

## **EXHIBIT A**

### **Architectural Standards Rules, Procedures for Land Use**

#### **Section III. Exterior Requirements, Subsection 5) Exterior Siding or Sheathing and Trim**

It is critical that the design of the exterior siding, trim and finish system be congruent on all sides of the structure and that the design coordinates the material and detailing of all sides with the design of the front elevation (street side(s)). All types of natural wood solid sawn siding are allowed alone, as well as with stucco, stone and split faced or textured concrete masonry units. Alternative exterior materials will be considered on a case-by-case basis. Samples and specifications must be submitted for ASC evaluation. The ASC may impose restrictions as to the grade, design and area where certain materials may be used.

No type of plywood or sheet siding is allowed on any street side(s) or on any golf course side(s) where visible from the golf course. This includes the use of such siding with battens. On all other individual sides of the building, a maximum of 50% of the siding area may be plywood or sheet siding only to the extent that it is in harmony with the street/golf course view side(s) of the building, and it is appropriately coated or treated to minimize discoloration and deterioration.

**EXCEPTIONS:** Plywood or sheet siding exceeding the above 50% maximum may be allowed as an exception, on a case-by-case basis, on those sides not facing a street or the golf course only if: a) the design is in harmony with the street/golf course view side(s); and b) the plywood or sheet siding is properly coated or treated to minimize discoloration and deterioration.

Where the proposed project involves an addition to, or remodeling of, an existing structure, a determination must be made as to the extent of the new work. While the objective with a new project is a general reduction in the use of plywood siding, a less substantial addition/remodel should be allowed to maintain some congruity with the remainder of the structure. Where the amount of exterior surface (exterior walls) represented in the addition/remodel is 50% or more of the original exterior surface areas of the building, the revised siding rules should be applied. Where the new area (either addition or remodel) is less than this 50% threshold, the new rules need not be imposed.

**EXHIBIT B**

**Siding Example (Photos) Approved**

**Approved  
True Batten and Board (Real Wood) – front  
Exception Breckenridge - side**



## EXHIBIT C

### ASC Meeting Minutes October 14, 2020 Excerpt for:

#### Unit 01, Lot 218

#### Submittal: House 1291SF

The owners were present via teleconference. The staff provided historical project information.

- The committee reviewed the site plan discussed the coverage percentage at 11.8%.
- The committee reviewed the proposed tree removal, the utility lines and noted the power will overhead. The committee discussed the boulder removal at the driveway. The committee commented on the turn-around space in relation to the proposed location of the future garage.
- The committee reviewed the letter from the owner asking for the sheet siding exception on the street view and left side elevation where it is proposed the redwood siding will be stained and sheet siding will be painted.
- The owner explained his reasoning for asking for an exception for 100% sheet siding on the street view and left side of the house and use true wood on the right of the house facing the common area. The owner also asked about revising the metal in locations on the elevations labeled as area #5 or #7 where the committee explained a revision would be required.
- The owner is requesting a revision from metal roof to comp shingle. The committee explained they require a revision to the elevation plans and the exterior specifications.
- The committee explained the siding rules to the owners where no more than 50% per elevation can be sheet siding to minimize the use of T1-11 and Breckenridge. The committee advised against using fiber cement products like Hardie-board based on previous warranty issues and advised metal will hold up better to the conditions than fiber cement. The committee discussed extending eave overhangs and lifting the house based on winter conditions.
- The committee discussed the accuracy of proposed grade currently shown on the drawings and the owner explained excavation should not change the proposed grade. The committee require a revision to the elevations if the grade changes.
- The committee discussed the samples given with one being milled redwood with batts and the other plywood with batts. The committee agreed laminating real wood onto plywood is approvable. The owner explained he then will apply real milled wood and not sheet siding on the left and street view elevations.
- The committee discussed window placement on the street view elevation.
- The owner explained the house is 16ft tall and the committee explained a revision is required to dimension the proposed height at the midpoint.
- There were no neighbor comments.

- The committee reviewed the exterior specifications, including the roofing and window materials and finish colors, were approvable as proposed.
- The committee discussed the 3 lights on the side of the elevation facing the common area. The owner explained more lights on the exterior by the windows gives more privacy within the house.
- A site inspection has been completed.
- The deposit has not been paid.
- The committee explained if there is more than 2 ft of snow on the ground, special permission must be requested for use of heavy equipment.
- The committee explained that once the Certificate of Occupancy has been obtained through the Town of Truckee, a request for a final inspection must be submitted within 60 days.
- The committee stated the owners may appeal any decision to the Board of Directors.
  
- Action 3:0 (Whitten, Sonder, Phelps). The project was approved based on payment of the deposit.

**EXHIBIT D**  
**Project Maps, Plans**

**NOTES**

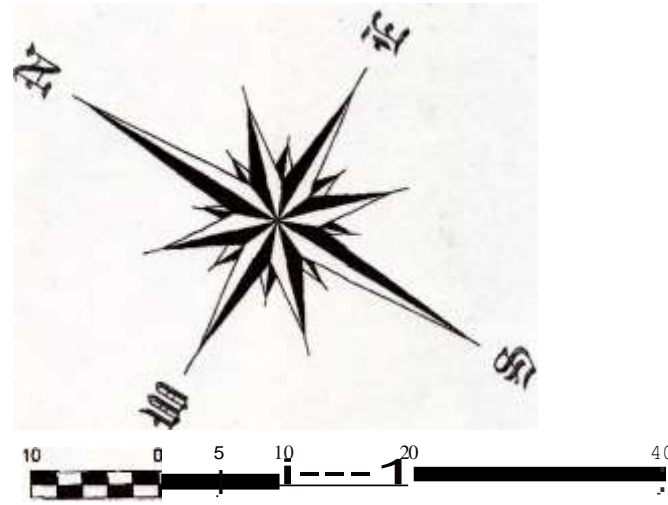
- 1. FOR BUILDING SETBACKS REFERTO CURRENT TOWN OF TRUCKEE ZONING ORDINANCES.
- 2. ONLY SURFACE APARENT UTILITIES ARE SHOWN. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DESIGN OR CONSTRUCTION.
- 3. ONLY EASEMENTS SHOWN ON TAHOE DONNER UNIT 1 SUBDIVISION ARE SHOWN. FOR FULL EASEMENT INFORMATION, REFER TO A CURRENT TITLE REPORT.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL TO THOSE BEARINGS SHOWN ON TAHOE DONNER UNIT 1 SUBDIVISION MAP, RECORDED IN BOOK 4 OF SUBDIVISIONS, AT PAGE 21, OFFICIAL RECORDS, NEVADA COUNTY, CALIFORNIA.

**BASIS OF ELEVATIONS**

A DIGITIZED ELEVATION TAKEN FROM GOOGLE EARTH OF 6269' WAS ASSIGNED TO THE SANITARY SEWER MANHOLE IN BERNESEE DR. SHOWN ON THIS SURVEY.



SCALE 1"=10'  
CONTOUR INTERVAL= 1 FOOT

**NOTES**

- Area Calculations Lot = .38 Acres or 16552 Sq. Ft.
- 35% of Lot Area= 5793 Sq. Ft.
- Total Site Coverage;;; 1958 Sq. Ft.
- Total Driveway/Parking Area;;; 1600 S. Ft.
- Required Snow Storage (30% of Drive way);;; 318 Sq. Ft.
- (30% of Drive way and Parking) ;;; 480 Sq. Ft.
- Snow Storage= 738 Sq. Ft.
- Driveway slope 5%
- Driveway Material ;;; Asphalt
- Construction Storage Area = Same as future garage
- FINISHED FLOOR ELEVATION= 6274' 9"

# SITE PLAN

12420 BERNESE LANE, TRUCKEE

APN: 044-130-014-000

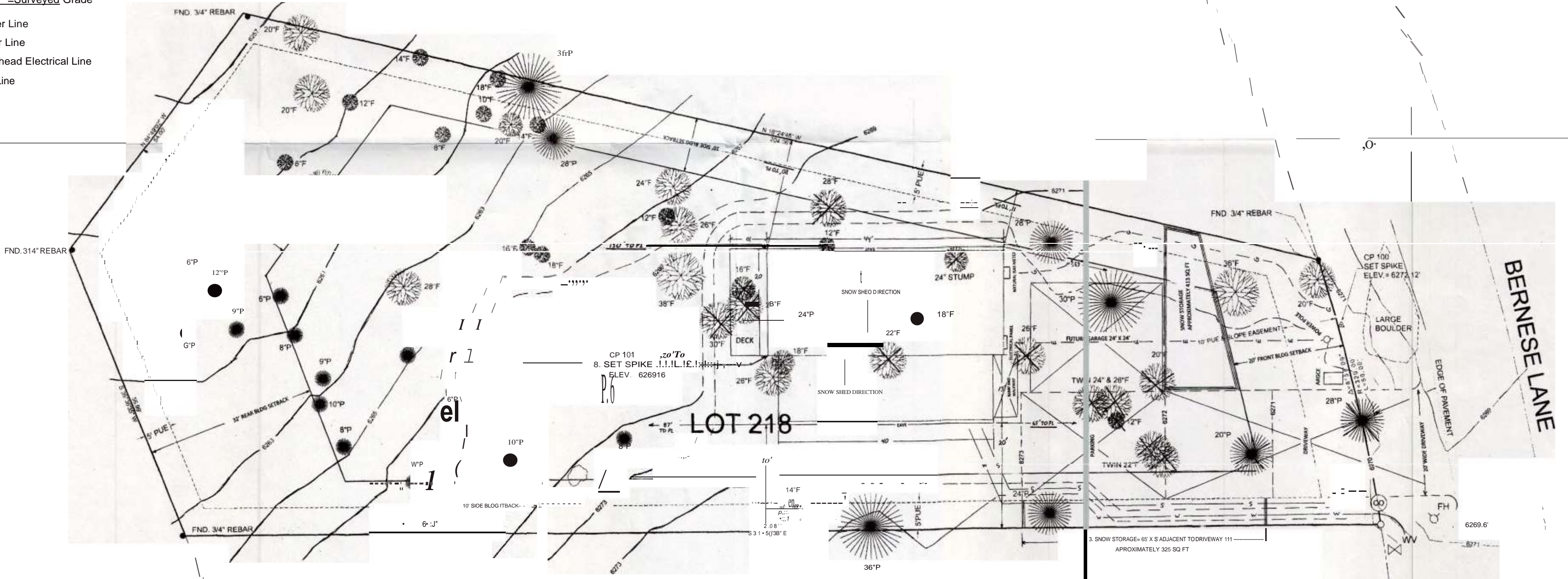
James and Nancy, Kelly Family Trust  
9091 Quail Cove Drive  
Elk Grove, CA 95624

FND. 3/4" REBAR \

**LEGEND**

- SET 1/8" REBAR W/ CAP \* PLS 6636"
- FOUND POINT AS NOTED
- CALCULATED POSITION- NOTHING FOUND OR SET
- CP 1036 PINE TREE WITH TRUNK DIAMETER
- CP 101 FIR TREE WITH TRUNK DIAMETER
- PP POWER POLE
- WV (X) WATER VALVE
- FHB FIRE HYDRANT
- ||| ||| = Snow storage
- Grade Change
- = Surveyed Grade
- S --- = Sewer Line
- W --- = Water Line
- E --- = Overhead Electrical Line
- G --- = Gas Line

PARCEL "A"



PARCEL "A"

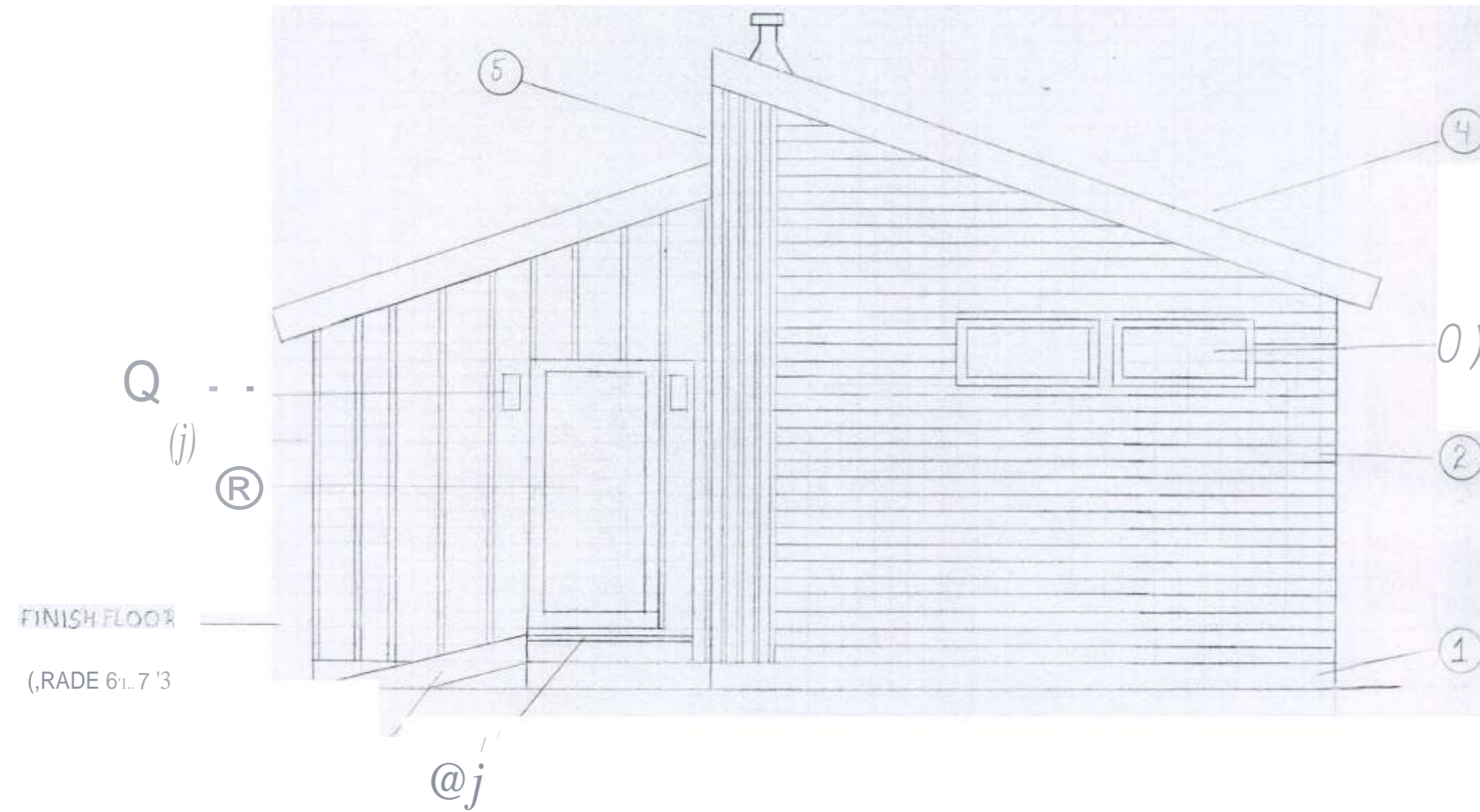
LOT 219

DECK HOUSE

BERNESE LANE

SCALE: 1/4" = 1' 0"

MIDPOINT: 1 + 4 2  
ROOF PITCH: E- 6273'  
FINISH GRADE: 6274'9"  
FINISH FLOOR



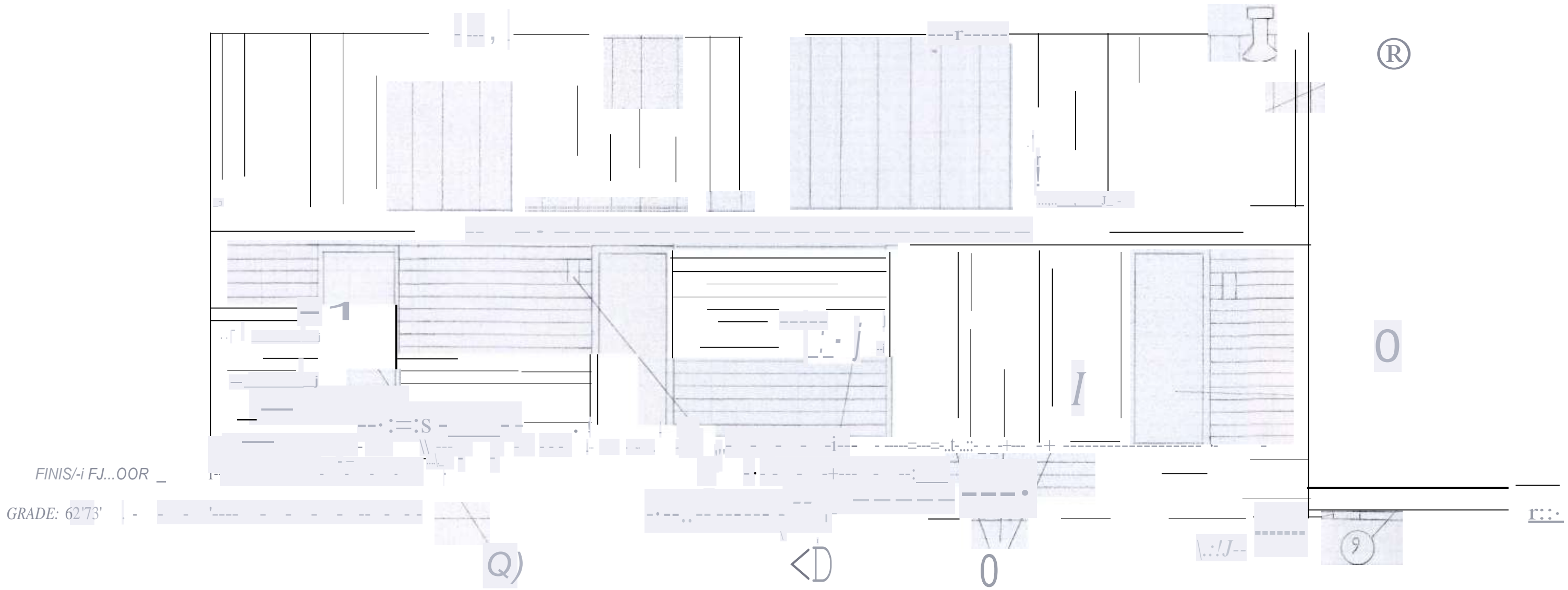
FRONT (STRtf V!E\,/\; Crc E

12420 Bernes o a e

APN: 044-130-014-KellyF im ily Trust  
James and Nancy,

SCALE: 1/4" = 1' 0"

MIDPOINT: 19' 3"  
ROOF PITCH: 4/12  
FINISH GRADE: 6273'  
FINISH FLOOR: 6274' 9"



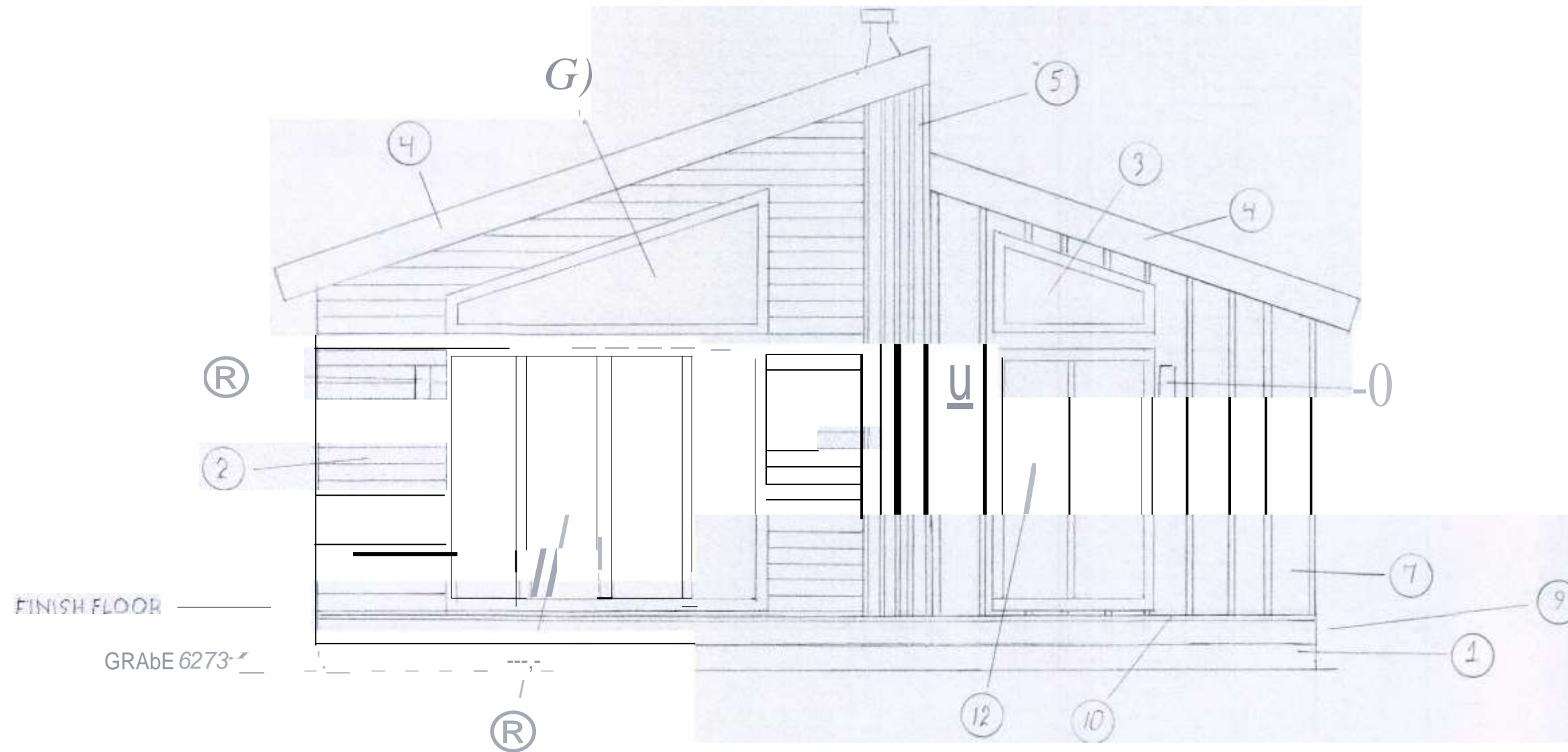
RIGHT SIDE - ENE

12420 Bernese Lane  
APN: 044-130-014-000  
James and Nancy, Kelly Family Trust



**SCALE: 1/4" = 1'0"**

MIDPOINT: 19' 3"  
ROOF PITCH: 4/12  
FINISH GRADE: 6273'  
FINISH FLOOR: 6274' 9"



EAR, N

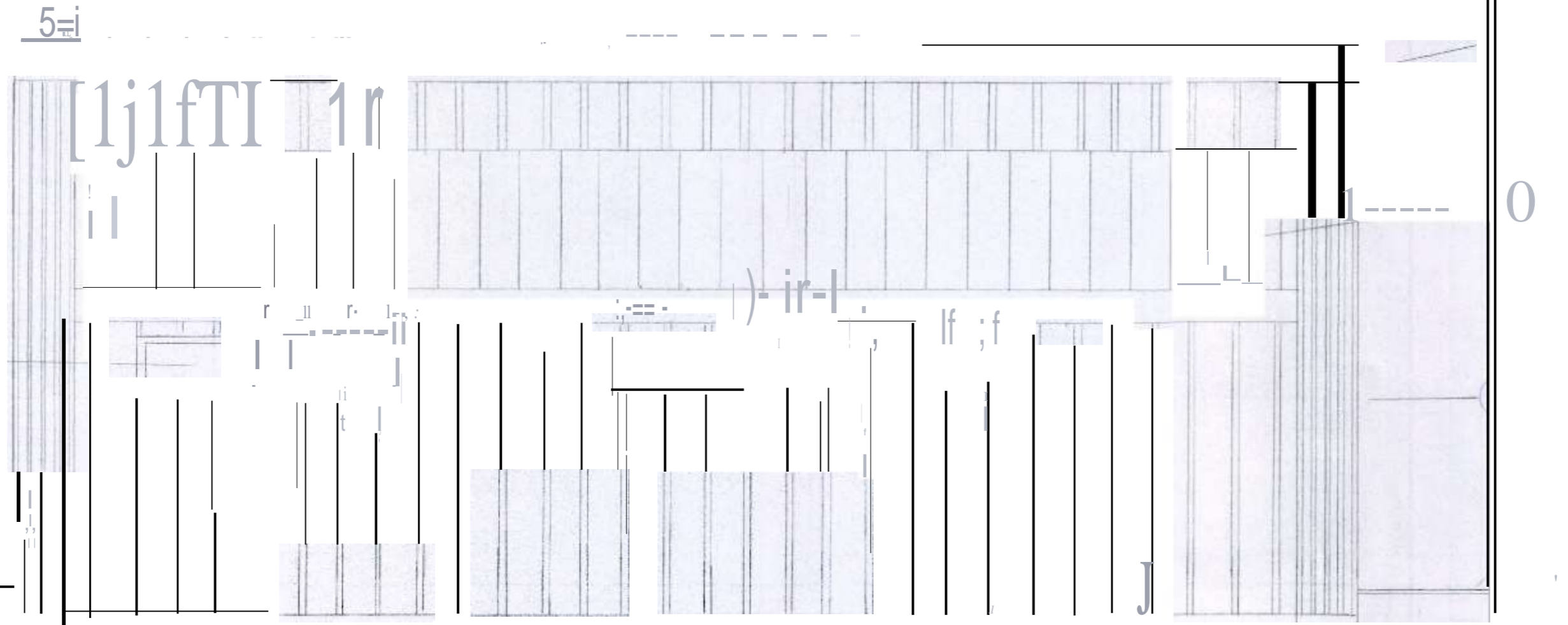
**12420 Bernese Lane**

APN: 044-130-014-000

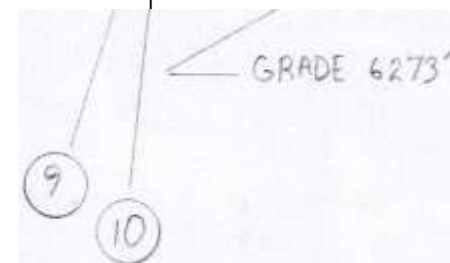
James and Nancy, Kelly Family Trust

SCALE: 1/4" = 1' 0"

MIDPOINT : 19' 3"  
ROOF PITCH: 4/12  
FINISH GRADE: 6273'  
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FINISH rL OOCt



LEFT SIDE WSW

12420 Bernese L :1ne  
APN: 044-130-014-00C  
James and Nancy, Kell Family Trust

1. Concrete Stem Wall - Stained to match board and batt (PPG Flagstone - PPG1001-4)

2. B Grade Redwood, stained with Super Deck, Heart Redwood Transparent Stain

3. Milgard Trinsic Vinyl window, Bronze finish, with minimal metal trim painted matt black

4. 2" X 13" Facia, painted matte black

5. Batt and Board - 2 3/4" batts 4 3/4" on center, painted with PPG Knights Armor (PPG1001-6)

6. Wall Lights - Progress Lighting - Model P5641-31/30K (down light only)

7. Douglas Fir Batt and Board, 3" vertical batts, 12" or 16" on center, painted with PPG Flagstone (PPG1001-4)

8. Milgard Trinsic door, Bronze finish, with glass insert, with minimal metal trim painted matt black

9. 2" X 10", painted with PPG Flagstone (PPG1001-4)

10. Deck Material - Trex Select- Pebble

11. Steel Roofing 16" Panels - MSM Sheet Metal & Steel Fabrication Inc., Matte Black finish

12. Milgard Trinsic Vinyl sliding glass door, Bronze finish, with minimal metal trim painted matt black



1905: Heart Redwood

**Knight's Armor**  
PPG1001-6

**Flagstone**  
PPG1001-4

NOTE: All metal trim, diverters, chimneys, flashings, etc. to be MSM Sheet Metal & Steel Fabrication Inc., painted matte black



**DECISION LETTER  
ARCHITECTURAL STANDARDS COMMITTEE**

**DATE: October 26, 2020  
PERMIT: 20-0526-P**

James and Nancy Kelly  
Address Redacted

Re: Unit: 01 Lot: 218 - 12420 Bernese Ln

Dear Property Owner(s);

On Wednesday, October 14, 2020 the Tahoe Donner<sup>SM</sup> Architectural Standards Committee (ASC) reviewed the submitted project for the above-mentioned property.

Following are the advisories and comments Architectural Standards Committee:

**Decision: Submittal: House 1291SF**

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- The committee reviewed the site plan discussed the coverage percentage at 11.8%.
- The committee reviewed the proposed tree removal, the utility lines and noted the power will overhead. The committee discussed the boulder removal at the driveway. The committee commented on the turn-around space in relation to the proposed location of the future garage.
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  - The committee stated the owners may appeal any decision to the Board of Directors.
- 
- Action 3:0 (Whitten, Sonder, Phelps). The project was approved based on payment of the deposit.

**PLEASE NOTE:** No excavation, tree removal or construction of any type may proceed prior to the issuance of an Architectural Standards permit. Any violations of this rule will result in the assessment of a fine as well as legal proceedings to compel compliance with the Covenants and Restrictions and Rules.

**PLEASE NOTE:** When plans are invalidated, the site must be inspected to ensure there has been no alteration of the lot. If the lot has been altered in any way, the site must be returned to its natural condition prior to the refund of any deposit money and unused inspection fees. *The administration fee which accompanied the permit application is non-refundable.*

**PLEASE NOTE:**

- Any attachments to trees are not allowed.

- Owners are reminded that ARGCEs placed beyond 28' from the pavement edge of the roadway may incur a weekly surcharge to be determined by the disposal company.
- Any exposed metal and plastic shall be painted to harmonize with the structure's principal color.
- Any exposed concrete more than 6" above grade must be painted or stained to blend with the principal exterior color.
- The driveway maximum is 20' in width at the front property line.
- All boundary markers and property line strings must be in place and plainly visible at time of final inspection.
- All construction site driveways must be treated so as to minimize mud and/or dirt being tracked onto the roadway. 3" of gravel would be considered an acceptable treatment.

**PLEASE NOTE:** During winter months, clearing of snow from a building site with heavy equipment will not be allowed except under special circumstances with the discretion of the ASC. The parcel must be reasonably clear of snow (less than 2') to avoid any damage to native vegetation, and any such damage, other than where approved, may result in a fine. Caution is urged at all times.

**CONSTRUCTION HOURS:** 7am to 7pm Monday through Friday and 8am to 7pm Saturdays, Sundays, and Holidays. For this provision, recognized holidays are January 1st, Presidents Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day.

If you choose to appeal the ASC decision, you do retain the option to schedule a hearing with the Appeal Board (Board of Directors) to further discuss this matter. At your hearing, the Appeal Board will review your appeal. **You may obtain an Appeal package from the Architectural Standards Office (ASO). The request for the Appeal package must include a written statement and be requested and returned to the ASO within 15 days following receipt of this letter.**

If you elect to schedule an appeal or if you have any questions, please contact the Architectural Standards Office at (530) 587-9407 or [aso@tahoedonner.com](mailto:aso@tahoedonner.com).

Sincerely,



Sheryl Walker  
ASO Office Manager  
Architectural Standards Office