



**ARCHITECTURAL STANDARDS RULES, PROCEDURES
AND RESTRICTIONS FOR LAND USE**

TABLE OF CONTENTS

I. INTRODUCTION

A. ASC Source of Authority 1
 B. Design Policies and Review 1
 C. Conditions..... 2

II. PLAN SUBMITTAL REQUIREMENTS

A. General 3
 B. Application 4
 C. Site Plan Requirements..... 4
 D. Floor Plans 6
 E. Elevation Drawings..... 6
 F. Site Inspection and Tree Removal Requirements 7
 G. Notification of Owners of Adjacent Properties 7
 H. Right of Owner of Adjacent Property to Appeal 8
 I. Site Improvements 8

III. SPECIFIC BUILDING REQUIREMENTS

A. Minimum Square Footage 8
 B. Setbacks 9
 C. Garage, Driveway and Parking Area 9
 D. Garbage Can Enclosures 10
 E. Easements 10
 F. Height Restrictions..... 11
 G. Proximity to Similar Designs 12
 H. Exterior Specifications 12
 I. Landscaping and Drainage..... 14

IV. ASC APPROVAL AND PERMIT ISSUANCE..... 14

A. Right of Property Owner to Appeal..... 15

V. COMMENCEMENT OF CONSTRUCTION

A. Land Clearing..... 15
 B. Sewer Service Verification..... 15
 C. Temporary Sanitation Facilities..... 16
 D. Temporary Trailer Use 16

E. Construction Hours	16
VI. DURATION OF ASC PERMIT	
A. Residences and Commercial Structures	16
B. Alterations, Additions, Garages, Decks, Etc.	16
C. Demolition of Existing Structures.....	17
VII. TRANSFER OF ASC PERMIT.....	17
VIII. EXTENSION OF TIME FOR PROJECT COMPLETION	
A. Requests for Extensions of Time.....	17
IX. FAILURE TO COMPLETE IMPROVEMENTS WITHIN TIME LIMIT	
A. Work Remaining to Pass ASC Final Inspection.....	18
B. Inactive Construction.....	19
C. Only Foundation Completed Before Expiration of Original ASC Permit.....	19
X. FINAL INSPECTION.....	19
XI. FEES, DEPOSITS AND REFUNDS.....	20
A. Invalidations	20
B. Refund/Final Approval	20
XII. VARIANCES	20
XIII. MULTIPLE-FAMILY ZONED LOTS.....	21
XIV. COMMERCIAL-ZONED LOTS	22
XV. ONGOING MAINTENANCE/COMPLIANCE STANDARDS, INSPECTIONS & PROCEDURES	
A. Notice and Hearing for Compliance Action.....	22
B. Agreement to Indemnify and Hold Association Harmless	23
XVI. FINE POLICY	23
XVII. GENERAL INFORMATION	
A. Accessory Structures	24
B. Exterior Colors or Material Changes	24
C. Exterior Lights	24
D. Fence Installation	24
E. House Numbers	25
F. Sign Regulations and Policy	25
G. Television Service	26
H. Temporary Alterations or Shelters.....	26
XVIII. MISCELLANEOUS INFORMATION	
A. Renters.....	26
B. Gas Meter Sheds.....	26
C. Exercise of Discretion	27
XIX. ADVISORY MATTERS	
A. Design Recommendations for Snow Areas.....	27

XX. LOCAL AND COUNTY AGENCY DIRECTORY 28

XXI. ASC VIOLATION/FINE SCHEDULE 29

APPENDIX A:

MINIMUM MAINTENANCE STANDARDS.....30

XXI. ASC Violation/Fine Schedule

Tahoe Donner Association
Architectural Standards Office
11509 Northwoods Blvd.
Truckee, CA 96161

Telephone No: (530) 587-9407
Fax No: (530) 587-9427

A. UNAUTHORIZED EARTHWORK AND SITE ALTERATION:

- | | |
|---|----------------------|
| 1) Grading or grubbing of lot/or trenching without a permit | \$750.00 - \$2000.00 |
| 2) Unauthorized removal of snow with heavy equipment | \$500.00 - \$1500.00 |

B. CONSTRUCTION VIOLATIONS:

- | | |
|---|---------------------------------|
| 1) Initiating new construction without ASC approval | |
| a) House, garage, additions, multiple or commercial project | \$1000.00 - \$2000.00 |
| b) Sheds, decks and minor alterations | \$100.00 - \$500.00 |
| 2) Failure to pick up permit, prior to commencing approved construction | \$100.00 - \$250.00 |
| 3) Failure to clean up construction debris – per occurrence | \$200.00 - \$600.00 |
| 4) Failure to obtain extension prior to expiration of permit
(Additional deposit may also be required) | \$100.00 - 250.00 |
| 5) Failure to complete project within allotted time frame | \$200.00 - \$1,000.00 per month |
| 6) Failure to restore lot after invalidation of plans | Forfeiture of deposit |
| 7) Failure to complete after installation of foundation | Forfeiture of deposit |

C. DEVIATIONS FROM APPROVED PLANS

- | | |
|--|----------------------|
| 1) Major deviations without prior approval (design, colors and/or materials) | \$500.00 - \$2000.00 |
| 2) Minor deviations without prior approval (i.e. window changes side/rear) | \$150.00 - \$500.00 |

NOTE: Any changes made without approval from the ASC shall be subject to a fine and may be subject to an order requiring corrective action.

D. MISCELLANEOUS ITEMS

- | | |
|--|-----------------------|
| 1) Exterior alteration to existing structures without ASC approval
(e.g.: change to roof material or color; changes to exterior surfaces, addition of windows or doors) | \$250 - \$1,000 |
| 2) Exterior lighting fails to meet acceptable standards - per fixture | \$100.00 |
| 3) Violation of sign rules | \$100.00 |
| 4) Installation of satellite receiving antenna, larger than 39", without prior approval | \$200.00 |
| 5) Installation of fencing without prior approval | \$200.00 |
| 6) Installation of exterior UHF-VHF antenna without prior approval | \$200.00 |
| 7) Failure to correct non-compliance issues, which include, but are not limited to exterior maintenance and/or garbage can enclosure requirements, after due notice and hearing. | \$100.00 - \$1,500.00 |

The fine policy and schedule of fines may be amended and modified from time to time by the ASC after proper notification and Board approval. Such changes will be posted in the AS Office. FINES MAY BE ASSESSED ON A DAILY, WEEKLY OR MONTHLY BASIS ACCORDING TO THE NATURE AND SEVERITY OF THE INFRACTION AND AT THE DISCRETION OF THE ASC.

Multiple violations may result in multiple fines.

ASC/Guidelines/Fine Schedule as amended on September 22, 2012