



ARCHITECTURAL
AND
LANDSCAPE COUNCIL

GUIDELINES,
RULES AND REGULATIONS

UPDATED

August 2025

JOB'S PEAK RANCH -caringly tucked into the corner of the Sierras - is an enclave of mountain and meadow home sites that's nothing short of spectacular. Home sites are designed to co-exist with the wildlife and the natural attributes of the Sierra Range.

What makes Jobs Peak Ranch special is its approach toward living that embraces those natural pleasures that enhance our world. The homeowners' association follows that lead in its desire to preserve and protect the quality of living and your investment.

Therefore, the Job's Peak Community Association, Inc.(JPR-CAI) offer the following Rules and Regulations:

From time to time, at its sole discretion, the Job's Peak Ranch Architectural and Landscape Council (henceforth known as JPR-ALC), may adopt, amend and repeal by majority vote the rules and regulations, to be known as the JPR-ALC Guidelines Rules and Regulations, setting forth in detail the procedures to be followed in submitting proposals to the JPR-ALC and the design and construction criteria that such proposals must satisfy. A copy of these JPR-ALC Rules, as they from time to time may be amended or repealed, shall be maintained in the office of the association and shall be available for inspection and copying by a Member at any reasonable time. Except for emergency repairs, no construction, alterations, repairs, excavations, grading, landscaping or other work on a Lot shall be commenced without the prior written approval of the JPR-ALC. The following minimum standards and restrictions shall apply to any work to be performed within Job's Peak Ranch.

DENSITY

No more than one single family dwelling unit shall be constructed within the defined Building Envelope on any defined lot. A guest facility may be allowed only with the express permission of the JPR-ALC.

JOINDER OF LOTS

An Owner of two (2) or more contiguous Lots may apply to the JPR-ALC for permission to use such Lots as a site for a single-family dwelling unit, which permission may (or may not) be granted in the sole discretion of the JPR-ALC. If the Council grants such permission with respect to any set of two (2) or more Lots such Lots shall be treated as one (1) Lot, except that dues assessments shall be on two (2) Lots.

COMPLIANCE WITH LAWS

All Improvements shall be constructed in full compliance with all applicable zoning laws, building codes and other laws, ordinances and regulations applicable to the construction, use and occupancy of the Improvements.

PLACEMENT AND SHAPE OF IMPROVEMENTS

The placement and shape of improvements on a Lot shall be effected and established in such a manner as approved by the JPR-ALC, in its sole discretion, taking into account the topography of the Lot and its aesthetic consideration and to be in compliance with the provisions of the CC&R's and the JPR design Guidelines and these Regulations and Rules.

BUILDING ENVELOPE

The JPR Developer has established a Building Envelope for each Lot. Such Building Envelope has been based on the topography of the Lot, its relationship to neighboring lots, view corridors and any unique features that said Lot may have, such as trees, meadows, creek and rock outcroppings. The size and shape of Building Envelopes may vary from lot to lot. The JPR-ALC in its sole discretion, may permit minor encroachments into non-Building Envelope areas and shall be shown on approved plans. Such permission shall be in writing and signed by three (3) members of the JPR-ALC.

Unless otherwise approved by the JPR-ALC all site structures and other impervious surfaces will be confined to this Building Envelope, including residence, garages, privacy fencing, off-street parking, decks, patios, gazebos and arbors, pools, tennis courts, spas, trash enclosures, green houses, and utility sheds. Exceptions may include, but not be limited to: entry driveways and pilasters, low output site lighting, propane tank enclosures and leach fields, and utility service trenches.

All encroachments are taken very seriously by the JPR-ALC and justification for minor encroachment can only be made to save large legacy trees (25 inches in diameter or greater) or to avoid a deep ravine, a natural water course or a large rock outcropping. Justification may include engineering reports of unbuildable conditions such as high ground water or earthquake faults. Justification to save legacy trees must be accompanied by a statement from a certified arborist that the trees are healthy and worth saving.

GRADING & DRAINAGE

To minimize grading, the exterior spaces should relate to terraces that reflect natural grades. Where grading is required, slopes should be gently rounded to blend into the natural contours of the native ground. Site grading design should also complement and reinforce the architectural and landscape character, by screening undesirable views of parking and storage areas, by helping to reduce the perceived height and mass of the architecture, and by providing transitions between different site uses.

Graded slopes should not exceed 3:1 (run to rise), except where mechanical stabilization is used or to preserve significant existing trees. Note that geo-technical requirements may necessitate a lesser slope. All cuts and fills are to be staked by a licensed surveyor, and an engineered grading plan is required for sites with cuts or fills exceeding four (4) feet.

The control of water run-off and potential erosion should be a consideration both during construction and in final design of the home site. Natural surface drainage should be preserved whenever possible. Avoid concentrating surface drainage to reduce the erosion potential. Grades should not be designed which direct a concentrated flow of surface drainage over existing or proposed slopes. Avoid disrupting roadway drainage swales with driveways or planting material.

Soft contours and transitions in grade look much better and are easier to maintain than sharp angles cut into the land. Steep slopes (3:1 to 2:1) must be stabilized. This can be done by using plant materials, such as native grasses or groundcover, or installation of rock riprap. Where large grade

changes must occur (greater than 2:1), rock or timber retaining walls are required. **Any walls must** be built to industry standards.

Riprapping is the use of cobble-size rock, generally 6" - 10" in size, placed closely together on disturbed soils to prevent erosion. Rock riprap is generally the most effective erosion control device for slopes greater than 30%. It can also be used on less steep slopes and works well with seeding. Concrete can be used to fill in between the rocks to hold the riprap securely in place - a common practice on steep slopes.

EROSION CONTROL

A program of temporary erosion control must be affected immediately after site grading is complete. All disturbed areas must be winterized for erosion control. This program should include at least one of the following techniques for stabilizing soil and preventing wind and water erosion:

- Hydro-mulching
- Wood chip mulch
- Pine needles
- Netting, straw mulch
- Gravel mulch (suited to vehicle paths)
- Tacking agents.

In addition, one or more of the following methods shall be used to slow, filter, or stop sediments carried by run-off:

- Straw bale barriers
- Mirafi erosion fencing
- Filter berms
- Straw wattles

A program of permanent erosion control measures shall also be initiated. This program will, at a minimum, include:

- a) Slope stabilization structures, such as retaining walls and slope terraces in areas where the steepness or stability of cut slopes could result in slumping or slides.
- b) Run-off control structures, such as diversion dikes, infiltration trenches, and slotted pipes to slow, direct, and percolate water draining off of impervious surfaces.
- c) Run-off collection features, such as retention basins, grassy swales, and catch basins, to detain and infiltrate run-off.
- d) French drains and collectors.

The preservation of existing vegetation cover minimizes the potential for soil erosion, so construction equipment should be limited to areas intended for specific site improvements, to minimize damage to existing vegetative cover. The designated Building Envelope defines the limit of construction activity. Other areas may be fenced off to limit disturbance as designated by the JPR-ALC.

RETAINING WALLS

Slopes cut for building or driveway construction are sometimes so steep that vegetation or riprapping alone cannot adequately protect them. Runoff from these over steepened slopes often

erodes the toe of the slope, causing continued slope slippage. Retaining walls prevent toe erosion and slope slippage. They can be constructed using:

- Rocks
- Redwood or treated wood
- Rock-filled baskets (gabions)
- Concrete (If in plain view from the street or neighbors, must be covered with rock.)

PERMANENT CONTROL MEASURES:

DRIVEWAY AND PARKING AREA STABILIZATION

As soon as driveways and parking areas are graded, pave or cover them with gravel to prevent soil erosion. Spread a 2" layer of 1/2" to 3/4" gravel over these areas.

CULVERTS

Size culverts to handle the peak flow during a heavy storm. The site engineer will size the culvert necessary for installation in roadside ditches along access roads. Where sizing requirements are not provided, use as a rule-of-thumb, a culvert with twice the cross-sectional area of the channel draining into it. As a general rule a 16" or larger is recommended. Smaller culverts may be use in shallow ditches but could be difficult to clean. The extra capacity is needed because of flow efficiency loss at the culvert's inlet. If you must construct a driveway and culvert across a roadside ditch, a civil engineer shall design the culvert and its outlet protector. A prefabricated galvanized flare at both the inlet and outlet is recommended to avoid a collapse of the culvert and minimize erosion. The use of a temporary steel plate over the ends of the culvert will provide support for heavy delivery vehicles during construction activities. On selected Lots where minor flows are anticipated, the JPR-ALC may allow a swale be installed, in lieu of a culvert, to match a driveway transition.

INLETS

Erosion frequently occurs at culvert entrances. It is recommended to install a culvert with its inlet flush to the embankment. The edge of the pipe should be rounded or flared to improve the flow into it. Place rocks around the inlet to prevent scouring.

OUTLETS

It is recommended that all culverts be installed with outlets at ground level, not suspended above the ground. Culverts must discharge to a stable drainage way. Because culverts generally cause flow velocities to increase, outlet protection is usually needed. Installation of a rock apron below the outlet is recommended.

OUTLET PROTECTORS

An outlet protector, such as a rock apron, is a device for absorbing the energy of water discharging from a pipe or channel.

Where to use outlet protectors:

- Below culverts.
- Below sediment trap outlets.
- Where a steep or paved channel drains into an unlined or natural drainage

INFILTRATION SYSTEMS

An infiltration system is a device used to percolate runoff into the soil. A typical system is a rock-filled trench or basin (called a dry well). Runoff from all impervious surfaces, including roof tops, driveways and areas where the soil has been packed down must be infiltrated in some manner.

REMOVAL OF TREES, ROCKS, SHRUBS OR OTHER NATURAL VEGETATION

All removal or disturbance of trees, rocks, shrubs or other natural vegetation from any Lot must be shown with an “X” on the construction site plan and approved by the JPR-ALC. All debris and vegetation generated from the construction of a new residence must be removed from Job’s Peak and cannot be placed in the JPR Biomass. No live tree can be removed prior to the submission of a construction site plan. Tree maintenance such as dead limb removal up to 15’ and mistletoe removal will be allowed prior to submitting construction site plans.

LIMITATION OF TURF AREA

Each Lot shall be limited to 4,000 square feet of lawn or turf, which shall not be located outside of the Building Envelope except within 20 feet of the entry driveway.

DWELLING UNIT SIZE

Propose Language:

The total square footage of any dwelling that can be constructed on each lot must be a minimum of 2,500 square feet of conditioned space. The maximum size is determined by the square footage of the building footprint of the total combined buildings to be constructed. The maximum building footprint refers to the total area occupied by a structure on the ground forming part of the building/buildings which includes all structures including but not limited to garages, sheds, workshops, covered patios, decks, green houses, and accessory dwellings. All structures must be approved by the ALC prior to any construction and must be constructed within the recorded building envelope.

Maximum Building(s) Footprint

2.0 – 3.0 acres	= 8,000 sqft footprint
3.1 - 4.0 acres	= 9,000 sqft footprint
4.1 + acres	= 10,000 sqft footprint

HEIGHT OF IMPROVEMENTS

The height of all dwelling units, garages and other buildings and structures on any Lot shall be determined by the JPR-ALC in its sole discretion in order to preserve the views from neighboring Lots and Common Areas and to minimize the impact of structures on sensitive natural areas within the Common Area. Single story homes are encouraged. No structure shall exceed the height as established by ordinances and regulations of Douglas County. In no event shall the height of any structure (excluding chimneys and vents) exceed thirty-five (35) feet as measured from the native grade directly below to its high point.

ENERGY EFFICIENCY SYSTEMS

JPR-ALC encourages the use of energy saving methods of construction and lifestyle. JPR-ALC suggests that the external appearance of these methods demonstrate an appearance that is not a detriment to the natural surroundings or to have any negative impact on the environment or neighbors.

SOLAR SYSTEMS

Placement of Distributed Generation Systems must be approved by the JPR-ALC prior to the installation. Distributed Generation Systems may consist of Solar Panels, Racking Systems, Inverters, Batteries, or other associated components. Placement of these systems must be in an area that limits its ability to be seen from the street or within the sight lines of any neighbor. All exterior solar and mechanical equipment must be within the building envelope and be subdued and screened. Solar panels and installation shall comply with the National Electric Code and other local ordinances, state laws and regulations. Any solar installation company used by a homeowner must be properly licensed and insured.

CHIMNEYS / FIRE RINGS

All chimney flues, except HVAC and plumbing flues or vents, must be encased in a shaft covered by wood, stucco, brick or stone. Chimneys must be of such a color as to blend aesthetically with the dwelling unit and must be equipped with spark arrestors and caps consistent with the applicable Douglas County and fire protection district codes. The use of wood burning patio fire rings or barbeques is discouraged unless a built in method of spark arresting is utilized. The use of wood burning patio fire rings are prohibited. Open wood burning barbeques and smokers are prohibited. Covered barbeques and smokers with a built-in method of spark arresting will be allowed and must be attended at all times.

ROOFS

Roofing materials and colors must be submitted with the construction drawings and approved by the JPR-ALC. All roofing materials must comply with applicable fire protection district codes. Acceptable materials will include concrete shake, thick fiberglass shingles with shadow lines, metal or ribbed shingles with a twenty (20) year factory finish, fire rated synthetic shake shingles, or solar shingles.

Roof pitch must be consistent with the home's style and massing. Minimum and maximum (vertical to horizontal) pitches are 3:12 and 12:12 respectively. Once a roof pitch is established, it should be used consistently throughout unless a double-pitch roof is proposed. Flat roofs are discouraged but may be permitted for certain special design features of the homes and are subject to JPR-ALC approval. Overhangs are to be proportional to the underlying facade and in keeping with the architectural style proposed. Generous overhangs are encouraged to provide shade and minimize heat gain during the hot summer months. Any rooftop equipment must be confined to roof planes that are not visible from the street, common areas, or neighboring Lots.

Rain gutters and down spouts should be integrated into the facade design and developed as a positive feature. Down spouts or drain chains shall be incorporated into the drainage plan to prevent erosion. Exposed plastic pipe will not be permitted. Roof vents, standpipes and ornamental

chimney caps are to be unobtrusive and of a color that matches the roof material color. Ornamental chimney caps are required to assist in screening spark arresters. All exterior roof and floor vents must be ember-resistant and a minimum of one (1) hour fire-rated.

EXTERIOR WALLS AND TRIM

Natural wood siding, logs, natural brick, stone, stucco or other materials acceptable to the JPR-ALC are required for all exterior walls. Exterior colors must harmonize with the surrounding landscape. Gaudy or bright colors are not acceptable. All colors and trim must be approved by the JPR-ALC. All reflective metal, such as chimney caps, flashing, exhaust vents and pipes must be painted or acid etched to match or blend with surrounding materials. Metal window frames, door frames, and skylights must have a compatible color. All walls shall be articulated to avoid long flat facades. All door and window openings shall be consistently and compatibly designed on all sides of the structure with regard to proportions, shapes, lines and colors.

FENCING AND WALLS

Fencing outside the Building Envelope shall be permitted only if approved by the JPR-ALC.

Fencing must be limited in scope and constructed of wrought iron like material. Fencing cannot be around the entire perimeter of your lot(s).

LIGHTING

General – Exterior lighting for security and safety during ingress or egress from a home at Job's Peak Ranch is encouraged. However, Job's Peak Ranch is far from city lights and light pollution can occur with very little light source. Excessive building lighting, or lighting that causes "flooding" of large expanses, e.g. lawns, tennis courts, etc., is not acceptable. All exterior light fixtures shall be located and oriented to minimize light encroachment onto neighboring residences. The light source (filament, excited gas or emitter) of an exterior lamp should be hidden or diffused by a frosted bulb or frosted glass.

Building Lighting – The unobstructed light output from all building mounted fixtures must be directed downward away from adjacent lots, streets and open spaces, and may not be used to light walls or building elements for decorative purposes. Only warm white and natural light producing lamps with a maximum light output of 1,000 lumens per fixture (single or multiple lamp bulb) are allowed. Lighting should be confined to areas enclosed by walls or in the immediate vicinity of a doorway or stairway. Such lighting should only be energized when necessary. The use of motion detector switches is not recommended.

Other Exterior Lighting – A limited number of timer-controlled low output landscape, swim pool or pond lighting fixtures are permitted within the building envelope. These include:

- . Lamps in shielded fixtures less than 18" in height;
- . Lamps in surface mounted fixtures;
- . Lamps recessed in building soffits, overhangs or walls; and
- . Lamps hidden by vegetation.

Such lighting shall be turned off at 10: 00 PM unless otherwise warranted. Additional exterior lighting (outside the building envelope) must be approved by the JPR-ALC.

Driveway & Walkway Lighting – Lighting from a hidden source (sconce or hooded fixture at ground level) is allowed at each entry driveway for the sole purpose of locating the entry and address information. A limited number of low-output fixtures (200 lumens or less) no more than 18” in height and placed at no less than 25 ft. intervals on alternating sides are permitted along walkways and driveways to allow for safe passage.

Temporary Lighting – Limited temporary lighting (holiday or party) is allowed provided that it is done in a tasteful manner and meets the general rules cited above. Such lighting should be located within the building envelope. Holiday lighting may be erected no more than two weeks before the holiday and must be dismantled within two weeks after the holiday.

PROHIBITED LIGHTING

The following lighting types are prohibited at Job’s Peak Ranch:

- Metal Halide
- Quartz
- Mercury or Sodium Vapor
- Laser produced light
- Neon, or other similar light used for advertising or entertainment
- Searchlights of any type

WOOD STOVES AND FIREPLACE INSERTS

All indoor wood burning stoves and fireplaces shall meet or exceed the Douglas County requirements and have ash containment and/or spark arrestors with caps.

GARAGES

The improvements to be constructed on a Lot shall include a garage(s) that shall accommodate at least three (3) automobiles but not more than six (6). The location and orientation of garages and garage-door openings shall be designed to minimize the fronting of garage doors to streets. All exterior surfaces of garage doors shall be constructed of clear or stained wood or be wood-clad. Simulated wood metal clad garage doors may be acceptable and all doors are subject to approval by the JPR-ALC. It is recommended that garage doors be well insulated.

DRIVEWAYS

To create a streetscape that blends with the country setting at Job's Peak Ranch, driveway widths should be minimized. Maximum paved driveway width outside of the building envelope is (fourteen) 14 feet, with (two) 2 foot wide gravel shoulders each side permitted in addition to the paved surface.

All driveways are to be of an approved hard surface, e.g. asphalt, concrete, brick, pavers, or other approved material, and shall extend from the street to the garage. Soil, decomposed granite, and similar surfaces are not considered appropriate.

Culverts shall be provided for driveways that cross drainage ditches at the street edge or natural swales within the Lot to allow for unobstructed drainage. Driveways shall be designed to minimize steep and slippery slopes and ice build-up. Driveway grade should not exceed 10% except in special cases. Garage location and orientation also should be considered in this regard.

Backing vehicles onto the street is not permitted. Sharpe 90-degree turns should be avoided but will be allowed if width is increased more than the 14 feet to soften and accommodate a safe turn. Turn-around capability must be provided in widened driveways or courtyards within the Building Envelope. Consideration should be given for a turn-around or hammerhead large enough for fire trucks when a driveway longer than 250' is incorporated into the design. Consideration should be given for driveway longer than 250' to have a pullout area to allow two vehicles to safely pass. Pullouts should be considered every 200' and must be constructed of the same material as the driveway. On street parking is prohibited throughout the community. Guest parking areas should be included in the driveway design and screened from direct view of the street and neighboring properties.

AUXILIARY STRUCTURES AND SITE UTILITIES

Auxiliary structures, such as sport courts, arbors/gazebos, green houses, utility sheds, pool houses and the like, shall all be contained within the Building Envelope as described above. Plans for such structures must be submitted to the JPR-ALC for review along with other required submittals. Pre-fabricated or metal structures are not allowed.

All exterior solar and mechanical equipment should be subdued and screened. All utility meters and appliances such as propane tanks shall also be located and designed to be screened. Trash and utility areas should be located to avoid views from streets or adjacent Lots. Areas should be enclosed with fencing or screens which match architectural detailing and materials.

CONNECTION TO INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS)

The installation of on-site ISDS will be specifically limited to systems that incorporate denitrification principles or other systems approved for that specific site. Denitrification systems shall be those that are approved by the JPR-ALC, Douglas County, Nevada State Health Department and the Nevada Division of Environmental Protection. The installation of these systems is to be the sole responsibility of the Owner. The Association will be responsible for requiring annual inspections of the systems at the Association's expense. The Owner of the Lot shall pay for any repairs deemed necessary. The Association may at its option collect bids for annual inspections for owners to minimize the cost of same.

LIQUID PROPANE TANK ENCLOSURES

All liquid propane tanks shall be enclosed, buried or otherwise screened in such a manner that they are, to the extent possible, not visible from any neighboring Lot or street. Enclosures will be constructed in accordance with the Nevada Fire Protection code requirements and shall be of materials approved by the JPR-ALC. Above ground enclosures shall consist of three (3) sides and shall maintain a minimum of three (3) feet clearance from the tank to the enclosure. The height of any such enclosure shall not exceed six (6) feet. The open side of the enclosure should be located at least 20 feet from and situated 90° to, any other structure to allow for easy access to the valve in the event of a fire. The colors and materials used on the enclosure shall blend with the exterior body color of the residence.

CONNECTION TO COMMUNITY NATURAL GAS SYSTEM

The plumbing on every Lot shall be planned and installed to connect to a community Natural Gas System when it is available, including the service lateral from the connection at the street to the house.

The Gas Company suggests that a “sleeve” or dry line be installed to a depth of 24” and be of a size of at least 1½” in diameter in a common trench with a water line. The gas company is satisfied with a common trench installation with a power line (to be verified with Douglas County) however the power line must be 3’ to 4’ in depth and the gas sleeve at a one foot separation above at 24”. The sleeve is preferred to be a yellow color with the sleeve marked and capped at the ends. This installation will allow an easier conversion with minimal landscape and pavement disturbance. If conversion to natural gas has been achieved, propane tanks and enclosures must be removed.

CONNECTION TO COMMUNITY WATER SYSTEM

The Jobs Peak Ranch water system is owned and operated by Douglas County and the hookup is subject to a connection fee payable upon issuance of a building permit. A two inch lateral is provided to each Lot and terminates at a water meter pit in the roadside utility easement. Douglas County will define how the 2” meter is installed. The service line will be a single hi- density polyethylene HDPE line installed by the owner from the meter pit to the residence. The sizing of the line required is per a professional design based upon the number of household fixtures, the irrigation system and the requirements needed by the interior fire system. A calculation form is available at the Douglas County Building Department. A monthly 1” water usage rate will be applied to a 2” water meter and is set by and billed by Douglas County.

INTERIOR RESIDENCE FIRE SPRINKLER SYSTEM

A fire suppression sprinkler system is required for each residence. The size and coverage of the system is determined by a sprinkler installation professional. The size of the supply line size is determined by that design. In addition, if the proposed plans include a wood burning fireplace the fire suppression sprinkler system must include the attic space surrounding the chase of each wood burning fireplace planed. The design plan is not required with the construction submittal but installation must be completed prior to certificate of occupancy. Fire sprinkler systems must be inspected and tested once a year to ensure they are functioning correctly.

LANDSCAPING AND REVEGETATION

Within fifteen (15) months from the issuance of the certificate of occupancy, each Lot shall be completely re-vegetated and landscaped substantially consistent with the approved landscaping plan submitted to the JPR-ALC. If not completed within the fifteen (15) month time period, owners will forfeit a fee of one hundred dollars, per month, from their original landscape deposit until completed. Extensions may be granted by a written request to the JPR-ALC with the explanation of extenuating circumstances.

The landscaping plans shall be submitted to the JPR-ALC along with the original plans for the dwelling unit.

MINIMUM DEFENSIBLE SPACE

In accordance with the Fire Protection District requirements, a fire break shall be maintained within a minimum of thirty (30) feet. A total of one hundred (100) feet or more to all structures is highly suggested. All other areas shall be cleared of any dead trees, limbs, brush or other dead vegetation and all thick and/or tall brush or grass shall be cut back. Professional tree trimming of dead branches may be required to minimize fire “laddering.” NOTE: “Living with Fire” or other publications are available with helpful fire prevention suggestions.

SNOW STORAGE AREAS

Owners must provide an adequate area within their parcel for storage of snow removed from driveways, parking areas, and other clear areas. Snow removed from residential sites is not to be stored on streets or in the Job’s Peak Ranch common area. Snow storage areas should be considered in the initial site planning of the home to insure the proper clearances for movement of snow removal equipment. Snow storage areas should not be located where mounded, compacted snow, or snow removal equipment may damage existing vegetation. Large boulders may be used to protect vegetation near driveway and parking areas from potential damage. Avoid locating snow storage areas near utility lines, propane tanks, and meters which may be damaged. Provide for proper drainage of melting snow.

CONSTRUCTION PROCEDURES

Before the commencement of any construction activity on any Lot, the Owner thereof and/or the Owner's contractor shall fence off with heavy duty construction fencing those areas not essential for actual construction to protect the site from unnecessary damage to the existing foliage and to reduce dust and erosion. Such areas must not exceed 30’ from the proposed residence structure or septic drain field. The building site must be kept clean and in an orderly condition at all times.

The contractor must have approved sanitary facilities on the site as well as a trash dumpster, adequate fire protection and a suitable device for regular disposal and removal of trash. No construction materials may be dumped or stored on roadways, pathways, trails, open areas or any portion of the Common Area. Construction work hours are limited and shall be from 7:00 AM to 6:00 PM, Monday through Saturday. No construction noises are allowed on Sundays or Holidays. The contractor must take all necessary precautions to prevent mud, soil or other material from being tracked onto the streets or other portions of the Common Area. The JPR-ALC may require a contractor to submit an erosion protection plan if necessary. If required, such erosion protection plan shall be submitted before the commencement of any construction activity. When possible, Building Envelope provisions for worker parking shall be made by the contractor. The Owner shall be held responsible to repair construction damage to the roadside ditches and pavement.

The dumping of toxicant chemicals or materials onto any Lot or Open Space is forbidden. Such chemicals change the soil chemistry and will weaken or kill trees and native vegetation.

CONSTRUCTION COMPLETION DATE

Upon commencement of construction of any dwelling unit on any Lot, all reasonable speed and diligence shall be employed by the Owner to complete such construction, and in all cases such construction shall be completed within eighteen (18) months. Additional time may be granted, see fee schedule in Appendix B. See Failure to complete work below.

PARTIALLY CONSTRUCTED STRUCTURES

Other than new structural components approved by the JPR-ALC, no existing used or partially constructed structure of any type shall be moved from another location onto any Lot or elsewhere in the Job's Peak Ranch for any purpose whatsoever.

REDECORATIONS AND ALTERATIONS

If any redecoration, alteration or repainting in different colors of the exterior of any existing structure on any Lot is proposed to be made without remodeling or adding to or effecting structural changes to such existing structure, the Owner of such structure shall be required before making such redecoration or alteration to submit an Application for Architectural or Landscaping Modification form to the ALC delineating an exterior color scheme of such redecoration or alteration and obtain the written consent of the JPR-ALC. If an exterior redecoration or alteration will affect a remodeling of or structural changes to any existing structure on any Lot, the owner of such structure shall submit a "MEDIUM" submittal with plans, specifications and color samples to the JPR-ALC and obtain written consent before beginning requested improvements.

APPLICATION FOR APPROVAL OF PLANS AND SPECIFICATIONS

Any Owner of a Lot proposing to make Improvements or to perform any work that requires the approval of the JPR-ALC shall submit plans and specifications to that body. It is strongly recommended that all plans be prepared by an architectural and/or engineering professional and failure to do so may result in a longer review period. The design review is decided by the extent of the design request upon the aesthetic nature to the community. An **Application for Architectural or Landscaping Modification** form must be submitted. This form is available on Association Manager's website or the Job's Peak Ranch HOA website. Once completed, the form shall be submitted to the JPR-ALC. A fee may be required for a modification that will require ongoing inspections such as a permitted building, construction of a residence, or design modification to open space. The modification form and drawings of plans and specifications shall be submitted to the Chairman of the ALC and three (3) members are required to sign the approval before construction can begin. An owner shall not obtain a building permit without obtaining written permission and stamped final approval of the JPR-ALC as described herein.

FAILURE TO COMPLETE WORK

Upon commencement of construction of any dwelling unit on any Lot, all reasonable speed and diligence shall be employed by the Owner to complete such construction, and in all cases such construction shall be completed within twenty-four (24) months. A six (6) month extension may be granted in special cases with a fee of \$5,000 required. Each additional six (6) month extension granted will also require a fee \$5,000.

BASIS FOR APPROVAL OF IMPROVEMENTS

In their sole discretion, a majority of the JPR-ALC may determine that the proposed improvements or other work, modification, or alteration would be compatible with a) the other Lots and improvements in the community and, b) the purposes of these rules to insure the quality of workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finished grade elevations. Design guidelines must be taken into consideration for improvements.

BASIS FOR DISAPPROVAL OF PROPOSED IMPROVEMENTS

The JPR-ALC may disapprove any proposal on aesthetic grounds and more specifically: (a) because of the reasonable dissatisfaction of the JPR-ALC with the location of the proposed structure, having in mind the character of the neighborhood in which it is proposed to be erected, the materials of which it is to be built, the harmony thereof with its surroundings and the effect of the building or other structures as planned on the view from the adjacent or neighboring Lot (s) or the Common Area; or (b) because of non-compliance with any of the specific conditions or restrictions contained in the JPR-ALC Charter, CC&R's, or these design JPR-ALC Guidelines, Regulations and Rules.

PROCEEDING WITH WORK

Upon receipt of approval from the JPR-ALC, the Owner shall, as soon as practicable, satisfy all of the conditions of the approval and diligently proceed with the commencement and completion of all construction, reconstruction, refinishing, alterations and excavations pursuant to the approval. In all cases, construction of the approved improvements shall commence within one (1) year from the date of such approval. If the Owner fails to comply, any approval of the JPR-ALC may be deemed revoked unless the JPR-ALC, upon written request by the Owner made before the expiration of the one-year period, extends the time for such commencement. No such extension shall be granted except upon a finding by the JPR-ALC that no change in the circumstances upon which the original approval was granted has occurred and Douglas County Building department extends the building permit without requiring a resubmittal of plans and engineering.

INSPECTION OF WORK AND NON-COMPLIANCE

Inspection of work and correction of defects therein shall proceed as follows: An authorized representative of the JPR-ALC shall have access to the work in progress to allow for inspections during the course of construction to insure compliance with the approved plans. A pre-construction meeting shall be held by the agent of the JPR-ALC with the Owner, Contractor and Excavation Contractor to assure that there is a clear understanding of the scope of work and these Rules.

Upon the completion of any construction or improvements for which approval of the JPR-ALC is required or was obtained, and after all construction debris and materials have been removed from the site, the Owner shall give notice thereof to the ALC. The JPR-ALC or its duly authorized representative may (but shall not be obliged to) inspect such improvements to determine whether such improvements were completed according to the approved plans. If the JPR-ALC finds that such construction or refinishing was not done in substantial compliance with the approved plans, it shall notify the Owner in writing of such non-compliance specifying particulars of the non-compliance, and shall require the Owner to remedy said non-compliance.

If upon the expiration of sixty (60) days from the date of such notification the Owner has failed to remedy such non-compliance, the JPR-ALC shall notify the Job's Peak Ranch Board of Directors in writing of such failure. The Board then shall set a date on which a hearing shall be held regarding the alleged non-compliance. The hearing date shall be not more than thirty (30) days nor less than fifteen (15) days after the date on which the JPR-ALC gives notice of the non-compliance to the Board. The Board shall give notice of the hearing date at least ten (10) days in advance thereof to the Owner, the JPR-ALC and at the discretion of the Board, to any other interested party.

At the hearing the Owner, the JPR-ALC and, in the Board's discretion, any other interested person may present information relevant to the question of the alleged non-compliance. After considering

all of such information, the Board shall determine whether a non-compliance exists or has occurred and, if so, the nature thereof and the estimated cost of correcting or removing the same. If a non-compliance exists, the Board shall require the Owner to remedy or remove same within a period of not more than forty-five (45) days from the date of the Board's ruling. If the Owner does not comply with the Board's ruling within such period or within any extension of such period that the Board, in its sole discretion, may grant, then the Board, at its option, may remove the non-complying improvement or remedy the non-compliance and/or fine the Owner. Thereafter, the Owner shall reimburse the Association for all expenses incurred in connection therewith upon demand. If such expenses are not repaid promptly by the Owner to the JPR-CAI association, the Board shall levy a special reimbursement assessment against such Owner. If for any reason the JPR-ALC fails to notify the Owner of any non-compliance within ninety (90) days after receipt of the notice of completion from the Owner, then the improvement shall be deemed to be constructed in accordance with the approved plans.

LIABILITY

Provided that the JPR-ALC or a particular member of the JPR-ALC has acted in good faith on the basis of information possessed by the JPR-ALC or such member, as the case may be, then neither the JPR-ALC nor any member thereof shall be liable to the Association, to any Owner or to any other person for any damage, loss or prejudice suffered or claimed on account of (a) the approval or disapproval of any plan, drawing or specification, whether or not defective, with respect to the construction or performance of any work, whether or not such performance complied with any approved plan, drawing or specification; (b) the development of any property subject to the CC&R's, Charter and/or Guidelines, Rules and Regulations whether or not the facts therein are correct. Without limiting the generality of any of the foregoing, the JPR-ALC and any member thereof may, but is not required to, consult with or hear the views of the Association or any Owner with respect to any plan, drawing, specification or any other proposal submitted to the JPR-ALC.

SUMMARY

The design JPR-ALC Guidelines, Rules and Regulations are intended to provide guidance to Owners, their Architects and Builders regarding matters of particular concern to the Reviewer in considering applications hereunder; however, they are not the exclusive basis for decisions of the Reviewer and compliance with the JPR-ALC Guidelines, Rules and Regulations does not guarantee approval of any application.

FINES

The JPR-ALC (Architectural and Landscaping Council) shall have the right to levy fines against the property owner for violations against the Job's Peak Ranch Guidelines & Rules and Regulations, and/or CC&R's as follows and regulated by the State of Nevada:

Nuisance Issue - \$100.00 per incident.

Violations include: Loud radios or music, pets not properly restrained, construction debris not properly disposed or removed in a timely manner, unauthorized/unapproved parking, trespass onto neighboring home site or any similar occurrences.

Any damage that may result from violations to a neighboring property will be fined in addition to the cost of repair. Loose debris that can blow onto a neighboring property can NEVER be left on the construction site.

Violation of a posted speed limits or an infraction of road safety.
Disposal of non-authorized bio-mass materials.

Unauthorized Tree, Bush, Limb Removal - \$150.00 to \$1,500.00

\$150 per incident/tree for failure to properly dispose of tree debris and/or removal of healthy limbs.
\$500 per tree for removal of tree outside Building Envelope (over 6" diameter) and excessive bush removal.

\$1,500 per tree for tree removal in Common Area (over 6" diameter).

Under NO circumstances shall trees, limbs or bushes be removed from Common Areas. Any violation can result in the fine imposition as above in addition to requiring equal replacement.

Unauthorized Earthwork, Site Alteration & Stream Encroachment Fine- \$1,500.00

Unauthorized grading and/or trenching of any area outside of Building Envelope. Alteration of Stream Zones.

Construction Violation Fine - \$500.00 to \$1,500.00

\$500 for Unapproved NEW minor alterations including Sheds and Decks

\$1500 for Unapproved NEW Additions up to/including Guest House, Garage, Workshops

Deviations from Approved Plans Fine - \$500.00

Unapproved changes from original plans AND these same changes may be subject to an additional fine by the JPR-ALC if an order is required to enforce corrective action.

All Fines and finable offenses are subject to a quorum vote by the JPR-ALC and are to be approved by the JPR Board of Directors.

DESIGN REVIEW AND APPROVAL PROCEDURES

The JPR-ALC shall evaluate development plans and accompanying information submitted by owners for adherence to the standards and criteria set forth in this document, the CC&R's and other such criteria and standards as used by the JPR-ALC. The JPR-ALC shall interpret these standards and criteria, provide guidance to builders and/or owners, and may approve deviations and variances where special conditions or undue hardship arise. The JPR-ALC must review and approve all construction, landscaping, remodeling, additions, fencing, and color changes prior to any work being performed. Builders and/or owners have the ultimate responsibility to ensure that actual construction and ongoing practices and procedures comply with the standards and criteria set forth herein.

SUBMITTAL REQUIREMENTS

• Overall Process

The JPR-ALC shall review each submittal and respond, either authorizing continuation through the next phase of the review process or rejecting such submittal, along with reasons therefor. Unapproved submissions shall be revised and resubmitted for review and approval. Approvals will be issued in writing and shall in no way constitute a representation or acknowledgement that the submission is in compliance with applicable ordinances, codes and/or laws, and shall not relieve the builder, architect, or owner of its responsibility and liability for adherence to any applicable ordinances, codes, and laws. In the event that the information submitted to the JPR-ALC is, in the

JPR-ALC's opinion, incomplete or insufficient in any manner, the JPR-ALC may request and require the submission of additional or supplemental information.

• **Preliminary Submittal**

It is recommended that preliminary plans be submitted for review on an informal basis. The drawings shall be to scale, on 11x17 size paper or a pdf electronic file and consist of the site plan, grading plan, floor plan, elevations, location of driveway and location of all improvements.

• **Design Submittal**

Upon completion of the design, the builder and/or owner shall submit three (3) full set copies stamped by a registered Architect, Engineer, Landscape Architect or licensed residential designer as appropriate. An electronic file, in pdf format, with owner, engineer, architect is helpful. Prior to scheduling the review, the owner and/or builder shall submit the non-refundable review fee, the landscape deposit fee payable as follows:

- Review Fee payable to: JPR-CAI
- Landscape Deposit payable to: JPR-CAI

The submitted plans must include the following: (see Appendix A)

- a) Detailed descriptions of the proposed development in terms of: Lot number and APN; owner name, address and telephone number; architect's, landscape architect's and engineer's name, address and telephone number; size of Lot; relationship of structures, roads and open space; the location, size (height and floor area) and function of proposed facilities, the specific disposition of the various elements of the proposed improvements on the property, and the relationship of those elements to adjacent properties.
- b) Final site plan (1' = 20ft) for Lot with north arrow and scale indicating: site boundaries, proposed buildings, facilities, drainage ways, landscaped areas, fences, walls, signs, recreational areas, and other site improvements, development phases, and proposed vehicular and pedestrian access and circulation.
- c) Final grading plan (1" = 10 ft.) showing: proposed buildings, facilities, proposed grading topography, and cut and fill detail with ratios, walls, and other site improvements;
- d) Site cross-sections showing the relationship of the proposed building to existing and proposed grades.
- e) A final utilities/services plan and report indicating: water connections, septic tank and leach field location, propane tank enclosure, and electrical requirements.
- f) Final architectural plans and engineering drawings (1/4" = 1 ft.) north arrow and scale details, calculations and specifications required for approvals and construction of proposed improvements indicating: floor and roof plans, exterior building materials, colors and textures, exterior building lighting, architectural sections and elevations, underground utilities and designs for site lighting.
- g) Samples of proposed materials and colors for the exterior surfaces of buildings, roofs, walls, fences, driveways, walkways, etc. (Please note: Only one copy of material/color sample displays is required). An electronic sample may be acceptable.
- h) Final landscape plans (1' = 10 ft.) for individual Lots, North arrow, scale indicating: the location and identification of plant material, existing and proposed grading and drainage, installation plans/irrigation details, site lighting and irrigation installation design and system.

- i) At the discretion of the builder and/or owner, or if requested by the JPR-ALC, cross-sections, renderings, perspective sketches and a massing model may also be submitted to clarify design intent.
- j) Written documentation by the builder and/or owner that they have complied with applicable codes and ordinances. Should the builder and/or owner intend to request a variance from local codes or ordinances, they should provide a detailed explanation of the rationale for the variance request.
- k) In the event that an encroachment into a non-building envelope occurs; a line of site drawing shall be required showing the impact on adjacent property owner(s). An acknowledgement letter from the affected property owner(s) may also be required. The affected neighboring property owner will not have any design authority. The acknowledgement letter(s) are merely a courtesy to that affected neighbor(s). The JPR-ALC has the sole responsibility for approval of an encroachment and/or design.

• **Submission of Plans to Douglas County**

Upon approval of final design by the JPR-ALC, the builder and/or owner will be supplied with two (2) sets of JPR-ALC stamped approved plans and an electronic stamped letter of approval. Approval by the JPR-ALC does not assure compliance with the requirements of the various jurisdictional agencies. Where applicable requirements and codes conflict or contrast with the requirements of these development standards and design criteria, the more stringent provisions shall govern. Each participating builder and/or owner shall be responsible for compliance with zoning regulations, building codes, subdivision control standards and any other public regulations applicable at the time of purchase and development. Approval of a builder and/or owner's plans and specifications by the JPR-ALC does not relieve or superseded other approval requirements by the authorities having jurisdiction. Once a builder/and or Owner has received approval from the County and other public agencies having jurisdiction over the project, he/she shall submit to the JPR-ALC the following items:

- a) Copies of the building permit and other approvals that have been received.
- b) Written notification of any/all changes that were made subsequent to the submittal of the design plans including explanatory exhibits and/or new material and color samples which may be required or requested to clarify these changes. The ALC may also require a meeting with the builder/Owner and members of their design team to discuss deviations from the final design submission.

• **Construction Monitoring**

A representative of the JPR-ALC may monitor and observe the construction process for consistency with the approved documents and these development standards and design criteria. The representative shall also be supportive in seeking JPR-ALC approval of unforeseen changes or modifications during the course of construction.

• **Final Inspection**

Final inspection of one or more completed buildings will be scheduled upon receipt by the JPR ALC of notification of construction completion.

• **Controlled Access Gate**

Access devices may be purchased at cost through the JPR management company. Maintenance of the controlled Access Gates shall be borne by the JPR Association. The JPR management company shall provide to the General Contractor, North and South gate access codes for Sub Contractor use. The gate codes shall be changed each six (6) months during the months of January and July for privacy protection. The gate codes shall only be released to persons directly related to that residential construction process.

LOT LANDSCAPE AREAS

Each Lot has a number of landscape areas which must be treated differently. For example:

NATURAL AREAS

Definition: Areas of natural vegetation outside of the Building Envelopes which in all cases must be maintained in their natural state as a permanent feature of the landscape.

- a) The natural areas on a Lot should remain free from any Improvements and any scars resulting from construction. As long as the vegetation and land surfaces are not permanently damaged, it is possible to clean and trim natural areas to accelerate recuperation.
- b) Landscaping in the natural areas to repair vegetation which has been destroyed or to enhance barren areas with indigenous vegetation is encouraged.
- c) Repair and maintenance of natural areas on the Lot is the responsibility of the Lot owner.
- d) Under no circumstances will alteration of grading or planting be allowed in the stream corridors and drainage easements.

TRANSITION AREAS

Definition: During construction, this is the area between the construction fence and the wall of a residence or improvement. This area must be restored to a natural condition upon completion of construction.

PRIVACY AREAS

Definition: Enclosed spaces within the Building Envelope. Privacy areas can include courtyards, atriums, pool areas, or the area behind a wall where non-indigenous plants would be appropriate despite their increased watering needs. Privacy areas have few restrictions in the plants, shrubs, and trees that can be planted therein. Whereas native plants are encouraged, owners may design their privacy areas to suit their preference.

PLANTING GUIDELINES

- No planting or removal of planting will be allowed outside of the Building Envelope and access corridor (driveway) except for reasons of landscape restoration and wildlife enhancement.
- All Improvements should be sited to avoid existing trees if at all possible.
- Completed dwelling units must have landscaping completed within fifteen (15) months of Certificate of Occupancy.
- Competent professionals should be consulted prior to transplanting any natural materials.

The JPR-ALC may require review, on a case by case basis, of the need to replace any plant which dies during transplanting with a plant of the same species and size.

- The use of berms as landscape features is encouraged if continuous expanses of landform can be created to look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, earth buildings, sculptural landform, etc.) may be allowed if they are an integral part of the architecture and landscape of a Lot.
- Residential Lots shall be maintained in a neat and attractive condition. Minimum requirements include replacing dead or dying plant materials, watering and general cleanup. A Notice of Completion from the landscape architect, contractor, or other person installing the landscaping shall be filed with the JPR-ALC upon completion of the landscaping.
- Approved species shall be appropriately selected from the Approved Native Plant List.
- All landscaping materials installed within the Building Envelope must comply with the following minimum size standards:
 - a) Deciduous Trees-----2-1/2" caliper
 - b) Coniferous Trees-----6' height
 - c) Shrubs -----5 gallon
 - d) Groundcovers-----4" pots
- In the event that a bear proof bear trash container is installed, its location must have the approval of the JPR-ALC and be supported with the installation of irrigated landscaping to improve its appearance.

CONSERVATION OF LANDSCAPING MATERIALS

Other responsibilities of contractor and owner during construction:

- a) Owners and contractors are advised that Job's Peak Ranch contains valuable native plants and other landscaping materials that should be absolutely protected during construction. These materials include topsoil, rock outcroppings, boulders, and plant materials.
- b) Materials that will not be removed should be marked and protected by flagging, fencing, or barriers. The JPR-ALC shall have the right to require the owner to flag major terrain features or plants which are to be fenced off for protection during construction.
- c) Any trees or branches removed during construction must be approved by the JPR-ALC and be promptly cleaned up and removed immediately from the construction site.
- d) All appropriate measures shall be taken to control erosion during the construction period to minimize damage to the site, prevent siltation of stream corridors and other adjoining areas, and minimize impact on water quality. Temporary barriers such as hay bales and drainage structures, and/or temporary sediment ponds should be used.

IRRIGATION

Automatic irrigation systems should be installed to maximize landscape image and conserve water. Specific irrigation recommendations are as follows:

- a) Overhead spray and drip irrigation systems are required in all landscaped areas.
- b) Temporary irrigation systems will be reviewed on a case by case basis.

- c) Head to head coverage will be required in all turf areas. Systems shall be designed so that peak summertime irrigation can be completed in the coolest hours the day.
- d) Dedicated irrigation taps shall be utilized. No "stacking" of irrigation taps onto domestic water services will be allowed.
- e) Pressure vacuum breaker (PVB) or reduced pressure backflow preventer (RP) is required for all residential irrigation. Atmospheric breakers are not allowed.
- f) An electric, solid state controller is required and shall be equipped with a master valve terminal and at least two fully independent programs, with a minimum of two daily start times per program.

- g) All turf grass irrigation shall utilize remote electric control valves installed in valve boxes. No manual valves are allowed.
- h) A "master" electric control valve should be installed immediately downstream of each backflow preventer, if any foundation structure is presented within irrigated area. The valve must be capable of fully opening under the lowest irrigation system designed flows.
- i) Drip zones should be designed so that additional emitters to trees can be installed as the shrub matures.