

EXHIBIT A

Architectural Standards Rules, Procedures for Land Use

SECTION II PLAN SUBMITTAL REQUIREMENTS

F. SITE INSPECTION AND TREE REMOVAL REQUIREMENTS:

Upon submitting plans to the ASC, the Owner/builder or contractor must have the site prepared for the required site inspection (weather permitting) and submit a request for said inspection, in writing, using the Site and Tree Inspection Request form indicating compliance with the following requirements:

- 1) All property corners must be established and survey markers clearly visible.
- 2) String side and rear property boundaries.
- 3) All structure and deck corners must be staked and labeled. High stakes are permitted where there is snow or heavy brush. An application submittal may be deemed incomplete if any stakes are not marked or are inaccessible by staff.
Note: In heavy brush areas, the stakes must extend above the brush and be readily visible from a distance.
- 4) Indicate all trees to be removed, 4 inches or more in diameter, at 3' from the ground. Trees shall be marked with surveyor's tape.
- 5) A 6" x 24" address sign--No signs are to be attached to any tree.

While they must be shown on the submitted site plan, tree removal will be allowed by the committee within a 10' zone measured from all sides of the foundation and a 5' zone measured from the sides of a deck or paved surface. Aside from the preceding, no trees greater than 4" in diameter (3' above the ground) may be removed without a permit from the Tahoe Donner Forester.

The ASC will inspect the lot to confirm that the perimeter boundaries are strung, structure corners are marked and the trees are properly identified for removal. Those trees proposed to be removed must be flagged with surveyors tape, and may not be marked by blazing or painting the tree trunks. Should approval to remove a specific tree be denied, the flagging will be removed upon inspection. To the extent possible, the property lines shall remain strung during all phases of construction.

NOTE: A site and tree removal inspection will not be conducted during the winter months unless the snow has melted to the extent that the inspector can easily walk the perimeters.

SECTION III SPECIFIC BUILDING REQUIREMENTS

C. GARAGE, DRIVEWAYS AND PARKING AREA:

All projects must include a garage or a future double-car garage site. A carport is permitted only with an existing garage. The paved driveway or paved parking area may not be less than 400 square feet exclusive of the garage or any access easement.

Any home with a garage must have a paved area from the street to the garage. A home without a garage must have a minimum of 400 square feet of paved area aligned with a future garage site and exclusive of any access easement. (The future garage site will not be counted as part of the required 400 square feet.)

Paving is to be limited to a maximum of 20' in width at the property line, except when an access hardship can be demonstrated. Two separate access points will not be allowed.

Driveways on all construction sites will be treated so as to minimize mud and/or dirt being tracked onto the roadway. 3" of gravel would be considered an acceptable treatment. Alternate methods will require approval of the ASC.

Approval from the ASC is required to surface a portion of an improved lot for the storage or parking of such vehicles. Surfacing methods will only be asphalt pavement, poured reinforced concrete, or other solid surfaces such as pavers. The area to be surfaced will not exceed the existing rule limiting the building and paved areas to 35% of the total lot area. Existing ASC approved additional parking areas must be properly maintained with a minimum of two inches of crushed rock, drain rock, or existing pavers. Additional parking areas must be accessed only via the existing driveway, and not directly from the street.