

EXHIBIT A

Architectural Standard Rules, Procedures and Restrictions for Land Use

VII EXTENSION OF TIME FOR PROJECT COMPLETION

If a project will not be completed and receive final approval by the ASC prior to the expiration of the initial permit, the Owner may apply for an extension of the initial ASC permit. Such request must be submitted to the ASC at least 30 days prior to said expiration.

With a showing of good cause, an Owner may be allowed a maximum of two extensions.

If an approved final inspection is not completed before the expiration of the original permit or extension, the permit will lapse, a Hearing as provided in Section XV will be scheduled, and the Owner will be subject to an ongoing fine until an ASC final inspection is approved.

A. REQUESTS FOR EXTENSIONS OF TIME:

1. HOUSES, MULTIPLE UNITS, COMMERCIAL BUILDINGS, GARAGES AND ADDITIONS 500 SQUARE FEET OR LARGER:

- a. Dwelling Occupied: No extension will be granted if occupancy has been taken or any Certificate of Occupancy has been issued.
- b. Construction Substantially Complete: If residence construction has been actively continuing since installation of the foundation and the project is substantially complete, the Owner may apply for an extension. If an ASC progress inspection confirms substantial and ongoing progress, a 6-month extension may be granted upon payment of an extension fee per the current fee schedule. Any temporary housing used during the initial permit period must be removed prior to the issuance of an extension.
- c. Construction Not Substantially Complete: If residence construction is not substantially complete at the end of the initial 2-year period or 6-month extension, then the ASC shall give notice of a Hearing to determine whether or not to permit an additional extension. If the Owner demonstrates a valid reason for the delay and is diligently attempting to complete construction, the ASC may grant a second extension, not to exceed 6 months, upon payment of an extension fee per the current fee schedule. However, if an Owner fails to appear at such Hearing or gives no valid reason for the delay, then the ASC may declare the ASC permit invalid with all deposits forfeited, and may take action as described in "Failure to Complete Improvements Within Time Limits", below.

XI. FEES, DEPOSITS AND REFUNDS

According to the current fee schedule, a deposit and fees are required for any permit to construct, reconstruct, remodel, enlarge, add to, or alter any improvement. Additionally, fees are required for extensions of time to complete construction. The current fee schedule is posted in the ASO and is incorporated into these Rules by this reference as though set forth herein. All fees and deposits are subject to forfeiture under the circumstances detailed in "Failure To Complete Improvements Within Time Limits." Additionally, failure to comply with AS Rules and C&Rs

may result in the imposition of special individual assessments as detailed in "Notice of Hearing of Compliance Action." Any such amounts may be deducted from deposits.

2022 ASC FEE SCHEDULE



The administrative fee, the site and final inspection fees are due upon plan submittal. The deposit must be paid prior to permit issuance and is refundable upon final approval.

	ADMIN FEES	SITE INSPECTION	FINAL INSPECTION	DEPOSIT	TOTAL
MAJOR PROJECTS New Houses, Multiples, Commercial Buildings, Additions <small>(over 500 sq. ft., incl. ADMIN/SCHEM)</small> , Garages w/ Addition 6-Month Extension Fee: 1st Extension Fee is \$500. 2nd Extension Fee is \$1,000. Requires ASC approval.	\$1,000	\$100	\$100 per unit	\$3,000*	\$4,200

*\$200 Extension Fee
(2nd Extension or Greater)

EXHIBIT B

Project Timeline

August 23, 2018: House/Garage (6,092SF) permit issued

July 16, 2020: ASO staff inspected the project and noted that the foundation was in but the project wasn't yet framed

A first extension was approved by the ASO with a \$500 extension fee and the permit was extended to July 23, 2021

July 26, 2021: a 30-day notice of permit expiration was sent to the owner by ASO staff

November 17, 2021: Second extension granted by ASC through November 29, 2022 for a \$1,000 extension fee

December 7, 2022: The owner reached out to the ASO notifying staff that the project was put on hold due to a family tragedy

December 26, 2022: ASO staff notified the owner that a second hearing with the ASO was required with possible referral to the BOD for a third extension; ASO staff inspected the project, determining that it is substantially complete aside from siding

December 26, 2022: An ASC Notice of Hearing was sent to owner via certified mail, regular mail and email notifying them of the violation (expired second extension) and of the January 16, 2023 hearing date

1/18/2023 ASC Hearing: Failure to Final, Extension #3 (Major Permit: Garage & Addition)

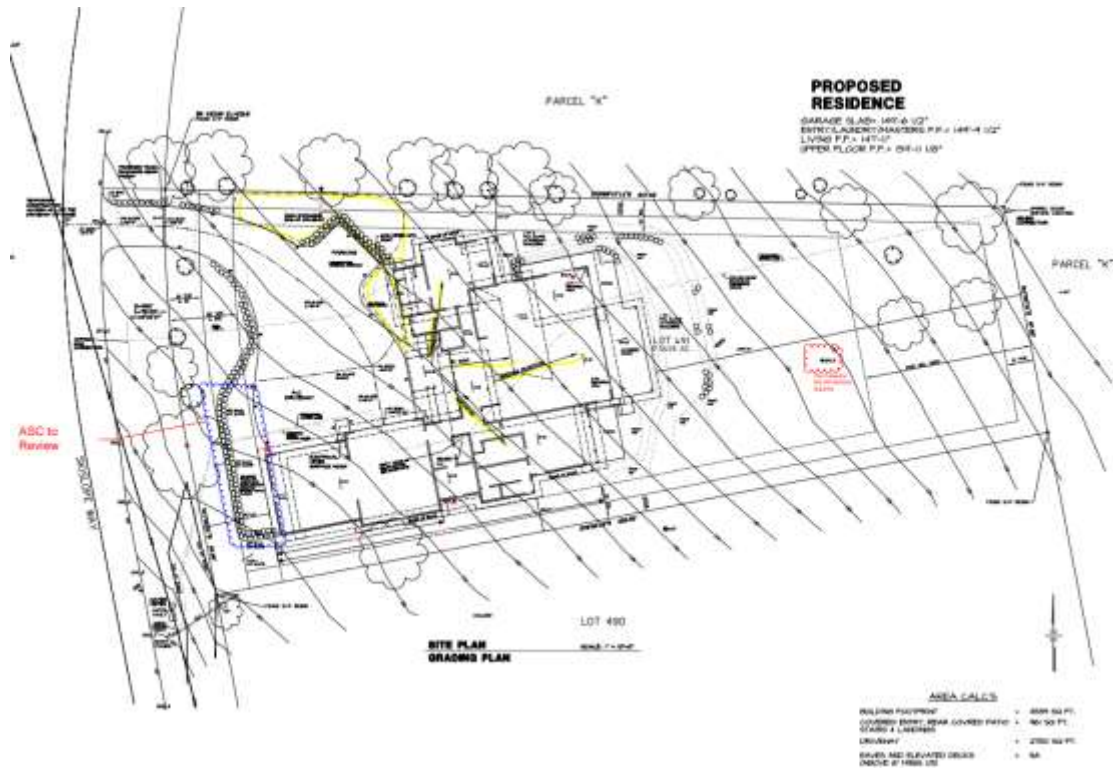
The ASC reviewed the expired permit and timeline for completion and recommended a 3rd hearing extension due to weather making it impossible to complete work remaining on the expired permit within 30 days.

- *Action 3:0 (Whitten, Phelps, Veni) The committee agreed to refer the owners to the Tahoe Donner Board of Directors for a 3rd extension request.*

The property owner of Unit 03, Lot 491 is requesting an additional extension (3rd) per the recommendation of the ASC.

EXHIBIT C

Location, Photos, Project Plans





ELEVATION PLANS



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Check with the contractor for all details and notes. All work shall be done in accordance with the current building code and all applicable codes. All materials shall be of the highest quality and all work shall be done in a professional and workmanlike manner. All work shall be done in accordance with the current building code and all applicable codes. All materials shall be of the highest quality and all work shall be done in a professional and workmanlike manner.

NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BUILDING CODE AND ALL APPLICABLE CODES.
2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND ALL WORK SHALL BE DONE IN A PROFESSIONAL AND WORKMANLIKE MANNER.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BUILDING CODE AND ALL APPLICABLE CODES.
4. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND ALL WORK SHALL BE DONE IN A PROFESSIONAL AND WORKMANLIKE MANNER.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BUILDING CODE AND ALL APPLICABLE CODES.
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9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BUILDING CODE AND ALL APPLICABLE CODES.
10. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND ALL WORK SHALL BE DONE IN A PROFESSIONAL AND WORKMANLIKE MANNER.



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"

1. All exterior walls to be finished with horizontal lap siding.
2. All exterior doors to be finished with vertical grained wood.
3. All exterior windows to be finished with vertical grained wood.
4. All exterior trim to be finished with vertical grained wood.
5. All exterior paint to be finished with a semi-gloss white paint.

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EAST ELEVATION
SCALE 1/4" = 1'-0"

EXHIBIT E

Application for Extension of Time to Complete Improvement

If a project will not be completed and receive final approval by the Architectural Standards Committee (ASC) prior to the expiration of the initial permit through a final inspection, the Owner may apply for an extension of the initial ASC permit. Extensions of Time are granted in six-month increments and vary in terms of extension fees depending extension number granted.

Such request must be submitted to the Architectural Standards Office (ASO) at least 30 days prior to said expiration. With a showing of good cause, an Owner may be allowed a maximum of two extensions, with the first being approved at the ASO, and the second reviewed by the ASC in a hearing before being reviewed before the Board of Directors for third and subsequent extensions.

Major Projects: 1st Extension \$500 approval by ASO, 2nd Extension \$1,000 approval by ASC, 3rd Extension \$1,000 requires BOD approval

Minor Projects: 1st Extension \$100 approval by ASO, 2nd Extension \$250-500 approval by ASC, 3rd Extension \$250-500 requires BOD approval

Please indicate Major Project or Minor Project

Major Project

Extension Number

Owner Information

Name

vince Lotti

Phone

Redacted

Email

Redacted

Unit/Lot #

Tahoe Donner Property Address

14640 Skislope Way, California

Contractor Name

Edgar Santos

Contractor Phone

Redacted

Describe All Remaining Work

Finish exterior siding (Juan Olivas Const.) Grade exterior.
Interior insulation/drywall, flooring, finishes, kitchen/bath.

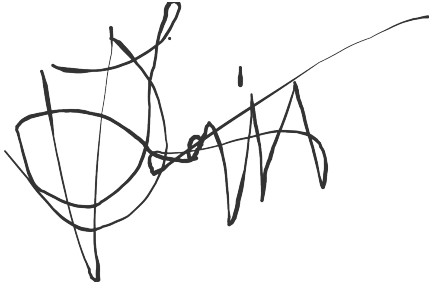
Certificate of Applicant

I understand that all work remaining to be done under the subject ASC permit, including passing an ASC final inspection, must be completed within the time granted by this extension. I further understand that the ASC Rules allow only one additional extension of the time to complete improvements with an existing foundation, and that such additional extension may only be obtained after an ASC hearing and upon payment of any required additional deposit, plus another extension fee. I have read and I understand the provisions of the current ASC Rule Book and agree to abide by those provisions. I expressly agree that all of my deposits will be forfeited if the terms of this agreement are not met within the time allowed. I acknowledge that if I fail to complete construction within the time allowed by this extension, the ASC may complete the improvements at my expense, or may sue to remove existing improvements and collect all costs of compliance or removal and restoration of the lot, plus attorney fees and court costs. I understand that I must apply for any additional extension 30 days prior to the expiration of this extension.

I certify that I will resume active construction on
5/29/2023

I will complete all work necessary to pass an
ASC Final Inspection no later than
11/29/2024

Signature

A handwritten signature in black ink, appearing to be "D. J. [unclear]", written in a cursive style.

Date
3/8/2023