design Review and Resubmittals**
   - By appointment
   - Response issued within 14 days of a complete submittal
   - Twelve (12) months to initiate the Final Design Review meeting
3. **Final Design Review and Resubmittals**
   - By appointment
   - Response issued within 14 days of a complete submittal
   - Six (6) months to initiate a Pre-Construction meeting.

4. **Minor Improvements**
   - By appointment
   - Response issued within 14 days of a complete submittal
5. **Building Permit**
   - Builder applies to Douglas County for all applicable building and use permits upon receiving Design Review approval from Clear Creek Tahoe.
6. **Construction Monitoring**
   - Pre-Construction Conference by appointment
   - Periodic review of construction sites/progress will occur over the course of construction. Onsite consultation with the Design Review Administrator is available by appointment.
7. **Final Observations**
   - Final Construction Observation will be scheduled within seven (7) working days of receipt of written request (Request for a Final Observation) and prior to request for a Certificate of Occupancy from Douglas County.
   - A Compliance Certificate will be issued within seven (7) working days of an Approved Final Construction Observation.
   - A Notice to Comply will be issued within seven (7) working days of observation of a violation.
8. **Release of Compliance Deposit**
   - Balance of Compliance Deposit released within fourteen (14) working days of the issuance of a Compliance Certificate.

3.17 Application Fees

In order to defray the expense of Design Review overhead including plan review, construction monitoring and related data, and to compensate consulting Architects, Landscape Architects and other professionals, these Design Guidelines establish a fee for each submittal type payable upon application. Fees for resubmittals may also be required by the DRC on a case-by-case basis. Application fees may be amended from time to time, as needed. A current fee schedule may be obtained from the Design Review office.

4.0 SITE AND LANDSCAPE GUIDELINES

Preface:

The following section sets forth Guidelines and standards for all work relating to siting of homes and landscape treatments within Clear Creek Tahoe. These Guidelines are to be used in concert with the Homesite Diagram, which describes the site specific Improvement Envelope, setbacks and other design criteria.

4.1 Site and Landscape Objectives

The goal of all site and landscape design at Clear Creek Tahoe should be to implement such Improvements in an appropriate and complementary manner. The native landscape character should remain the cohesive fabric that ties the Clear Creek Tahoe community together.

- Incorporate site-specific design solutions that are responsive and subordinate to the homesite topography, climate and environment. Buildings are to be sited to minimize grading and maintain a subordinate profile against the backdrop of the surrounding tree cover. Outdoor areas should take advantage of sunlight, provide wind protection and capture views.

- Preserve, protect and enhance the existing forest and natural environment. Homes are to be sited to minimize tree removal and preserve the integrity of the surrounding forest. A natural buffer is to be maintained between the home and street, neighboring homesites and golf course areas.

- Design courtyards, decks and outdoor spaces to emphasize the outdoor-oriented lifestyle. Natural landscape features such as rock outcroppings, vegetation and blended topography are to be incorporated in to home designs to achieve a gradual transition between the more developed and natural environments.

- Use natural or indigenous stone, wood and steel for landscape structures, site walls and outdoor areas to reinforce the connection to the site. Landscape designs are to utilize rustic materials, when feasible, that complement and blend with the outdoor setting.

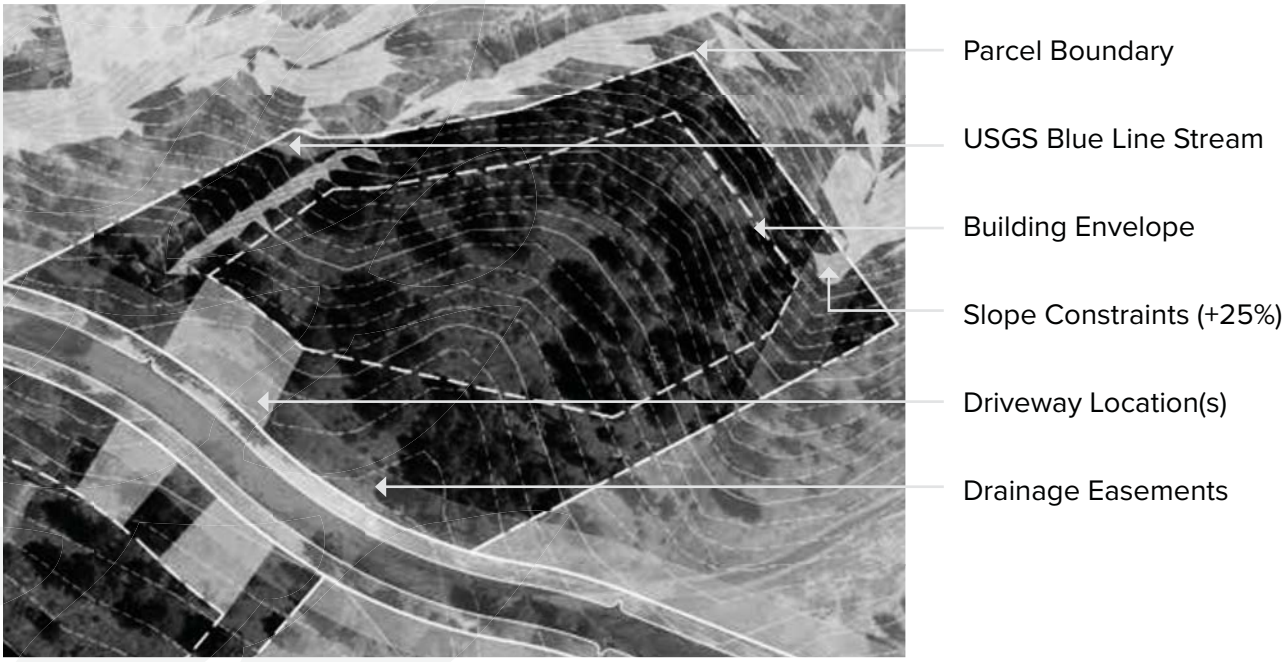
4.2 Homesite Diagrams

A Homesite Diagram and an 8 1/2 x 11-inch plat plan has been prepared for each homesite. This Diagram and plat plan designates an Improvement Envelope (aka “Building Envelope”), Natural Buffers (aka “Setbacks”) and other specific lot requirements. Suggested driveway access may also be indicated.

4.2.1 Improvement Envelopes / Building Envelopes

Improvement Envelope locations have been determined based on the specific characteristics of each homesite, including but not limited to feature trees, rock outcroppings, easements, and the site planning objectives in Section 4.1.

An Improvement Envelope (aka “Building Envelope”) is the area designated on the Homesite Diagrams within which all Improvements and site disturbance, with the exception of utility connections, driveways and associated grading/site walls, and native landscape enhancements are to occur. The Improvement Envelope may be modified at the discretion of Design Review so long as the change does not negatively affect neighboring or Golf Club properties. Such modifications to the Improvement Envelope shall be in conformance with all Douglas County minimum standards and conditions. All non-native landscape plantings are to be kept within the Improvement Envelope, as explained in Section 4.12.2.



4.2.2 Natural Buffer

The Natural Buffer Area is the area between the property boundaries and the Improvement Envelope (excluding the driveway and utilities). This area is to remain in an essentially natural condition or re-vegetated to such. Proposed trees, shrubs and other plant materials within the Natural Buffer are to blend with the site's existing vegetation material. Good forestry and fire prevention practices are permitted within the Natural Buffer. Refer to Sections 4.12.3 and 4.15 for Guidelines regarding planting and wildfire mitigation in this area.

4.2.3 Maximum Building Coverage

The Maximum Building Coverage for each homesite, exclusive of driveways, at grade patios, balconies, or overhangs shall not exceed 30% of the total lot area and in no case shall extend beyond the Building Envelope.

Management of stormwater runoff from your homesite is required in order to protect water quality and reduce erosion. The Clear Creek Tahoe Sustainability Guide provides additional information on designing stormwater Best Management Practices (BMPs).

4.2.4 Property Setback Dimensions, Easements, Roadways

Property setbacks, site specific easements and locations of existing or proposed improvements will generally be shown on the engineered plat maps.

4.3 Siting Considerations

Objectives:

- Integrate built Improvements with natural landforms, vegetation and other landscape characteristics that are unique to the homesite.
- Minimize the visual impact of buildings, related structures and paving to the greatest extent possible.
- Site buildings to take advantage of passive solar orientation

Guidelines:

- Home orientation should relate to both existing grade as well as preferred solar and wind aspects. The long axis of the home and principle building masses should be oriented, when practicable, parallel to existing contours to minimize grading impacts and preserve natural terrain.
- Homes built on sloping sites should utilize stepped foundations and massing that responds to natural topography.
- Existing features, such as trees or rock outcroppings should be protected and integrated into the design of the home and related outdoor areas to the extent possible.
- All Improvements (except the driveway and utilities) are to be located within the Improvement Envelope, including but not limited to: structures, driveway turnaround and parking areas, pools, terraces, decks, sports courts, site disturbances associated with construction of the home and grading.
- Site the home to take advantage of the climate, solar orientation and prevailing breezes. Proper building orientation, glazing and the use of architectural details such as significant overhangs, trellises, and screens facilitate the use of natural daylighting, passive solar heating and natural cooling.
- Building siting and architectural devices for improving energy efficiency are outlined in greater detail in the Sustainability Guide.

4.4 Grading

Objectives:

- Protect and preserve existing vegetation
- Blend site Improvements with natural land forms.
- Minimize disturbances of the Homesite to the greatest extent possible.

Guidelines:

A professional Engineer registered in the State of Nevada and a Landscape Architect (if required) are to prepare a full set of drawings including grading, drainage, utility locations, re-vegetation plans, sedimentation and erosion control plans for all new construction (refer to Section 6.12 for grading and erosion control measures required during construction).

Portions of homesites with slopes between 15% and 25% and areas with slopes of 25% or greater, calculated pursuant to Douglas County Code Section 20.690.030(K) shall be identified as “Hillside” areas on the final map and Homesite Diagrams. The following technical reports from a Nevada registered professional engineer (licensed in the appropriate discipline) shall be required and filed with the Douglas County Community Development Department unless specifically waived by the director:

- Hydrology, drainage and flood report for all sites;
- Soils engineering report of the proposed sites attesting to the stability of all sites, and the appropriateness of the construction method proposed and appropriate setbacks;
- Engineering geology report attesting to the stability of the sites and addressing the potential of material either above the site or below the site causing a hazard to the site in question or other properties in the vicinity;
- Engineering for all roads providing access to the proposed sites.
- The extent of grading and site disturbance is to be limited to those areas immediately adjacent to Improvements. Balancing cut and fill quantities on site is encouraged.
- Flat pad grading of the Improvement Envelope is not permitted. Stepped foundation designs responding to natural topography are to be used instead.

- All cuts, fills and retaining walls are to utilize natural and/or curvilinear shapes, whenever possible, thereby creating more organic transitions at the top and bottom of slopes. Grading plans shall limit the extent of grading to minimize the removal of existing trees, vegetation and rock outcroppings.
- Slopes are generally not to exceed 3:1. Slopes in excess of 3:1 may be considered, provided the stabilization treatment and design is consistent with the overall Guidelines of this section.
- Grading may not extend outside of the Improvement Envelope with the exception of grading associated with driveways, minor paths and utility improvements, all of which should be limited to the minimum amount of grading absolutely necessary.
- Cut and fill slopes are to be re-vegetated as soon as possible with plantings appropriate to the site and approved as part of a Landscape Plan.
- Retaining walls may be used when it is necessary to preserve unique site attributes, such as existing mature trees, or where they are designed as extensions of the architecture (Refer to Section 4.5).

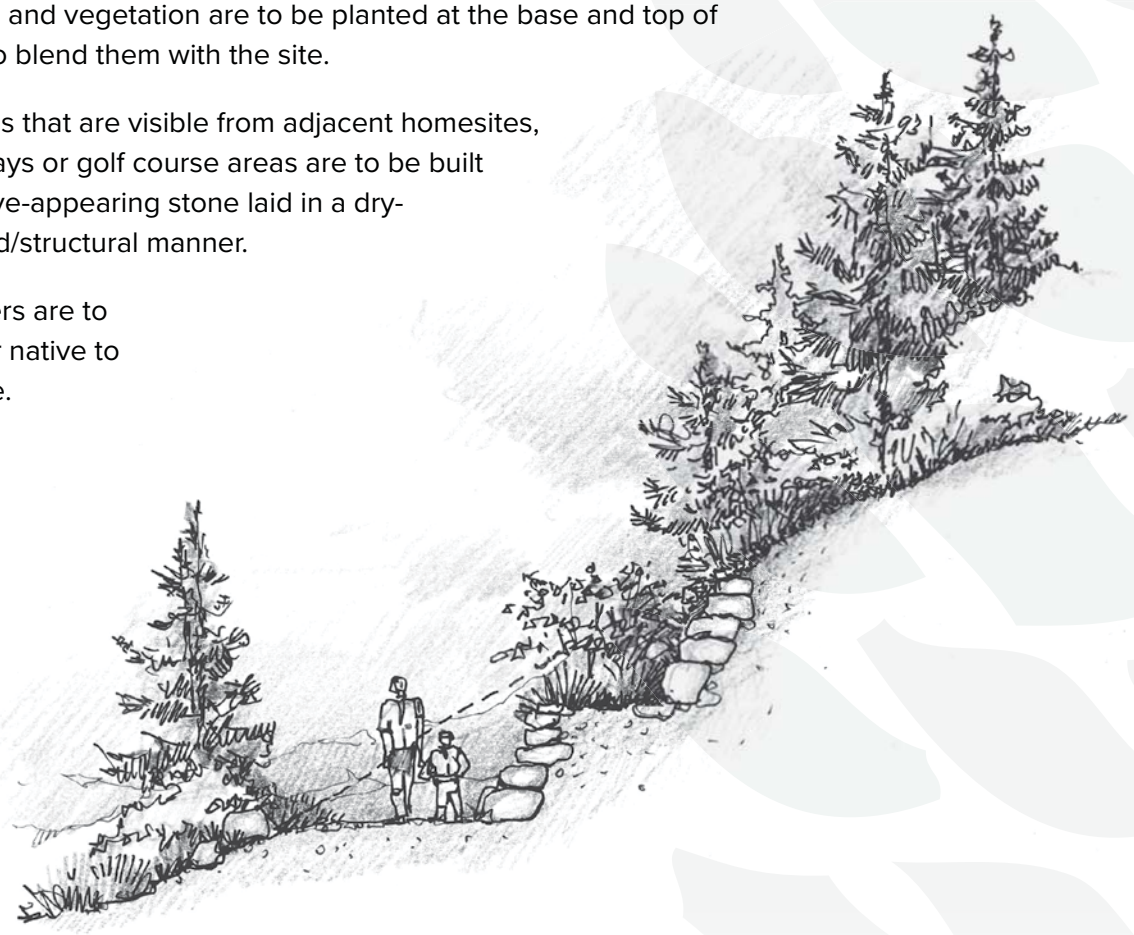
4.5 Retaining Walls

Objectives:

- Minimize impacts to the site by utilizing retaining walls to significantly reduce graded areas.
- Integrate retaining walls into the topography to reinforce the connection between the architecture and the landscape.
- Use stone that appears to be indigenous to the site, such as granite or similar igneous material, and constructed with traditional dry-stack application.

Guidelines:

- Retaining walls are not to exceed 4-feet in height, where practicable. Terraced wall structures with ample planting pockets (minimum 4-feet wide) are to be used where grade changes exceed 4-feet. If retaining walls in excess of 4-feet high are required in minimal expanses, it must be demonstrated that planting mitigation or other factors are present to mitigate the height. Retaining walls in excess of 4-feet in height must be designed by a civil engineer.
- Tops of retaining walls are to blend with natural contours. Walls are not to end abruptly, but are to transition naturally into existing landforms, rock outcroppings and vegetation.
- Shrubs and vegetation are to be planted at the base and top of walls to blend them with the site.
- All walls that are visible from adjacent homesites, roadways or golf course areas are to be built of native-appearing stone laid in a dry-stacked/structural manner.
- Boulders are to appear native to the site.



4.6 Construction Zone

The area around a project impacted by construction activity is known as the Construction Zone and is limited to the area surrounding necessary building excavation and safe circulation around the home.

The Construction Zone must be shown on Site Plans submitted to Design Review and must be fenced with temporary Construction Zone Fencing (see Section 6.14)

4.7 Drainage Systems and Structures

Objectives:

- Preserve existing drainage patterns and significant topographical features.
- Protect water quality of downstream creeks and rivers.
- Minimize erosion.
- Detain drainage on site using naturalistic landscape features such as rainwater gardens or vegetated swales.

Guidelines:

- Managing stormwater from your Homesite is required.
- Use stormwater Best Management practices (BMPs) to reduce runoffwater and pollutants from the homesite. These BMPs function through infiltration, evapotranspiration, detention and reuse of rainwater. There are a wide range of Low Impact Development (LID) techniques you can integrate into your home's landscape. A number of these have been outlined in detail in the Sustainability Guide.
- Drainage design is required to minimize any potential for erosion and resulting downstream water quality impacts.
- Natural drainage courses are to be protected and existing drainage patterns maintained.
- Maintain pre-development flow of stormwater off of the homesite. Increased flow from the site is not permitted and drainage should not be directed toward Clear Creek.
- Reduce hydrologic impacts by minimizing impervious surfaces, graded areas, and vegetation clearing.
- Exposed headwalls, lined ditches and similar drainage structures should be built of or lined with an approved stone when possible. Metal and concrete pipes are to be concealed.
- Drainage across or under driveways is to be incorporated into driveway and apron design and concealed with stone headwalls that are similar to those used as part of the community infrastructure.
- Gutters and downspouts are to direct drainage away from foundations and paved surfaces and into natural drainage systems such as crushed rock beds as described in the Sustainability Guide. Gutters and/or downspouts may not direct drainage onto adjacent homesites.
- Mulch or gravel is to be placed under the dripline of non-guttered roofs to prevent soil erosion and increase ground absorption.

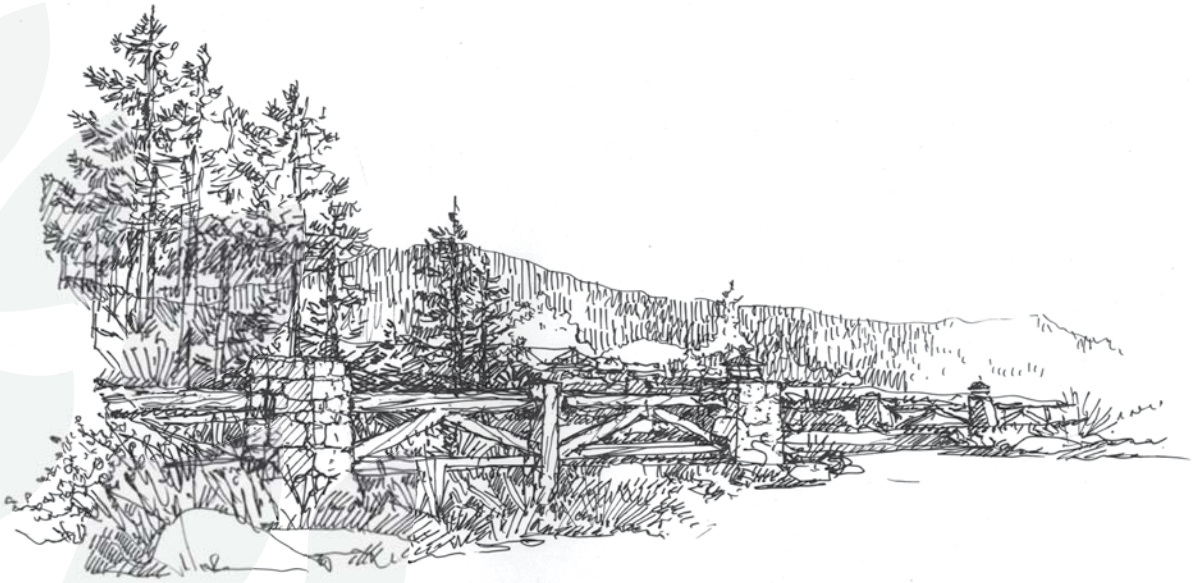
4.8 Driveway and Parking Requirements

Objectives:

- Minimize visibility of paving and parking areas.
- Blend driveways with the existing topography

Guidelines:

- Driveways are to be a minimum of 12-feet in width and a maximum of 14-feet., except where they provide a turnaround at garages or pull outs. The portion of the driveway going through the Natural Buffer should be minimized to no more than 14-feet in width. Every effort should be made to minimize paved areas of driveways and turnarounds while conforming to parking requirements.
- Driveways shall not exceed a 14 percent gradient. Heated driveways are recommended for grades in excess of 11 percent gradient.
- Only one driveway entry is permitted per homesite. Driveway access may be indicated on the Homesite Diagram. All driveways are to follow alignments that minimize grading, tree cutting, visibility from adjacent roadways and homesites, or other disruptions of the homesite.
- Asphalt is the preferred material for use on driveways. Concrete, concrete pavers and natural pavers may be used within auto-courts, a minimum of 20-feet from street surfaces. When used, concrete and pavers shall be integrally-colored in muted and non-reflective tones that blend with the landscape.
- Driveways should generally be constructed without curbs to retain the rural quality of the environment. Where curbs are required to direct drainage, stone or colored concrete materials are encouraged. Colors of finished paving materials are to be selected to blend with surrounding landscape tones.
- Parking spaces are to be the minimum required to handle the Owner's parking needs with at least two enclosed parking spaces and two uncovered guest spaces within the Improvement Envelope area.
- Parking spaces are to be screened to the extent feasible from off-site views.
- Utilizing concrete and asphalt paving materials containing recycled content is strongly encouraged.



4.9 Fences, Screens, Walls and Gates

Objectives:

- Allow for privately fenced areas connected to the home that maintain views and minimize visibility from adjacent homesites and golf course areas.
- Utilize screens or site walls connected to the architecture to screen service areas.
- Utilize integrated planting treatments with all fence and wall designs.
- Integrate architectural screens to help hide mechanical features such as air conditioning units or generators.

Guidelines:

- In order to maintain the visual quality of Natural Buffers, fences, screens and site walls are to be limited to key locations within the Improvement Envelope and must be approved as part of the Final Design review process.
- All fences and walls are to be combined with an integrated shrub screen and/or vine planting.
- Fencing, screens or site walls may be used to block views of utilities, trash enclosures and outdoor work areas.
- Site walls should be well integrated as an extension of the architecture and to create “outdoor rooms.” Walls are to be designed in concert with a coordinated planting design.
- Fences and walls are not to exceed six (6) feet in height and are to utilize high-quality, low maintenance materials. Wood fences, when allowed, should be stained or left in a natural wood state, but not painted in a solid bodied finish.

- Approved fence and wall materials may include:
  - Cast iron, steel, or stone combinations
  - Rock or stone
  - Wood or wood/stone combinations
  - Dark colored or naturally weathering steel mesh (sports courts, dog runs)
- Fences used for pool enclosures are to comply with all safety standards as specified by Local, State and Federal Codes.
- Fences used for pet enclosure areas may be a maximum of six (6) feet in height and must be integrated with the detailing and materials of the home.
- Fences surrounding sports courts should be combined with vegetation and screen views of the athletic surface to the greatest extent possible.
- Private gates and/or entry monuments may be used in combination with walls and fences that are well integrated with the architecture. Similar to walls and fences, gates must be located within the Improvement Envelope. Monuments and/or pilasters may not exceed 6 feet 8 inches in height.
- Fences or walls may not be used to delineate or enclose the entirety of the Improvement Envelope boundary and in no case shall be allowed to enclose the property boundaries.

4.10 Exterior Hardscape Design – Paths, Paving, Outdoor Stairs and Terraces

Objectives:

- Integrate outdoor site features with the natural topography and vegetation.
- Utilize materials and colors that blend with the native landscape and that appear indigenous to the site.
- Design outdoor terraces, rooms and spaces as natural extensions of the indoors.
- Utilize pervious materials to the greatest extent possible

Guidelines:

- Paths, outdoor terraces and courtyards are to be combined with plant materials, fencing, walls and architectural devices such as decks, terraces, and trellises to create outdoor rooms. Native stone, granite or concrete pavers (imperious materials) should be used in areas close to building. As these outdoor areas move further away from the home, there should be a transition to “softer” surfaces and pervious hardscape features such as compacted earth, decomposed granite or open celled pavers.
- Appropriate pervious and impervious paving materials for outdoor areas include:

Pervious:

- Sand set stone, granite or similar
- Crushed, compacted rock (i.e. decomposed granite = D.G.)
- Open-celled/pervious pavers
- Compacted earth or sand
- Mulch

Impervious:

- Mortared stone, granite or similar set
- Pre-cast concrete pavers
- Integral colored concrete

- The use of permeable hardscape surfaces is strongly encouraged to increase on-site stormwater percolation. Allowing stormwater percolation reduces the volume of stormwater runoff while replenishing local aquifers and reducing soil erosion. These permeable surfaces may be effectively used in combination with biofiltration, bioswales, and even subsurface detention systems.
- Paths, outdoor stairs, and terraces are to follow the natural topography and respond to existing vegetation patterns.
- On-grade paved terrace areas are to be designed using organic shapes, irregular edges and natural materials to create a gradual transition from the man-made to the natural setting. Formal, rigid shapes for on-grade terraces are generally not appropriate.

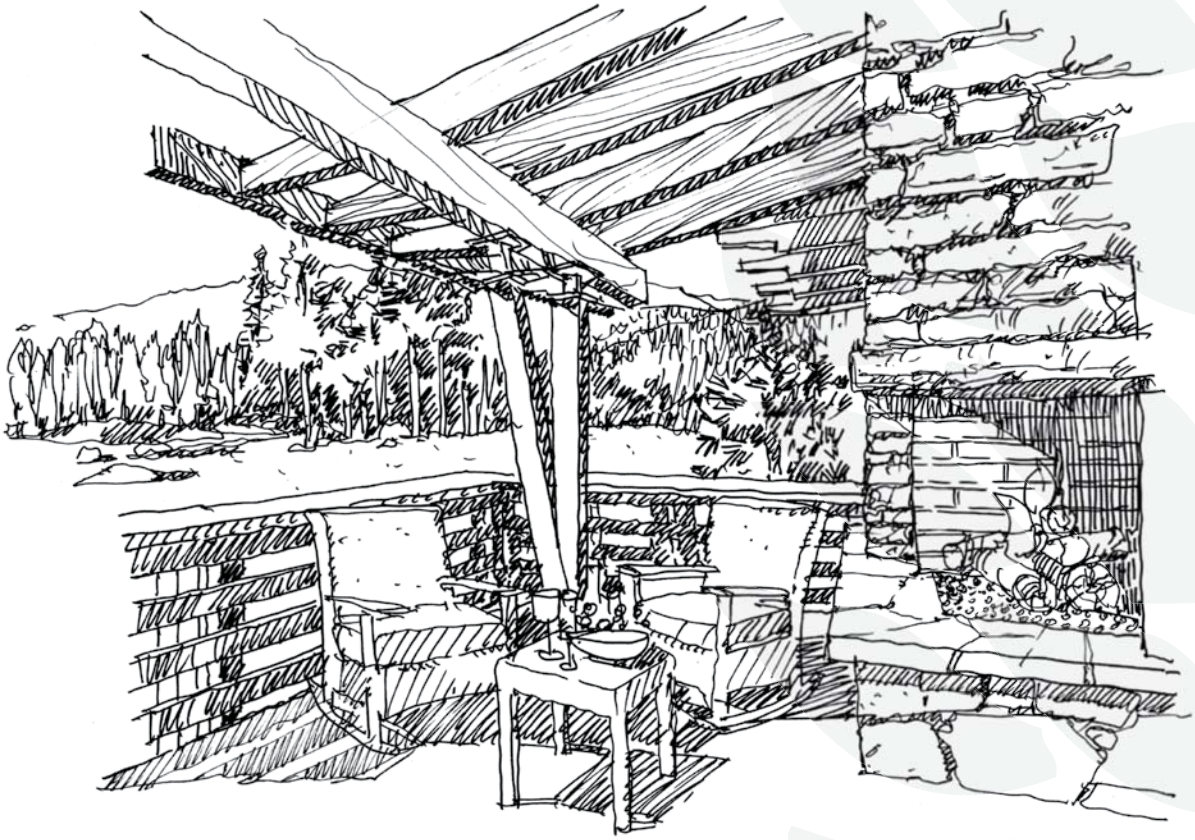
4.11 Firepits and Outdoor Fireplaces

Objectives:

- Design outdoor firepits and fireplaces as focal points of outdoor rooms.
- Ensure that firepits are screened for safety and located in areas free of tree cover.

Guidelines:

- All fire pits are to be located within patio hardscape areas. Site plans are to indicate fire pit location in relation to tree driplines.
- Firepits and outdoor fireplaces are to be properly screened to prevent embers from becoming airborne.
- Firepits and outdoor fireplaces are to be appropriately permitted from the East Fork Fire District.
- Outdoor firepits are to be located in areas where they minimize nuisance smoke to adjoining streets and Homesites and do not present a hazard to trees.



4.12 Landscaping and Plant Materials

Objectives:

- Re-vegetate disturbed areas with native material to obscure the transition between new and existing landscape.
- Preserve, enhance and extend existing landscape patterns.
- Place plant materials and tree groupings to anchor buildings to the site.

Guidelines:

4.12.1 General Planting Guidelines

- In general, the planting design of each homesite should take its cue from the existing plant palette and patterns on the specific site. Group or cluster shrubs in natural groupings to create swaths of the same species.
- For homesites along the golf course, any new native plantings are to respond to the massing and placement of golf course plantings.
- Landscape improvements are to enhance existing vegetation, utilize indigenous and/or regional special and minimize areas of intensive irrigation. A list of approved Planting materials is included in Appendix B.
- A list of approved seed mixes is available from Design Review for varying landscape uses: general re-vegetation, enhanced landscape areas, slope stabilization (4:1 or steeper), and unmowed grass areas. Seed mixes are to be used as appropriate for the desired landscape application.
- The approved slope stabilization seed mix contained in Appendix B is to be used in all disturbed areas where slopes are 4:1 or steeper. Design Review may require additional stabilization measures such as jute matting.

4.12.2 Planting Guidelines Within the Improvement Envelope

- In areas immediately adjacent to buildings and not visible from off-site, a greater variety of non-native plant material, as listed in the Approved Plan List, is permitted. The use of drought tolerant plant materials is strongly encouraged.
- The landscape design on each homesite is to gradually transition from the Improvement Envelope to the Natural Buffer to blend with and enhance existing native landscape patterns.
- New plantings are to be used to frame important viewsheds, reduce the visual impact of the residence and screen outdoor service areas and other improvements from adjacent homesites and off-site views.

4.12.3 Planting Guidelines Within the Natural Buffer

- The Natural Buffer is to only be planted with native plant material, as listed in Appendix B. Planting patterns and density is to be similar to that of the adjoining natural landscape.
- Vegetation within the Natural Buffer is to extend the native landscape palette and be kept in a well-maintained state to ensure adequate visual buffer between improvements and views from adjacent homesites, roadways and the golf course.

4.12.4 Lawn Areas

- Irrigated turf areas are to be minimized to the extent feasible and only located within the Improvement Envelope.
- Turf areas should adjoin occupied outdoor areas such as patios.
- Utilizing a native or well-adapted, more informal meadow treatment for turf areas is encouraged. Suitable turf grasses are included in Appendix B and should be approved in advance by the Golf Course Superintendent.

4.13 Irrigation

Objectives:

- Minimize irrigation requirements by using native plant materials and those that are well-suited to the local climate.
- Reduce the need to use potable water for irrigation by utilizing catchment systems.

Guidelines:

- Group plant materials according to their water consumption needs.
- Irrigation or supplemental watering, whether in the form of temporary irrigation, drip irrigation, or spray irrigation, is to minimize the impact upon the site, while providing enough moisture to ensure healthy plantings.
- All shrub and ground cover material are to be drip-irrigated with a permanent automatic system.
- Conventional spray irrigation is limited to defined lawn areas.
- Soils are to be amended and surfaced with mulch to increase water retention.
- Installing above and/or below ground stormwater collection cisterns (or similar catchment systems) that may be used for irrigation of landscaped areas is encouraged. Above-ground cisterns are to be constructed of high-quality, durable materials and are to be screened from off-site views.
- Refer to the Sustainability Guide for details on sustainable irrigation practices.

4.14 Vegetation Protection, Removal and Thinning

Objectives:

- Remove vegetation as necessary for proper forest management and fuel modification
- Minimize native tree and shrub removal to provide for filtered views into and out of the site.

Guidelines:

- Building improvements are to be designed around existing trees to the extent feasible.
- The removal of trees on the homesite is not permitted except at areas to be cleared for driveway and home construction. In addition, Design Review may approve limited tree removal and/or tree thinning to promote forest health or fire prevention. Unauthorized removal or cutting of trees by the Owner or Consultant is subject to fines as established by the DRC.
- Protective fencing is to be erected around all existing trees within the fenced Improvement Envelope during construction. Refer to Section 6.14 for tree protection measures during construction.

4.15 Wildfire Mitigation

Objectives:

- Minimize potential landscape fuels around the residence.
- Maintain a fire-retardant landscape.

Guidelines:

Fuel Modification Zones exist within and between homesites and open space areas considered to be potential fire sources. The Fuel Modification Zone may be located within the Natural Buffer.

On homesites which are adjacent to the Fuel Modification Zone, only fire retardant materials are to be planted within 30-feet of structures. The following landscape management standards are to be implemented on homesites adjacent to Fuel Modification Zones:

- Eliminate ladder fuels and lower limbs of trees.
- Remove dead vegetation and piled debris (such as firewood) and break up the continuity of brush species.
- Replace shrubs with low ground cover and maintain a height of 4-inches.
- Reduce continuous brush fields by placing individual plants or small clusters of plants 15-feet apart.
- Use driveways, paths, turf areas and trails to break up plant continuity.

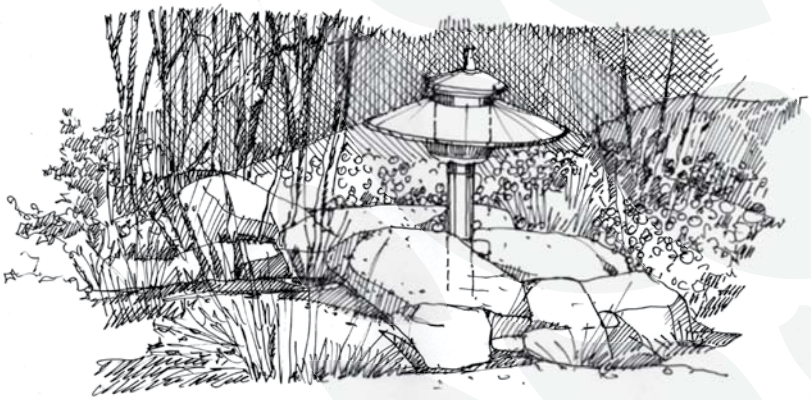
4.16 Exterior Lighting

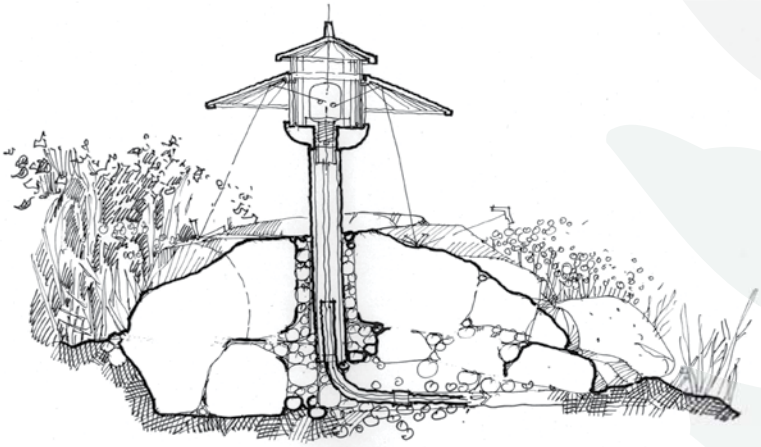
Objectives:

- Maintain the dark nighttime sky and reduce impact on wildlife. Specify “dark sky” compliant fixtures and down-lighting whenever possible.
- Minimize energy by using the minimum lighting required for safety and by using energy conserving fixtures.

Guidelines:

- Lighting fixture designs are to be consistent with the residence’s architectural style.
- Use Energy Star and International Dark Sky Association certified light fixtures.
- Solar walkway and patio lights are strongly encouraged wherever possible.
- Light fixtures are to be limited to the Improvement Envelope and designed to minimize light trespass onto adjacent homesites.





Exterior Lighting Guidelines (continued):

- In order to minimize glare and light trespass onto neighboring homesites, lighting is to be concentrated to occupied areas of the home. Decorative or accent lighting will not be allowed.
- Lighting for driveways will be allowed on a case-by-case basis provided it is triggered by a motion detector and timer.
- Light fixtures at pathways, where required for safety are to be a maximum height of 48-inches and should be specified with a shielded “down-light.”
- Exterior night lighting is to be kept to an absolute minimum as required for safety and address identification at entrances, driveways and buildings.
- Exterior lighting shall specify “down-lights” which direct the light downward and shield the light source. Up-lighting is not allowed unless entirely contained by roof structures and the light source is fully screened.
- Exterior lighting shall use low intensity (25 watt or less) light sources with shrouds that hide the light source or use opaque lenses to mitigate the view of the bulb.
- Security lighting that utilizes motion detectors is permitted.

4.17 Exterior Service Areas

Objectives:

- Design exterior service areas so that such elements appear integrated to the home's architecture.
- Screen service areas from off-site views.
- Secure trash enclosures from wildlife access.

Guidelines:

- Trash disposal, outdoor work areas, utility meters and connections, transformers, air conditioning units, pool/spa equipment and similar above-ground devices are to be completely screened from off-site views by the use of integrated architectural screens, pony walls, and/or plan materials. Noise emissions from mechanical devices must be sufficiently mitigated.
- Service, trash and storage areas are to be completely enclosed as part of the home's architecture (i.e. the garage). Trash structures are to be sized to accommodate a minimum of two full-sized garbage containers and should be designed to be inaccessible to wildlife. Suggested refuse disposal designs and containers are available from Design Review – also refer to local "Bear Aware" programs for current practices on securing garbage containers.
- Design trash enclosures to provide sufficient room for recycling program bins.

4.18 Utilities

Objectives:

- Screen utilities from off-site views.
- Design utility connections with future technology and energy conservation principles in mind.

Guidelines:

- Utilities are to be installed underground on alignments that minimize grading, vegetation removal and other disruption of the land. When feasible, locate utilities under or adjacent to long driveways. Long, straight cuts through existing vegetation are to be avoided whenever possible.
- Utility boxes, including meters, shall be attached to or incorporated into the building's architecture and screened from off-site views. All exposed metal, covers, and shrouds related to utilities (meters, outlet covers, etc.) are to be painted to blend with adjacent materials whenever possible.
- Owners are responsible for providing utility service lines to their homes from existing utility stubs near the roadway. Easements have been established throughout Clear Creek Tahoe in order to facilitate the installation and maintenance of residential utilities.

4.19 Address Markers

Objectives:

- Install address markers consistent with community-wide design standards

Guidelines:

- Owners are to obtain approved address marker designs from Design Review.
- The address marker location and lighting (if required) is to be in accordance with local emergency response requirements.
- Lighting of address markers is the responsibility of the owner and such lighting must comply with requirements in Section 4.16.

4.20 Accessory Landscape Improvements and Structures

Objectives:

- Design accessory landscape improvements consistent with the home's architecture and landscape design.

Guidelines:

- Landscape improvements and structures (such as overlooks, arbors and trellises that are not connected to the home) are to be located within the Improvement Envelope.
- Design Review will evaluate all proposals for in-ground pools, water features, outdoor artwork (sculptures) and any similar Improvements on a case-by-case basis.
- Sports courts are permitted provided they are appropriately located and screened from adjacent homesites, roads and golf course areas.
- Landscape structures (gazebos, pavilions, arbors, trellises, etc.) are to appear as extensions of the home and should help define outdoor rooms. The color, materials and style of such structures should relate to that of the home and be compatible in form.

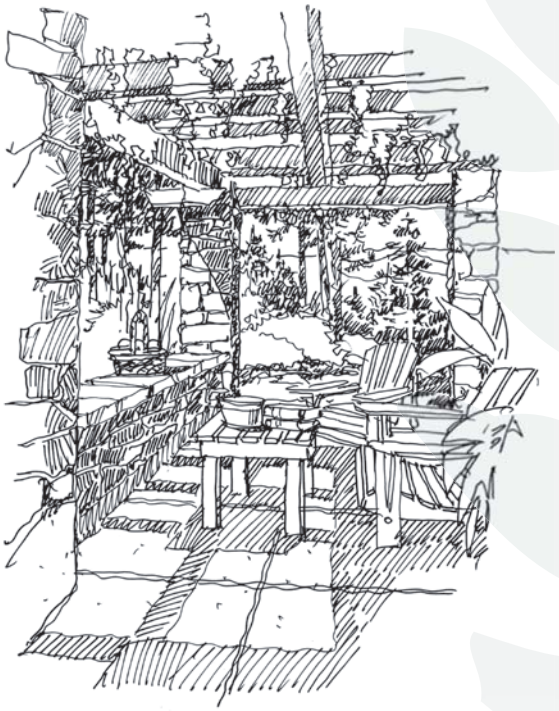
4.21 Signs

Objectives:

- Minimize signs to only those required for homesite identification and safety/security.

Guidelines:

- Architect/Contractor signs allowed per specifications available by request from Design Review
- Real Estate signs will be limited to a maximum size and the design of such signs will be specified by Design Review.



5.0 ARCHITECTURAL GUIDELINES

Preface:

The following section sets forth Guidelines and standards for all work related to new construction of building(s), including building heights, massing, color and sustainability measures. This section also applies to renovations, alterations or additions to the exterior of an existing structure. These Guidelines are to be used in concert with the Fundamentals of Composition (Section 1.3) and the Homesite Diagram, which describes the site-specific setbacks, easements and design criteria.

5.1 Architectural Design Objectives

- Build on regional architectural traditions, weather patterns and outdoor recreational lifestyle to create homes that “belong” in the natural environment at Clear Creek Tahoe. Create an Architecture of Place.
- Employ the Fundamentals of Composition (Section 1.3) in all home designs, regardless of style.
- Design buildings that evoke the outdoor lifestyle of the region and engage the outdoors by means of extending outdoor rooms, including appropriately scaled window and door openings and developing transitional spaces between masses of the home.
- Nestle buildings into the native landscape. Design homes that are set into the topography and respond to the surrounding forest, climate, landscape type and landforms.
- Incorporate sustainable measures in building designs. Design efficient buildings, including ample glazing for daylighting opportunities and orienting windows and doors to take advantage of sun, shade and wind conditions. Also, incorporate deep roof overhangs, operable windows and other architectural detailing to protect against harsh weather conditions including direct solar rays and to minimize the home’s requirements for mechanical heating and cooling systems.

5.2 Mountain Vernacular at Clear Creek Tahoe

- Residential architecture at Clear Creek Tahoe will predominantly draw from the varied expressions of mountain appropriate architecture and the regional variations exhibited in Tahoe/Sierra Nevada vernaculars.
- Some properties which have dense forest canopy and natural screening from offsite views may provide for a more wide-ranging example of massing, materials and colors than for homesites which are more prominently visible from the golf course or from public areas of the Clear Creek Tahoe community. The Artistic Inspiration (Section 1.3) of each home shall be evaluated with respect to the Context and appropriateness of each home design.
- While there will be no established list of mandated architectural styles, certain architectural expressions will likely not be allowed at Clear Creek Tahoe: Mediterranean, Italianate, Post-Modern, Palladian, Regency, Pueblo, Brutalist, etc.
- Home designs that express details through natural and/or rusticated materials will complement the natural environment. Using stone, timber, natural wood and steel materials will help make more contemporary expressions appear appropriate to the Clear Creek Tahoe community.

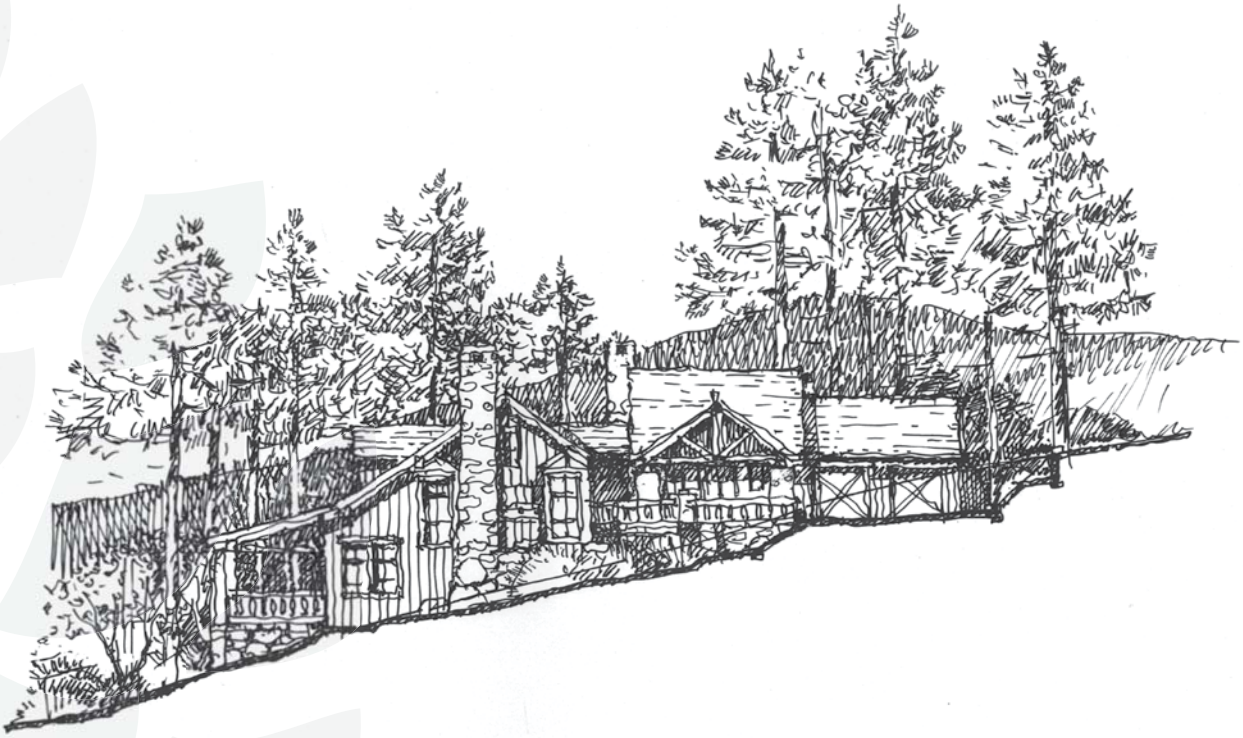
5.3 Building Mass, Scale and Form

Objectives:

- Apply the Fundamentals of Composition to create homes with honest expressions of form and mass that respond to existing site conditions.
- Avoid large, unarticulated building forms by applying appropriate scale to break larger volumes into smaller component parts of the whole.
- Utilize intentional building offsets and projections to create strong shadow lines, texture and scale.

Guidelines:

- Building elements are to avoid rigid symmetry and/or formality, while maintaining a balance of well-proportioned forms and masses.
- Human scale should be used, by breaking down large forms into a more residential and appropriately scaled composition of forms.
- Building forms shall typically be expressed as one and two stories in height from any elevation. Taller masses should generally be “buried” towards the center of the home with stepping of forms around the edges to avoid the appearance of large, unarticulated massing.
- Ideally, a building’s second story proportions should not exceed 60% of the main floor square footage.
- Estate homes at Clear Creek Tahoe shall have a minimum Gross Floor Area of 2,500 square feet.
- Regardless of the prescribed maximum Site Coverage, the massing of the residence must respond to the homesite size, setting and environmental characteristics.
- Site Coverage is defined as:
  The percentage of the total site area occupied by structures, paving and all other impervious surfaces. Site Coverage includes all primary and Accessory Structures excluding eave overhangs, second-story balconies and decks that allow for surface drainage beneath. Site Coverage is measured from the outside face of exterior walls.
- Roof dormers, bay windows, porches, porticos and other architectural extensions are to be designed to provide scale, shadow and texture, particularly at two-story elevations.
- Accessory structures detached from the main structure, may not exceed 800 square feet and are to be in conformance with all Douglas County requirements in addition to the Design Guidelines.
- Thermal massing using either south facing facades or ground coupled walls is recommended for improving the heating and cooling efficiency of homes. See the Sustainability Guide for more information on this strategy.



5.4 Building Height

Objectives:

- Minimize the visual impact of building height in order to blend Improvements into the surrounding setting.
- Utilize “grounding” elements and stepped massing to mitigate the perceived height of homes.
- Ensure that building heights are lower than the existing tree canopy.

Guidelines:

- Building height as defined by Douglas County is: The vertical distance from natural grade to peak of roof.
- The maximum Building Height for all homes is 35-feet as calculated by Douglas County.
- Accessory Structures are not to exceed 28-feet in height.

5.5 Roofs

Objectives:

- Create clear hierarchy and visual ordering of roof forms (i.e. dominant roofs with secondary forms).

Guidelines:

- Roofs shall generally be simple forms that avoid complex intersections, awkward pitches and “dead valleys” which may create waterproofing challenges and risk of ice dams.
- Roof should generally have significant overhangs that reduce glass reflectivity, improve energy efficiency and offer protection from the elements.

5.5.1 Roof Materials

- Roof materials are to be Class A roofing materials. Approved roof materials are:
- Architectural grade Asphalt Composition Shingles
- Natural slate
- Wood shake or shingles with Class A fire retardant (as allowed and approved by Douglas County and the Fire District)
- Painted metal, such as standing seam, corrugated or other profiles with a low or ultra-low gloss of less than 20 units of gloss reflectance at 85 degree slope).
- Zinc, copper, corten or other naturally weathering metal roofs.

5.5.2 Roof Dormers

- Dormers can be used to break up long ridgelines and are encouraged for daylighting opportunities as well as their aesthetic contributions to the building's architecture.
- Placement, shape and size of dormers are to be considered relative to the scale and proportions of the primary building as well as interior spaces and functions.

5.5.3 Chimneys, Flues and Roof Vents

- Chimneys are to be finished with materials that complement other claddings on the home, such as stone, steel, wood or a combination.
- Chimney caps shall be designed and constructed to screen the mechanical flues and create a pleasing termination for chimneys.
- Large flues and vents (especially those extending above a ridge) shall be consolidated whenever possible and enclosed within chases/chimney structures.
- Small flues such as plumbing (b-vents) may be exposed if painted to match the adjacent roof.

5.5.4 Gutters, Downspouts and Flashing

- The overall design and careful placement of roof forms is to be the primary method of managing and or collecting water run-off and snow-shedding. Gutters and downspouts may be used to divert water from entries and other occupied outdoor areas of the home.
- Gutters, downspouts and flashing should be fabricated from painted metal, copper or other high quality, durable materials that blend with adjacent walls and roofs.
- Downspouts shall be integrated with walls to the extent feasible and included on the Final Design drawings.
- Gutters and downspouts draining water from roofs shall be designed to empty into appropriately sized stormwater BMPs, such as crushed rock detention basins, grass-lined swales, and away from foundations and paved surfaces.

5.5.5 Skylights, Satellite Dishes and Solar Panels

- Skylights and solar panels may provide energy savings through natural daylight and solar heat gain. Layout, location, size and configuration of skylights and solar panels are to fit with the design and proportions of the building and roof forms. The Sustainability Guide provides additional information regarding sizing of solar arrays to match the occupancy level expected for your home.
- Exposed metal flashing shall be anodized or factory finished in a dark color to match surrounding roof materials.
- Skylights are to comply with the following standards:
  - Glass is to be clear, flat and non-reflective. Skylights are to be mounted on the same plane and angle as the associated roof. Domed and/or bubble skylights are not permitted.

- Skylights are to be located to minimize visibility from golf areas and adjacent homesites and roadways to the extent possible. Glazing may be required to be tinted to blend with the adjacent roof color.
- Satellite dishes are not to exceed 24-inches in diameter. Satellite dishes are to be located to minimize their visibility and should be painted to blend with adjacent siding materials.

5.6 Exterior Walls

Objectives:

- Utilize materials color and textures that connect the home with its natural surroundings.
- Specify exterior cladding that is high quality and authentic in its application.
- When appropriate, utilize high quality reclaimed and/or salvaged materials.

Guidelines:

- All Owners/General Contractors will provide an onsite mockup, for review and approval by Design Review, of all exterior materials and colors prior to installation. Installation of any material prior to an onsite mockup and approval may be subject to a fine and/or require the removal of the unapproved material in question.
- Where changes in wall materials occur, there is to be a clear break in the surface plane. Materials are to be consistently applied to all building elevations. Changes in materials should occur at “inside corners” and should relate to the volume they are cladding.

5.6.1 Stone Walls

- Stone used for exterior walls is to appear indigenous to the region.
- Artificial (light-weight pre-cast) stone is prohibited.
- Stone work should generally express the weathered surface of the material rather than the cut portion.
- Stone surfaces are to have a structural, dry stack appearance, with a deep raked grout line.
- Mosaic patterns are not permitted.
- Vertical applications of stone (walls) shall incorporate a mix of sizes and shapes with larger stones predominantly at lower levels.
- Stone should be three-dimensionally expressed at the corners and may not be used only on one wall façade.
- Large boulders may be integrated with foundation walls, especially at corners, in order to anchor the home to the site.

5.6.2 Wood Walls

- Appropriate wood siding profiles may include (but are not limited to):
  - Shakes and shingles
  - Board and batten
  - Ship lap
  - Channel groove
  - Timber siding (with or without chinking)
- Flat hewn timbers with chinking may be used as a stacked timber wall. Rounded logs are generally discouraged, but may be considered by Design Review on a case-by-case basis. When approved, round logs are to be in scale with other components of the home.
- Plywood shall not be used on walls as a cladding material.
- Various sizes and profiles of wood siding may be used in horizontal or vertical patterns. Diagonal siding is not appropriate.
- Using reclaimed wood is encouraged to create an authentic rustic character.
- The use of wood and lumber certified by the Forest Stewardship Council (FSC) or similar sustainably harvested wood is encouraged when new wood or lumber is required.

5.6.3 Concrete

- Concrete may be used as a foundation and/or wall material as a complement to wood cladding, metal or window walls.
- Concrete shall be colored and/or textured (i.e. natural board formed) to provide sufficient texture and warmth to the material composition.

5.6.4 Stucco

- Stucco is not permitted.

5.6.5 Metal

- Metal siding may be used as a secondary accent material.
- When used as a vertical wall cladding, metal siding should include a profile or pattern that provides sufficient texture and visual interest.
- Metal materials, such as corten or weathering steel shall have a natural patina that blends with the other materials of the home.
- Finishes of painted metal or clear coatings shall not have a high reflectivity (similar to roofing metals – See Section 5.5.1)

5.7 Exterior Doors and Windows

Objectives:

- Design window and door patterns that are well proportioned relative to the wall plane in which they are contained.
- Utilize high-performance windows and doors.
- Place windows and doors to take advantage of views and to emphasize the connection to the outdoors.
- Orient windows to maximize natural daylight and ventilation opportunities.

Guidelines:

- Window placement is to respond to the site setting, capturing daylight, taking advantage of prevailing breezes and limiting heat gain. Carefully placed window devices such as clerestories, dormers and skylights may increase daylighting opportunities. Operable windows should be incorporated to take advantage of ambient cooling effects from prevailing breezes.
- Individual windows and lites are to be primarily square or rectangular in form. Raked windows shall follow the pitch of the corresponding structural opening and should appear as infill to a structural system rather than punched openings.
- Divided lites (or simulated divided lites) shall appear authentic, using internal spacer bars to simulate true divided lites. Window grids shall measure a minimum of one-inch in width and must appear continuous.
- Large expanses of glass may be used to capture views when set within a structural frame (as infill). Roof overhangs are to be placed above large areas of glass to provide shade and to mitigate glare and reflectivity.

- Windows and doors set within stone walls are to be recessed a minimum of 6-inches and are to include keyed arches and/or headers to express structural support.
- Windows and doors set within concrete walls are to be recessed a minimum of 4-inches.
- Highly reflective glass is not permitted.
- Windows and doors are to generally be finished wood, factory painted metal clad wood, or finished with an approved anodized coating. Vinyl clad, unfinished aluminum, or other metal windows will not be approved unless it can be represented that the quality and specifications are of extremely high quality and appropriate for the Clear Creek Tahoe community.
- Energy Star windows (or similar) are required. These products reduce heat loss and solar gain to provide warmer buildings in the winter and cooler buildings in the summer.

5.8 Structural Expression and Integrity

Objectives:

- Design buildings to express visually “strong” structural systems which reinforce the sheltering roof forms and mountain traditions of the region while accommodating winter snow accumulation.

Guidelines:

- All buildings are to exhibit an honest and direct expression of structure. Structural supports, such as columns, post, beams, purlins, brackets, rafter tails and trusses are to be expressed whenever possible. Unsupported decks that lack grounding will not be approved. All structural detailing should be honest and authentic.
- Spacing and grounding of timber decks and supports should appear sufficiently structural and substantial.
- Building foundations and post structures should use heavy stone foundations or walls to visually support large structural spans.
- Battered stone walls are encouraged. Large, anchoring boulders may also be set into corners and lower portions of foundation walls to provide a more structural appearance.

5.9 Accessory Structures, Garages and Accessory Dwellings

Objectives:

- Integrate all Accessory Structures with the architectural cues of the main residence.
- Accessory Structures shall be subordinate to the main home design.

Guidelines:

- Accessory Dwellings, as defined and allowed by Douglas County, shall be limited to 800 square feet in size when containing full kitchen facilities.
- All Accessory Structures shall be subordinate to the main home, utilize similar detailing and materials and be located within the Improvement Envelope.
- Accessory Structures are height restricted to no more than 28-feet (see Section 5.4)
- Garages shall be subordinate to the home and oriented away from the street frontage. Garage doors should be angled to not be visible from the street whenever possible.
- Single-bay garage doors with custom detailing are preferred. Double-bay doors may be considered on a case-by-case basis.

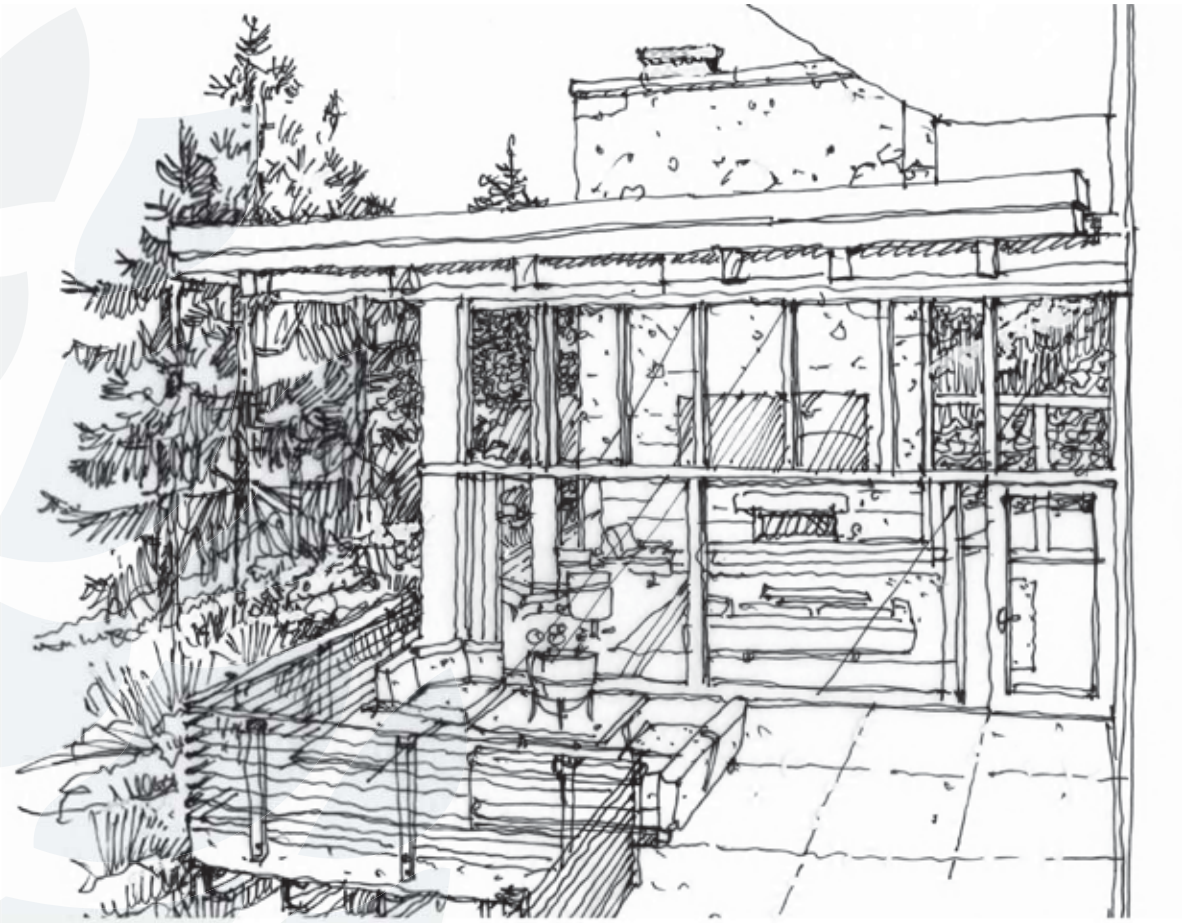
5.10 Balconies, Decks, Porches and Railings

Objectives:

- Design porches and decks to be integrated extensions of the architecture. Decks should never appear tacked on or overly expansive.

Guidelines:

- Porches, decks and balconies shall be well integrated with interior spaces to reinforce the connection to the outdoors.
- Columns, supports and railing designs are to be consistent with the detailing of the home and shall not be overly ornate or inappropriate to the mountain character.
- The underside of porches, decks and balconies are to be finished to a level consistent with the exterior materials and trim of the residence.



5.11 Color

Objectives:

- Select field and accent colors so that the home blends with the natural surroundings.
- An onsite mockup of all materials and colors must be reviewed and approved by Design Review prior to installation.

Guidelines:

5.11.1 Wall Color

- Exterior wood wall cladding shall generally be stained with a semi-transparent or semi-solid stain that allows the character and grain of the wood to telegraph through the stain. Painting of wood surfaces will generally not be allowed.
- Stone color shall relate to that of surrounding rock outcroppings on the site. Bright, reflective stone such as white or buff limestone is not permitted.

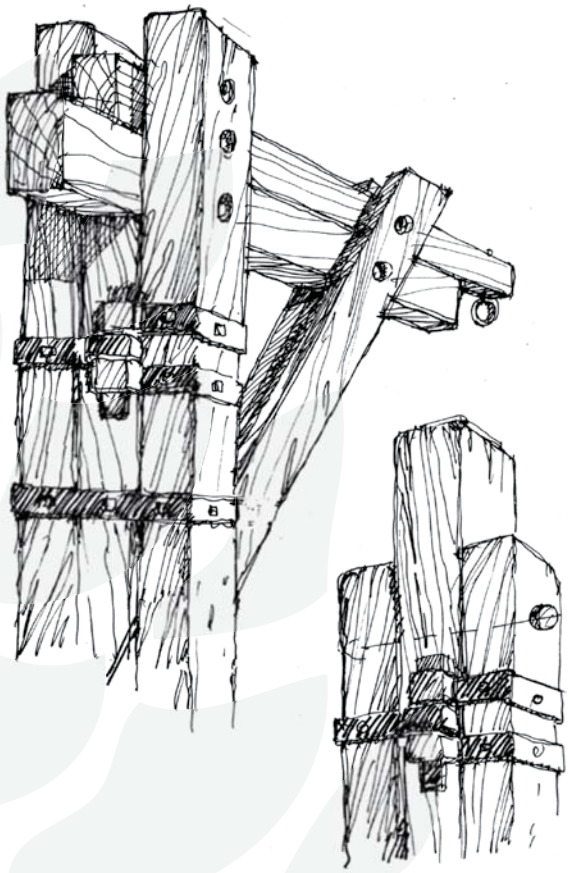
- Metal siding shall generally be a factory finished dark color or a patina finish (such as copper, weathering steel or zinc).
- Green Seal certified products and/or other similar products with low levels of volatile organic compounds (VOCs) are encouraged for use on all painted and stained surfaces.

5.11.2 Roof Color

- Roof colors are to generally be earth tones such as dark grays, browns or naturally weathered colors which quietly complement the hues of the home.
- Naturally weathering metal roofs shall patina to a natural non-reflective color/tone within one year of installation. When metal roofs with factory-applied finishes are approved by Design Review, the colors should simulate natural tones and colors.

5.11.3 Details and Trim Color

- Trim and detail colors are to be subtle variations of colors found on the field of the home and in the site, including trees, flowers and other vegetation. Bright, intense primary colors, or blacks and whites are not appropriate.



5.12 Details

Objectives:

- Design custom and crafted details based on Sierra Nevada/Tahoe traditions executed in a high quality and honest manner.

Guidelines:

- Ornamental and structural steel may be used for accent elements that reinforce the structural expression and crafted nature of the home.
- Crafted wood detailing is encouraged. Details that exhibit the regional vernacular such as rough-hewn timbers with custom fabricated fasteners and strapping will demonstrate the quality and honesty of structural connections.
- The use of structural hardware (i.e. galvanized buckets, clips, straps, etc.) should be concealed within the framing and should not be visible on the exterior of the home. Decorative steel elements that are custom designed may be approved by Design Review on a case-by-case basis.

5.13 Building Materials

Objectives:

- Specify high quality and authentic materials that reflect the regional character of the Sierra Nevada/Tahoe area.
- Minimize the consumption of resources by selecting recycled and salvaged materials whenever possible.
- Increase indoor air quality by selecting materials with low levels of VOCs.

Guidelines:

- One of the main goals of Sustainable Design is to utilize environmentally preferable materials for site development. In general, criteria for selection should include the conventional selection criteria such as strength, cost, appearance and suitability as well as sustainable criteria such as environmental impact, durability and toxicity. Owners may consider using the following building materials selection Guidelines, while still retaining the mountain design aesthetic for their homes:
- Incorporate recycled content materials into the overall building materials selection to the greatest extent feasible.
- Use building materials that may be recycled at the end of their useful life.
- Use wood-based materials certified in accordance with the Forest Stewardship Council (FSC) guidelines. Onsite trees may be harvested during construction and either sent to a local mill or custom milled on-site.
- Specify building products from local regional resources (within 500 miles) to support local economies and to reduce the environmental impacts of transporting materials over long distances.
- Incorporate salvaged materials into building designs. Materials could include structural timbers such as beams and posts, hardwood flooring, doors and frames, cabinetry, furniture, and brick and decorative detailing salvaged from older buildings that can be refinished and/or remilled.
- Use building materials that minimize the emission of VOCs and other pollutants.

5.14 Mechanical Systems and Energy Efficient Building Envelopes

Objectives:

- Increase air quality and energy efficiency by incorporating high performance HVAC and insulation systems.
- Utilize efficient indoor lighting products and appliances.
- Employ renewable energy sources whenever possible.

Guidelines:

- Having an energy consultant and/or Architect establish the minimum level of energy efficiency that the building and its systems will attain is effective in lowering long-term energy consumption and costs. Designing building to reduce reliance on mechanical intervention for the maintenance of physical comfort level is recommended. The need for air conditioning may be reduced or enhanced through effective ventilation design and the use of trees and architectural shading devices to minimize heat gain. While designing and building on the homesite, the incorporation of Sustainable Design principles is strongly encouraged:
    - Use on-site renewable energy sources including solar PV, solar hot water and ground-source heat pumps as alternatives to fossil fuel energy sources.
    - Provide a high level of individual occupant control for thermal, ventilation and lighting systems. Occupancy sensors and time clock controls may also be incorporated into the building's mechanical design to reduce energy usage.
    - Design each building's orientation, massing and fenestration to maximize effective daylighting and reduce the building energy requirements, without increasing glare and/or electric lighting loads that offset glare. The selection and extent of window glazing should vary, depending on the criteria required by the window's location including solar heat gain, energy performance, daylighting, views and glare factors. Exterior sun controls, including porches, overhangs, trellises, balconies and shutters may be integrated into the building's fenestration design to effectively admit and block sun penetration as required.
    - Solar power generating and solar thermal hot water heating equipment are encouraged and may be integrated into the architectural design of the roof structure and in area less visible from adjacent homesites and golf course areas.
    - Utilizing higher efficiency heating and cooling equipment is encouraged to lower operation costs.
    - Owners may use a ground source heat pump, also known as geothermal heat pump, which provides heating, cooling and in some configurations hot water. Refer to the Sustainability Guide for more information.

- When possible, locate the HVAC air handler and ductwork inside the building's envelope to minimize energy usage associated with duct leakage outside the conditioned space of the home.

- Owners may choose to work with a Commissioning Agent to evaluate and certify that a building is designed, constructed and functions in accordance with the Owner's specifications regarding energy conservation and indoor air quality. If used, the Commissioning Agents should be involved from the inception of design.

- The building's envelope should form a continuous insulated barrier and a continuous air barrier. The two barriers are usually formed by different materials. Standard insulation products, such as batt or loose fill products, do not seal against air leakage. For most homes, the sheet goods that form the decking, sheathing and finish materials are the primary air barrier. Seal holes in the materials with durable caulks, gaskets and foam sealants.

- Minimum insulation levels should meet or exceed those listed in the most current International Energy Conservation code. The insulation shall be continuous (no gaps or missing pieces) and contiguous (in contact with the air barrier). Recommended insulation levels include:

  - Exterior wood frame wall insulation shall be equivalent to a minimum of R-20; basement and crawl space wall insulation shall be equivalent to a minimum of R-13.

  - Roof insulation shall be equivalent to a minimum of R-38 and extend at full thickness over exterior walls.

- Specify Energy Star© light fixtures, appliances and other home equipment that use less energy and produce less heat than traditional options. A broad range of choices and styles are available through many lighting manufacturers, which can be found at www.energystar.gov.

6.0 CONSTRUCTION AND BUILDING REGULATIONS

Preface:

In order to ensure compliance with the construction of all Improvements at Clear Creek Tahoe, these Guidelines will be enforced for the duration of such work. The Owner and General Contractor will be responsible for all violations of the Guidelines (including the construction regulations contained herein) by any contractor, subcontractor, agent or employee performing any activities on behalf of the Owner within Clear Creek Tahoe, whether located on the homesite or elsewhere within the community.

6.1 Pre-Construction Conference

The Pre-Construction Conference is to be held prior to beginning site clearing. All conditions of Final Design approval are to be met prior to scheduling the Pre-Construction Conference. During this meeting, the Contractor meets with an authorized representative of Design Review along with the Final Design approved plans, the Construction Guidelines and to coordinate scheduling and construction activities with Design Review. The Contractor is to bring to and/or complete the following items prior to the meeting:

- Compliance Deposit (See Section 6.4)
- Construction sign details (See Section 6.17)
- Contractor emergency contact information
- Staking and tree marking

Prior to the Pre-Construction Conference, the Contractor is to stake the corners of the Improvement Envelope, proposed buildings, driveway centerlines and all other major Improvements. Ridgeline flagging is to indicate building heights at all major ridgelines.

Tree groupings proposed for removal are to be marked in the field with red tape. Trees that are to be pruned and/or limbed are to have blue tape tied to the limb and/or area of trimming.

6.2 Site Observations

6.2.1 Pre-Grade Meeting

This observation includes the review of the Construction Zone staking (as shown on the Construction Management Plan) including all corners of proposed buildings, driveways, and extent of grading. In addition, flagging of all areas to be protected will be reviewed. A water meter is to be properly installed prior to the Pre-Grade meeting to ensure water is available for construction. This observation is to occur prior to the start of any construction activity.

6.2.2 On-going Site Observations

Periodically, a Design Review representative will make site visits to confirm compliance with the Final Design approved plans and the Construction and Building Regulations. Additionally, an onsite mockup will be required to be presented to Design Review prior to installation of any exterior materials on the home (see Section 5.6). Non-compliance may result in Design Review issuing a warning or fine (Section 6.16 Right to Fine).

6.3 Final Observation

Owners and/or their Contractors are to schedule the Final Observation prior to applying for a Certificate of Occupancy from Douglas County and after all Improvements have been completed. In some cases, when an additional deposit is issued by the Owner, Design Review may perform the Final Observation in advance of the completion of landscape installation.

- During this observation, Design Review will verify that final construction has been completed in accordance with the approved Final Design plans.
- If approved, Design Review will issue a Compliance Certificate within seven (7) days of the Final Observation. If not approved, Design Review will issue a Notice to Comply within seven (7) days. In the event that a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

6.4 Compliance Deposit

After Design Review approves the proposed Construction Management Plan as described in Section 3.8.1 and prior to commencing any construction activity, a Compliance Deposit in the amount of $5,000 is to be delivered to Design Review as security for the project's full and faithful performance during the construction process in accordance with the Final Design approved plans.

The amount of the Compliance Deposit may be revised by the DRC from time to time as necessary.

The DRC may use, apply, or retain any part of a Compliance Deposit to the extent required, to reimburse the DRC for any cost it may incur on behalf of the project's construction activity. The DRC is to be reimbursed for any costs incurred to restore the Compliance Deposit to its original amount. Construction activity shall be halted until the Compliance Deposit is brought up to the original amount of $5,000.

Design Review shall return the Compliance Deposit to the depositor within thirty (30) days of issuance of the Compliance Certificate unless the final landscape/re-vegetation plan has not been completed.

6.5 Construction Parking Areas

All vehicle and parking areas are to be managed in accordance with the following requirements:

- All vehicles are to be parked in approved parking areas, as shown on the approved Construction Management Plan.
- Vehicles parked on the road may not impede access to normal traffic and emergency vehicles, including fire trucks. Where parking on the shoulder occurs, all damage to the shoulder and landscape is to be repaired by the Contractor immediately. Vehicles may not be parked outside of the Construction Area.
- No vehicle repair is allowed on the homesite except in case of emergency or within a fully-enclosed garage.

6.6 Vehicular Violations, Delivery and Storage of Materials and Equipment

Each Contractor is responsible for ensuring his/her subcontractors and suppliers obey all posted speed limits and traffic regulations. Fines may be imposed by local police and/or Design Review against the Contractor, Owner and/or Compliance Deposit for repeated violations.

The following additional Guidelines apply to all material delivery and storage:

- All building materials, equipment and machinery are to be delivered to and remain within, the fenced Improvement Envelope. This requirement includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain on the construction site overnight.
- Delivery vehicles may not drive across neighboring properties to access a construction site.

6.7 Hours of Construction

Daily working hours are limited to Monday through Friday, 7:00 AM-6:00 PM. Saturday hours are from 9:00 AM-4:00 PM. Saturday construction on sites within 300-feet of an occupied residence is limited to indoor work. Noisy activity is prohibited on Sundays. Construction activity is not permitted on national holidays. Construction hours may be revised at the discretion of the DRC or Douglas County.

6.8 Fire and Safety Precautions

Fire safety standards are regulated by Douglas County. All Contractors are to refer to County codes regarding fire safety. The following additional fire and safety precautions are to be adhered to at all construction sites.

- Open fires are not allowed on-site.
- All fires are to be reported even if it is thought to be contained, extinguished or already reported.
- One or more persons are to be appointed as the individual(s) responsible for reporting emergencies and/or phoning 911.
- Access for emergency vehicles is to be maintained at all times.
- Access to fire hydrants, emergency water tanks and emergency turnouts are not to be blocked at any time.
- Smoking materials are to be discarded in approved containers.
- A minimum of one (1) shovel and two (2) 20-pound ABC-Rated Dry Chemical Fire Extinguishers are to be mounted in plain view on every construction site.
- All equipment, including small tools, is to utilize a working spark arrestor.

6.9 Construction Trailers and/or Temporary Structures

Upon approval of the Construction Management Plan and receipt of the building permit, a temporary construction trailer or portable field office may be located on the building site within the Improvement Envelope, subject to approval of Design Review and the following Guidelines:

- The type, size and color of construction trailers are to be approved by Design Review during the Pre-Construction Conference.
- Construction trailers are to be colored to recede into the landscape and sited to minimize impacts to the site.
- Provisions for temporary power and telephone lines are to be installed simultaneously.
- The construction trailer is to be removed prior to application for the Certificate of Occupancy.
- Overnight occupancy is prohibited.

6.10 Sanitary Facilities

The Contractor is responsible for providing adequate sanitary facilities for construction workers. Portable job toilets are to be located within the Improvement Envelope in a discreet location, as approved on the Construction Management Plan. Sanitary facilities are not to be located within fifty (50) feet of drainages and other sensitive natural resources.

6.11 Debris and Waste Removal

The following debris and waste removal procedures are to be adhered to at all Construction Sites:

- Trash and debris are to be cleaned up at the end of each day. Trash receptacles and dumpsters are to be emptied and removed from each construction site at least once a week and transported to an authorized disposal site.
- Trash receptacles (dumpsters) are to be located within the Improvement Envelope, alongside the access drive. Whenever possible locate dumpsters out of view from adjacent homesites, roads and or golf course areas.
- Dumping, burying and/or burning trash is not permitted anywhere within Clear Creek Tahoe.
- Heavy and large debris, such as broken stone and wood scraps, are to be removed from the site immediately upon completion of each work trade.
- Concrete washout from both trucks and mixers is to be contained within dedicated areas within the Improvement Envelope and off-hauled or recycled. Concrete washout in road rights-of-way, setbacks or on neighboring properties is strictly prohibited.
- During the construction period, each construction site shall be kept neat and is to be properly monitored to keep from becoming an eyesore, nuisance or detriment to neighboring properties. Owners are responsible for any clean-up costs incurred by Design Review or the Association in enforcing these requirements.

6.12 Excavation, Grading, Erosion Control and Off-Tracking

During construction, erosion is to be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and re-vegetation. To ensure proper control of erosion and sedimentation, the procedures outlined in the following sections are to be followed. All measures are to comply with Douglas County requirements, State and Federal ordinances, regulations and permits.

- A 50-foot rock lined surface from the road to the Improvement Envelope, is required to stabilize the driveway surface, reduce impacts to existing soil and minimize off-tracking of soils onto roadways.
- Dirt, mud and/or other debris is to be promptly removed from public or private roads, open spaces, driveways and/or other portions of Clear Creek Tahoe.

6.13 Blasting

Design Review is to be notified a minimum of forty-eight (48) hours in advance of any proposed site blasting. All required permits are to first be obtained from Douglas County. Additional requirements are listed below:

- Blasting may only be done by licensed demolition personnel, with insurance coverage as mandated by County and State statutes.
- Design Review may require documentation of anticipated seismic effects, with confirmation that such effects will not be injurious to other persons or properties, public or private, and that all appropriate protection measures will be taken.
- Design Review may require additional insurance to cover potential damages from blasting to adjoin Improvements and properties.
- All excess material resulting from blasting, as well as any other excess excavation materials shall be promptly removed from the site.

6.14 Tree and Habitat Protection (Construction Zone Fencing)

The following Guidelines apply to tree protection during construction operations:

- Trees are not to be removed without prior approval from Design Review.
- Before construction starts, tree protection fencing shall be installed around the perimeter of all trees to be preserved.
- Fencing material is to be highly visible and sturdy.
- Construction equipment or activity is not permitted outside of the Construction Zone fencing.
- Adequate drainage is to be provided to prevent ponding of water around the base of trees.
- Soil compaction is to be avoided around all trees.

6.15 Damage, Repair and Restoration

Construction access outside of the Construction Zone, onto other properties, is not prohibited. If damage occurs as a result of such unapproved access, any damage must be repaired and/or restored promptly and at the expense of the operator.

- Upon completion of construction, every Contractor is to restore disturbed areas and any signs of construction impacts back to native.
- The Owner and Contractor are financially responsible for site restoration, re-vegetation and refuse removal on any and all adjacent properties as a result of trespass or negligence by their employees or sub-contracted agents.
- Any property repair costs as mentioned above, incurred by the DRC, Declarant, or Association will be taken out of the Compliance Deposit or billed to the Owner.

6.16 Right to Fine

Design Review reserves the right to issue fines to the Owner and/or Contractor, or to apply the fine to the posted Compliance Deposit, for the violation of any of the requirements set forth in these Guidelines. All fines imposed will be directly related to the nature and severity of the violation.

6.17 Construction Signs

One temporary construction sign per homesite is permitted during construction subject to the following Guidelines:

- The sign is not to exceed six (6) square feet (per the prescribed detail provided by Design Review).
- The design and information indicated on construction signs are to conform to examples provided by Design Review.
- Construction signs may be free-standing or mounted to a construction trailer, but in all cases are to be located within the property boundaries and visible from the adjacent roadway.
- Construction signs details shall be submitted to Design Review at the Pre-Construction Conference and are to be removed prior to the issuance of a Temporary or final Certificate of Occupancy.
- Signs are to include address information per the requirements of local emergency response providers.
- Emergency contact information is to be posted on the back side of the construction sign, out of view from the road.
- Real estate signs are subject to design specifications, placement and restricted time periods as specified by Design Review.

6.18 Firearms

The possession or discharge of any type of firearm by construction personnel anywhere within Clear Creek Tahoe is prohibited.

6.19 Alcohol and Controlled Substances

The consumption of alcohol or use of any controlled substance by construction personnel anywhere within Clear Creek Tahoe is prohibited.

6.20 No Pets

No pets may be brought into Clear Creek Tahoe by construction personnel.

6.21 Noise Control

The Contractor is to make every effort to keep unnecessary noise to a minimum.
RADIOS AND OTHER AUDIO EQUIPMENT ARE PROHIBITED.

APPENDIX A

PRE-DESIGN CHECKLIST

HOMESITE NUMBER:

Submittal Date: Resubmittal:

Architect: Firm:

Address: Phone:

Email:

OWNER NAME:

Owner Email:

GENERAL REQUIREMENTS:

Homesite Diagram	Individual "Plat" Map of Homesite Provided by Clear Creek Tahoe
Topographic Survey:	Scale 1/8" : 1' Entire Property shown Existing and Proposed Topography All Trees four inches d.b.h. and larger with species noted All special terrain features to be Preserved Areas of Previous Disturbances Property Boundaries Shown Utility Locations Easements Setbacks
Homesite Analysis	Building Footprint(S) Driveway and Parking Areas Locations of All Adjacent Improvements Necessary Grading or Retaining Walls
Floor Plans:	Scale 1/8" : 1' (Minimum) Approximate Floor Area for Each Level Patios, Porches, Terraces, Decks, Site Walls, Fences Window Locations Approximate Finished Floor Elevations Utility Enclosures
Elevations:	Scale 1/8" : 1' (Minimum) Approximate Ridge Height Labeled Relative to Sea Level

Architect must complete this form and include all materials required.
By signing here, the Owner and Architect certify that they have read and will comply with the Clear Creek Tahoe Design Guidelines and all Governing Documents and provisions:

Owner: Date:

Architect: Date:

CONCEPTUAL DESIGN CHECKLIST

HOMESITE NUMBER:

Submittal Date:	Resubmittal:
Architect:	Firm:
Address:	Phone:
Email:	

OWNER NAME:

Design Review Fee: $5,000

Owner Email:

GENERAL REQUIREMENTS:

Homesite Diagram	Individual "Plat" Map of Homesite Provided by Clear Creek Tahoe
Topographic Survey:	Scale 1/8" : 1' Entire Property Shown Existing and Proposed Topography All Trees Four Inches D.B.H. and Larger with Species Noted All Trees to be Removed Marked With an "X" All Special Terrain Features to be Preserved Areas of Previous Disturbances Utility Stub Locations and Connections to Home Property Boundaries Shown Easements Setbacks
Homesite Analysis	Building Footprint(S) Driveway and Parking Areas Locations of All Adjacent Improvements Necessary Grading or Retaining Walls
Floor Plans:	Scale 1/8" : 1' (Minimum) Approximate Floor Area for Each Level Patios, Porches, Terraces, Decks, Site Walls, Fences Window Locations Approximate Finished Floor Elevations Utility Enclosures
Elevations:	Scale 1/8" : 1' (Minimum) Approximate Ridge Height Labeled Relative to Sea Level

Architect must complete this form and include all materials required.
By signing here, the Owner and Architect certify that they have read and will comply with the Clear Creek Tahoe Design Guidelines and all Governing Documents and provisions:

Owner:	Date:
Architect:	Date:

PRELIMINARY DESIGN CHECKLIST

HOMESITE NUMBER:

Submittal Date:	Resubmittal:
Architect:	Firm:
Address:	Phone:
Email:	

OWNER NAME:

Owner Email:

Gross Area (Sq. Ft.) Conditioned Space:

Gross area (Sq. Ft.) Building Coverage:

Gross Area (Sq. Ft.) Impervious Coverage:

GENERAL REQUIREMENTS:

	4 Sets of Unbound drawings Model: Physical / Digital Digital PDFs of All Drawings Technical Reports: Geotechnical, Drainage, Driveway Design
Site Plan:	Scale 1/8” : 1’ Include All Info from Topographic Survey Entire Property shown Existing and Proposed Topography All Trees four inches d.b.h. and larger with species noted All trees to be removed marked with an “x” All special terrain features to be Preserved Areas of Previous Disturbances Property Boundaries Shown Utility Stub Locations and connections to home Easements Setbacks Building Footprint(s) Driveway and parking areas Locations of all adjacent Improvements FF Elevations of slabs, terraces, decks relative to sea level Necessary grading or Retaining Walls
Conceptual Landscape Plan:	Scale 1/8” : 1’ (May Include on Site Plan)
Floor Plans:	Scale 1/8” : 1’ (minimum) Approximate Floor Area for each level Patios, porches, terraces, decks, site walls, fences Window locations Approximate Finished Floor Elevations Utility Enclosures

Elevations:	Scale 1/8” : 1’ (minimum) Minimum four full elevations Approximate Ridge Height Labeled relative to Sea Level Existing and finished grades Spas, Mechanical Equipment, walls, fences, etc. Window composition Depiction of all exterior materials
Site Section:	Scale 1/8” : 1’ (minimum) Existing and Proposed grades Cut through home, Driveway pad, and roadway

Architect must complete this form and include all materials required.
By signing here, the Owner and Architect certify that they have read and will comply with the Clear Creek Tahoe Design Guidelines and all Governing Documents and provisions:

Owner: Date:

Architect: Date:

FINAL DESIGN CHECKLIST

HOMESITE NUMBER:

Submittal Date: Resubmittal:

Architect: Firm:

Address: Phone:

Email:

OWNER NAME:

Owner Email:

Gross Area (Sq. Ft.) Conditioned Space:

Gross area (Sq. Ft.) Building Coverage:

Gross Area (Sq. Ft.) Impervious Coverage:

GENERAL REQUIREMENTS:

4 Sets of Unbound drawings
Exterior Materials Sample Board
Model: Physical / Digital
Digital PDFs of All Drawings
Technical Reports: Geotechnical, Drainage, Driveway Design
(If Not Already Submitted at Preliminary Stage)

Site Plan:

Scale 1/8” : 1’
Include All Info from Topographic Survey
Entire Property shown
Existing and Proposed Topography
All Trees four inches d.b.h. and larger with species noted
All trees to be removed marked with an “x”
All special terrain features to be Preserved
Areas of Previous Disturbances
Property Boundaries Shown
Utility Stub Locations and connections to home
Easements
Setbacks
Building Footprint(s)
Driveway and parking areas
Locations of all adjacent Improvements
FF Elevations of slabs, terraces, decks relative to sea level
Necessary grading or Retaining Walls

Grading, Drainage, Erosion Control Plan:

Scale 1/8” : 1’ (minimum)
Proposed grading shown
Construction fencing and erosion control Measures

Stormwater Management Plan:

Permanent Best Management Practices (BMPs)

Landscape Plan:

Setback limits, Property lines and Easements
Paving, Terraces, Patios, Site Walls
List of Proposed Plant Materials
(with sizes and locations graphically represented)
Location and Types of Irrigation
Landscape Light Locations (with Cutsheets)
Location of Spa and screening method
Location of Boulders, Water Features, or Other Improvements

Floor Plans:	Scale 1/8” : 1’ (minimum) Approximate Floor Area for each level Patios, porches, terraces, decks, site walls, fences Window locations Approximate Finished Floor Elevations Locations of all exterior lights indicated Utility Enclosures
Roof Plans:	Scale 1/8” : 1’ (minimum) All Roof Pitches Locations of Roofing Materials Locations of Chimneys, Vents, Splitters, Satellite Dishes Skylights (If Applicable) Solar Panels (If Applicable)
Elevations:	Scale 1/8” : 1’ (minimum) Minimum four full elevations Approximate Ridge Height Labeled relative to Sea Level Existing and finished grades Spas, Mechanical Equipment, walls, fences, etc. Window composition Depiction of all exterior materials Location of all exterior Lights Walls, screens, fences (with Heights)
Building Section:	Minimum of One Section for Each Structure Existing and Finished Grades Maximum Buiding Height
Construction Schedule:	Anticipated Mobilization date and Construction Milestones
Construction Management Plan:	Intended General Contractor Site Plan Showing Construction Staging Temporary and Permanent BMPs Construction Fencing location Erosion Control Fencing Parking Areas Shown Driveway Trackout Location Material Storage Dumpster Location Job Toilet Location Contractor Sign Location

By signing here, the Owner and Architect certify that they have read and will comply with the Clear Creek Tahoe Design Guidelines and all Governing Documents and provisions:

Owner:	Date:
Architect:	Date:

Design Review Committee Approval (Name):	**Signature:**	**Date:**

CONSTRUCTION CONTRACT CHECKLIST

HOMESITE NUMBER:

Date:

OWNER NAME: Compliance Deposit: $5,000

Owner Email:

DOUGLAS COUNTY PERMIT ISSUED:

GENERAL CONTRACTOR NAME:

General Contractor License Number:
General Contractor Company:
General Contractor Email:
General Contractor Phone:
Copy of certificate of minimum $2,000,000 general liability insurance.
Additionally Insured List (Per Design Review Requirements)
Proof of valid workers' compensation insurance or exemption

DESIGN REVIEW COMMITTEE APPROVED FINAL DESIGN ISSUED

Date Issued:

COPY OF APPROVED FINAL DESIGN SITE PLAN:
CONSTRUCTION SCHEDULE:
CONSTRUCTION MANAGEMENT PLAN:

Staking/Flagging Requirements:

Homesite Corners:	Utility Trenching:
Trees to be Removed/Retained:	Driveway Centerline:
Building Envelope:	Material Storage:
Equipment Access	Extent of Grading:
Building Corners:	Trailer Location, if required:

ADHERENCE DATES (TO BE COMPLETED BY DESIGN REVIEW)

Permission to begin Construction:
Best Management Practices Installed:
Fire Extinguishers on Site:
Dumpster on Site:
Job Toilet on Site:
Contractor's Sign and Location:
Driveway Access Stabilized:
First Lift of Primary Paving for Driveway:

CONSTRUCTION TO BE COMPLETED:

AGREEMENT & SIGNATURES:

The owner and Contractor hereby agree to adhere to all requirements and dates contained in this contract for the corresponding work. The Owner and Contractor acknowledge receipt of, and agreement to comply with the Clear Creek Tahoe Design Guidelines, Governing Documents, Rules & Regulations, and assumes responsibility for all homesite construction-related activities, fines, fees and deposits until a Final Observation is completed and approved by Clear Creek Tahoe Design Review. The home will not be occupied until a Compliance Certificate by Clear Creek Tahoe and a Certificate of Occupancy from Douglas County is issued.

Owner Signature:	Date:
General Contractor Signature:	Date:
Authorization by Clear Creek Tahoe Design Review:	Date:

APPENDIX B

Approved Plant List

	SCIENTIFIC NAME	COMMON NAME	NATURAL AREAS	IMPROVEMENT ENVELOPES
TREES	*Abies concolor*	White Fir	•	•
	Acer circinatum	Vine Maple	•	•
	Acer grandidentatum	Big Toothed Maple		•
	Acer rubrum	Red Maple		•
	Celtis reticulata	Western Hackberry		•
	Cornus nuttallii	Pacific Dogwood	•	•
	Pinus contorta ssp. murrayana (also known as P. c. ssp. latifolia)	Lodgepole Pine	•	•
	Pinus flexilis	Limbar Pine		•
	Pinus jeffreyi	Jeffrey Pine	•	•
	Pinus monticola	Western White Pine	•	•
	Pinus ponderosa	Ponderosa Pine	•	•
	Populus balsamifera spp. trichocarpa	Black Cottonwood	•	•
	Populus tremuloides	Aspen	•	•
	Quercus gambelii	Gambel Oak (Rocky Mountain White Oak)		•
	Rhamnus frangula	Alder Buckthorn		•
SHRUBS	*Acer ginnala*	Amur/flame Maple		•
	Acer galbrum	Mountain Maple		
	Alnus incana ssp. tenuifolia	Mountain Alder	•	•
	Amelanchier alnifolia	Serviceberry	•	•
	Amelanchier utahensis	Utah Serviceberry	•	•
	Arctostaphylos patula	Greenleaf Manzanita	•	•
	Artemisia tridentata	Big Sagebrush	•	•
	Artemisia tridentata ssp. vaseyana	Mountain Sagebrush	•	•
	Artemisia tridentata ssp. wyomingensis	Wyoming Sagebrush	•	•
	Betula occidentalis	Western Paper Birch		•

SHRUBS

SCIENTIFIC NAME	COMMON NAME	NATURAL AREAS	IMPROVEMENT ENVELOPES
Caryopteris sp.	Blue Beard Or Blue Spiraea		•
Ceanothus cordulatus	Whitethorn	•	•
Chrysothamnus nauseous	Rubber Rabbit Brush	•	•
Chrysothamnus viscidiflorus	Green Rabbit Brush	•	•
Cornus sericea	Redtwig Dogwood	•	•
Fallugia paradoxa	Apache Plume		•
Pinus mugo var. mugo	Mugo Pine		•
Potentilla fruticosa	Shrubby Cinquefoil	•	•
Prunus emarginata	Bitter Cherry	•	•
Prunus virginiana var. demissa	Western Choke-cherry	•	•
Purshia tridentata	Bitterbrush	•	•
Rhus aromatica	Fragrant Sumac		•
Rhus triloba	Squawbush Or Lemonade Bush	•	•
Ribes aureum	Golden Currant	•	•
Ribes cereum	Wax Currant	•	•
Ribes nevadense	Sierra Currant/mt. Pink Currant	•	•
Ribes roezlii	Sierra Gooseberry	•	•
Ribes sanguineum	Red Flowering Currant	•	•
Ribes viscosissimum	Sticky Currant	•	•
Rosa woodsii var. ultramontana	Native Rose	•	•
Rubus parviflorus	Thimbleberry	•	•
Salix scouleriana	Scouler's Willow	•	•
Shepherdia argentea	Buffalo Berry	•	•
Spiraea densiflora	Mountain Spiraea	•	•
Spiraea japonica	Little Princess Spiraea		•
Symphoricarpos albus	Common Snowberry	•	•
Symphoricarpos mollis	Creeping Snowberry	•	•
Syringia vulgaris or persica	Lilac		•

PERENNIALS

SCIENTIFIC NAME	COMMON NAME	NATURAL AREAS	IMPROVEMENT ENVELOPES
Aquilegia spp. (A. formosa)	Columbine		•
Antenaria dimorpha	Cushion Pussy Toes (Dwarf Everlasting)	•	•
Arnica cordifolia	Arnica	•	•
Aster alpigenus	Alpine Aster	•	•
Arabis holboellii	Holboell's Rock Cress	•	•
Balsamorhiza sagittata	Arrow Leaf Balsamroot	•	•
Brodiaea coronaria	Brodiaea	•	•
Camassia quamash	Common Camas	•	•
Castilleja sp.	Indian Paintbrush	•	•
Delphinium glaucum	Sierra, Glaucus, Or Towering Larkspur	•	•
Delphinium gracilentum	Slender Larkspur	•	•
Delphinium nudicaule	Red Larkspur	•	•
Delphinium nuttallianum	Nuttall's, Dwarf, Or Meadow Larkspur	•	•
Echinacea purpurea	Purple Coneflower		•
Epilobium angustifolium	Fireweed	•	•
Eriogonum umbellatum	Sulphur Buckwheat	•	•
Eriophyllum lanatum	Woolly Sunflower	•	•
Erysimum capitatum	Western Wallflower	•	•
Eschscholzia californica	California Poppy		•
Gaillardia aristata	Indian-blanket		•
Geum triflorum	Prairie Smoke		•
Heuchera micrantha	Small Flowered Heuchera	•	•
Heuchera sanguinea	Coral Bells		•
Ipomopsis aggregata	Skyrocket Or Scarlet Gilia	•	•
Iris missouriensis	Western Blue Flag		•
Lavandula spp.	Lavender		•
Linum lewisii	Mountain/ Blue Flax	•	•
Lupinus albifrons	Silver Lupine	•	•
Lupinus argenteus	Alpine Lupine	•	•
Lupinus grayi	Gray's Lupine	•	•
Lupinus latifolius	Broadleaf Lupine	•	•

	SCIENTIFIC NAME	COMMON NAME	NATURAL AREAS	IMPROVEMENT ENVELOPES
PERENNIALS	*Lupinus lepidus var. confertus*	Sierra Lupine	•	•
	Lupinus polyphyllus	Large Leaf Lupine	•	•
	Mimulus cardinalis	Scarlet Monkey-flower	•	•
	Mimulus guttatus	Seep Monkey-flower	•	•
	Mimulus lewisii	Lewis' Monkey-flower	•	•
	Penstemon azurus	Azure Penstemon		•
	Penstemon davidsonii	Timberline Penstemon	•	•
	Penstemon deustus	Hot Rock Penstemon	•	•
	Penstemon eatonii	Firecracker Penstemon	•	•
	Penstemon newberryi	Mountain Pride Penstemon	•	•
	Penstemon palmeri	Palmer's Penstemon	•	•
	Penstemon procerus	Small Flowered Penstemon	•	•
	Penstemon rydbergii	Meadow Penstemon	•	•
	Penstemon speciosus	Showy Penstemon	•	•
	Penstemon strictus	Rocky Mt. Penstemon	•	•
	Perideridia bolanderi ssp. bolanderi	Bolander's Yampah	•	•
	Phlox subulata	Spreading Phlox		•
	Potentilla gracilis	Slender Cinquefoil	•	•
	Pteridium aquilinum	Bracken Fern	•	•
	Ranunculus glaberrima	Sagebrush Buttercup	•	•
	Rudbeckia sp.	Black-eyed Susan		•
	Santolina spp.	Santolina		•
	Wyethia mollis	Mule's Ears	•	•
	Xerophyllum tenax	Bear-grass, Indian Basket Grass	•	•
GROUND COVERS AND VINES	*Arctostaphylos nevadensis*	Pinemat Manzanita	•	•
	Arctostaphylos uva-ursi	Bearberry Or Kinnikinnick	•	•
	Ceanothus prostratus	Squaw Carpet/mahala Mat	•	•
	Cerastium tomentosum	Snow-in-the-summer		•
	Clematis spp.	Clematis		•
	Fragaria virginiana	Mountain Strawberry	•	•
	Humulus lupulus	Hops		•
	Thymus spp.	Thyme		•

	SCIENTIFIC NAME	COMMON NAME	NATURAL AREAS	IMPROVEMENT ENVELOPES
NATIVE AND ORNAMENTAL GRASSES AND SEDGES	*Achnatherum hymenoides*	Indian Ricegrass	•	•
	Achnatherum occidentalis (also known as Stipa californica)	Western Needlegrass	•	•
	Agropyron riparium (also known as A. dasystachyum)	Streambank Wheatgrass	•	•
	Agropyron spicatum	Bluebunch Wheatgrass	•	•
	Agropyron trachycaulum (also known as Elymus trachycaulus)	Slender Or Bearded Wheatgrass	•	•
	Agrostis exarata	Spike Redtop	•	•
	Bromus carinatus (also known as B. marginatus)	Mountain Brome	•	•
	Calamagrostis rubescens	Pinegrass		•
	Carex sp	Sedges		•
	Elymus elymoides	Squirreltail	•	•
	Elymus glaucus	Blue Wild Rye	•	•
	Festuca idahoensis	Idaho/blue Fescue	•	•
	Festuca ovina (also known as F. saximontana var. purpusiana)	Sheep Fescue Covar	•	•
	Helictotrichon sempervirens	Blue Oatgrass		•
	Poa nervosa	Wheeler Bluegrass	•	•
	Poa sandbergii (also known as P. secunda)	Sandberg Bluegrass	•	•
TURF GRASSES	*Poa sp.*	Bluegrass (Or A Blue Ryegrass Blend)		•
	Fescue spp.	Fine Fescue Meadow Mix		•

APPENDIX C

Prohibited Plant List

This list of prohibited species is intended to discourage the planting of species that might invade private or public lands in the area. Through rapid spread into areas, invasive plants can damage landscape design and threaten natural areas. Invasive can also contribute to fire hazard. Because new aggressive plants continue to be introduced to the region through landscaping or other means this list should be updated every few years to ensure that it is current. A list of pertinent websites can be found below.

SCIENTIFIC NAME	COMMON NAME
Acacia (all species)	Acacia
Acroptilon repens (also known as Centaurea repens)	Russian knapweed
Aegilops cylindrica	Jointed Goatgrass
Ailanthus altissima	Tree-of-Heaven
Alhagi pseudalhagi (also known as Alhagi camelorum)	Camelthorn
Alliaria petiolata	Garlic Mustard
Ambrosia tomentosa	Skeleton Leaf Bursage
Panthemis cotula	Mayweed Chamomile
Artemisia absinthium	Absinth Wormwood
Arundo donax	Giant Reed
Brassica tournefortii	Sahara Mustard
Bromus tectorum	Downy Brome
Cardaria draba	Hoary Cress
Carduus nutans	Musk Thistle
Centaurea biebersteinii	Spotted Knapweed
Centaurea calcitrapa	Purple Star Thistle
Centaurea diffusa	Diffuse Knapweed
Centaurea iberica	Iberian Star Thistle
Centaurea maculosa	Spotted Knapweed
Centaurea melitensis	Malta Star Thistle or Tocalote
Centaurea solstitialis	Yellow Starthistle
Centaurea virgata var. squarrosa	Squarrose Star Thistle or Knapweed

SCIENTIFIC NAME	COMMON NAME
Chondrilla juncea	Skeletonweed
Cicuta maculata	Water Hemlock
Cirsium arvense	Canadian Thistle
Cirsium ochrocentrum	Yellow Spine Thistle
Cirsium undulatum	Wavy Leaf Thistle
Cirsium vulgare	Bull Thistle
Conium maculatum	Poison Hemlock
Convolvulus arvensis	Field Bindweed
Cotoneaster (all species)	Cotoneaster
Cortaderia selloana	Pampasgrass
Crupina vulgaris	Common Crupina
Cynodon dactylon	Bermuda grass
Cynoglossum officinale	Hounds Tongue
Cytisus (all species)	Broom
Dipsacus fullonum	Teasel
Eichhornia crassipes	Water Hyacinth
Elaeagnus angustifolia	Russian Olive
Elaeagnus umbellata	Autumn Olive
Elytrigia repens	Quackgrass
Eragrostis lehmanniana	Lehmann Lovegreass
Euphorbia dentata	Toothed Spurge
Euphorbia esula	Leafy Spurge
Foeniculum vulgare	Fnnel
Galega officinalis	Goats Rue
Genista (all species)	Broom
Hedera helix	Ivy
Helianthus annuus	Common Sunflower
Heracleum mantegazzianum	Giant Hogweed
Hydrilla verticillata	Hydrilla
Hyoscyamus niger	Black Henbane

SCIENTIFIC NAME	COMMON NAME
Hypericum perforatum	Klamath Weed or St. Johnswort
Ilex aquifolium	English Holly
Isatis tinctoria	Dyer's Woad
Lepidium appelianum	Hairy Whitetop
Lepidium draba	Whitetop
Lepidium latifolium	Perennial Pepperweed
Leucanthemum vulgare	Ox-eye Daisy, Marguerite
Linaria gensitiflois ssp. dalmatica	Dalmatian Toadflax
Linaria vulgaris	Yellow Toadflax
Lonicera japonica	Japanese Honeysuckle
Lythrum salicaria, L. virgatum, and their cultivars	Purple Loosestrife
Mentha pulegium	Pennyroyal
Myriophyllum spicatum	Eurasian Water-Milfoil
Onopordum acanthium	Scotch Thistle
Panicum milliaceum	Broom Corn Millet
Peganum harmala	African Rue
Pennisetum ciliaris	Buffelgrass
Pennisetum setaceum	Green Fountain Grass
Pennisetum villosum	Feathertop
Persicaria perfoliata	Mile-a-Minute Weed
Phalaris aquatica	Harding Grass
Phragmites australis	Common Reed
Polygonum cuspidatum	Japanese Knotweed
Potentilla recta	Sulfur Cinquefoil
Pueraria montana var. lobata	Kudzu
Retama monosperma	Bridal Veil Broom
Robinia pseudoacacia	Black Locust

SCIENTIFIC NAME	COMMON NAME
Rorippa austriaca	Austrian Fieldcress
Rorippa sylvestris	Yellow Feldcress
Rosa multiflora	Multiflora Rose
Rubus discolor	Himalayan Blackberry
Salvia aethiopis	Mediterranean Sage
Salvinia molesta	Giant Salvinia
Solanum carolinense	Carolina Horse-Nettle
Solanum elaeagnifolium	White or Silver Leaf Horse-nettle
Solanum rostratum	Buffalobur
Solanum viarum	Tropical Soda Apple
Sonchus arvensis	Sow Thistle
Sorghum halepense	Johnsongrass
Spartium junceum	Spanish Broom
Sphaerophysa salsula (also known as *Swainsona salsula*)	Austrian Peaweed
Taeniatherum caput-medusae	Medusahead
Tamarix (all species)	Salt Cedar, Tamarisk
Tanacetum vulgare	Common Tansy
Triadica sebifera	Chinese Tallow
Tribulus terrestris	Puncture Vine
Verbascum thapsus	Mullein
Vinca major	Periwinkle
Vitex rotundifolia	Beach Vitex
Zygophyllum fabago	Syrian Bean Caper

	SCIENTIFIC NAME	COMMON NAME	NATURAL AREAS	IMPROVEMENT ENVELOPES
NATIVE AND ORNAMENTAL GRASSES AND SEDGES	*Achnatherum hymenoides*	Indian Ricegrass	•	•
	Achnatherum occidentalis (also known as Stipa californica)	Western Needlegrass	•	•
	Agropyron riparium (also known as A. dasystachyum)	Streambank Wheatgrass	•	•
	Agropyron spicatum	Bluebunch Wheatgrass	•	•
	Agropyron trachycaulum (also known as Elymus trachycaulus)	Slender Or Bearded Wheatgrass	•	•
	Agrostis exarata	Spike Redtop	•	•
	Bromus carinatus (also known as B. marginatus)	Mountain Brome	•	•
	Calamagrostis rubescens	Pinegrass		•
	Carex sp	Sedges		•
	Elymus elymoides	Squirreltail	•	•
	Elymus glaucus	Blue Wild Rye	•	•
	Festuca idahoensis	Idaho/blue Fescue	•	•
	Festuca ovina (also known as F. saximontana var. purpusiana)	Sheep Fescue Covar	•	•
	Helictotrichon sempervirens	Blue Oatgrass		•
	Poa nervosa	Wheeler Bluegrass	•	•
	Poa sandbergii (also known as P. secunda)	Sandberg Bluegrass	•	•
TURF GRASSES	*Poa sp.*	Bluegrass (Or A Blue Ryegrass Blend)		•
	Fescue spp.	Fine Fescue Meadow Mix		•