

ARCHITECTURAL / LANDSCAPE MODIFICATION REQUEST CASTLE ROCK HOMEOWNERS' ASSOCIATION

"A Common Interest Community"

As stated in the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Castle Rock, the Architectural Committee must approve any and all exterior modifications to your home or property prior to the project start date. Please submit three (3) copies of this form and your supporting information at least 4 weeks prior to the proposed project start date. After review of your request, you will receive notification of approval or denial.

Homeowner's Name: _____

Daytime Phone: _____ Evening Phone: _____

Address: _____ Reno, NV 89523

Describe the proposed modification [architectural or landscape] and its specific location. Include a sketch or copy of the project including dimensions, materials and colors to be used, or vegetation proposed, location on the property, lot lines, easement lines (plot plan), and distances. Attach as much information as possible for the Committee to be able to render a decision. For paint colors please provide a 12"x12" color sample.

Who will do the actual work? _____

Project Start Date: _____

Completion Date: _____

Homeowner's Signature(s) _____

Neighbors' recognition / comments (all neighbors immediately adjacent to your property)
Adjacent Neighbors' Signature, Date Signed, and Address

1. _____
2. _____
3. _____

Homeowners are requested to mail, fax, email or deliver to Associated Management, Inc., at the Address below any request for modifications to their home or property. Please do not ask your Board or Committee member to handle your request. A volunteers' job is a challenge. If you have a question or suggestion, please contact Associated Management, Inc., directly.

Return three (3) copies of this request and supporting documents to:

Castle Rock Homeowners' Association
Chairperson, Architectural Committee
c/o Associa Sierra North
10509 Professional Cir., Ste.200
Reno, Nevada 89521
775-626-7333 Fax 775-626-7374

Kris Lindberg, CMCA®, AMS®, Community Manager
Email: klingberg@associasn.com

CASTLE ROCK HOMEOWNERS ASSOCIATION

HOMEOWNER ARCHITECTURAL SUBMITTAL PACKAGE

1. Landscape Submittal Form Outline
2. Plant List
3. Lot Plan
4. Outbuilding/Shed Requirements
5. Fence Guidelines
6. Landscape Waiver

CASTLE ROCK HOMEOWNERS ASSOCIATION

LANDSCAPE PLAN SUBMITTAL FORM OUTLINE

In order to expedite your plan through the Architectural Committee, please include all of the following in your landscape plan (consisting of two pages). Submit plans no later than 3:00 p.m. the first and third Friday of the month. Plans submitted after 3:00 p.m. may have to be held over until the next scheduled meeting.

I. Standard items required to be shown on your landscape plan (page one):
Please submit plan on an 8-1/2 X 11 sheet of plain white paper.

- A. House footprint (including garage).
- B. Driveway.
- C. Existing concrete walkways (including sidewalk).
- D. Lot number & address
- E. Adjacent street(s).
- F. Northpoint and drawing scale (if scaled).
- G. Existing adjacent common area rock walls.
- H. Property lines.
- I. Any drainage considerations.
- J. Proposed concrete.
- K. Plant name abbreviation, with symbol at exact location of desired plants.
- L. Legend of abbreviations

II. Plant List & Ground Cover (page two):
Please submit on separate 8-1/2 X 11 sheet of plain white paper.

Plant list must include the following:

- A. Plant abbreviation as shown on your plan.
- B. Name of plant
- C. Size of plant (at time of planting).
- D. Size of plant (at maturity).

Note:

- A. To protect the view corridors of your neighbors, it may be necessary for the committee to restrict the planting of trees and/or shrubs with the maturity height of 10' or more beyond an imaginary 10' line of the rear of your home (see attached example.)
- B. The committee requests that front yard landscaping plans include the garage side property line (minimum plant requirement: Three (3) Five (5) gallon plants)

III. Ground Cover

- A. Proposed plant
- B. Type of rock (size & color)

All plans must be legible and in map form (no narrative plans without the above requirements included will be accepted.)

Please see attached pages for example.

CASTLE ROCK HOMEOWNERS ASSOCIATION

EXAMPLE ONLY

PLANT LIST

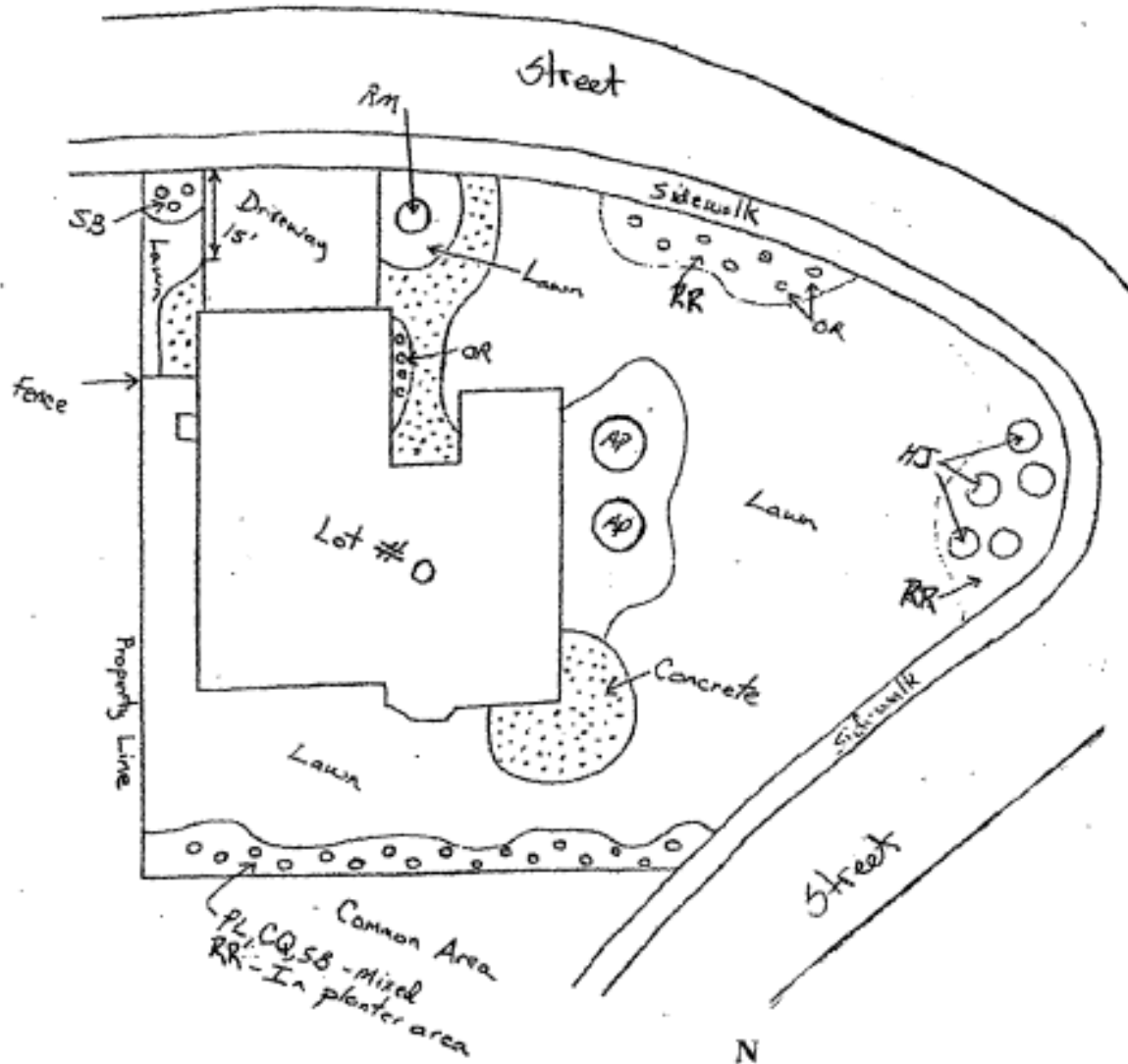
<u>ABBREVIATION</u>	<u>NAME</u>	<u>PLANTED TREE</u> <u>BUSH SIZE</u>	<u>MATURITY TREE</u> <u>BUSH SIZE</u>
AP	AUSTRIAN PINE	8'-10'	25'
RM	RED MAPLE	3 GAL	20'
SB	SCOTCH BROOM	5 GAL	4'
OR	ORNAMENTAL ROSES	5 GAL	4'
PL	PINK LILAC	5 GAL	6'
CQ	CINQUEFOILS	5 GAL	5'
HJ	HOLLYWOOD JUNIPER	7 GAL	6'

GROUND COVER

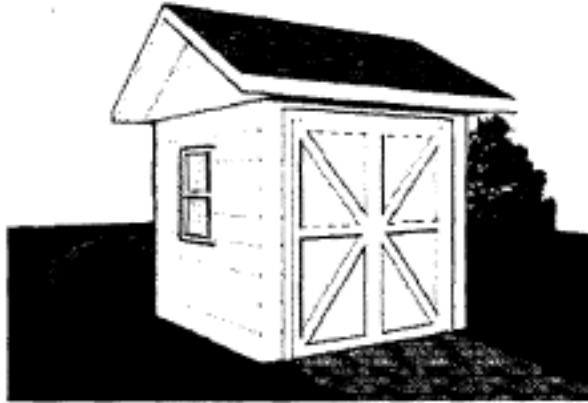
<u>ABBREVIATION</u>	<u>NAME</u>	<u>SIZE</u>
RR	RIVER ROCK	¾" – 10"
SC	SHREDDED CEDAR	N/A

CASTLE ROCK HOMEOWNERS ASSOCIATION

Landscape example only

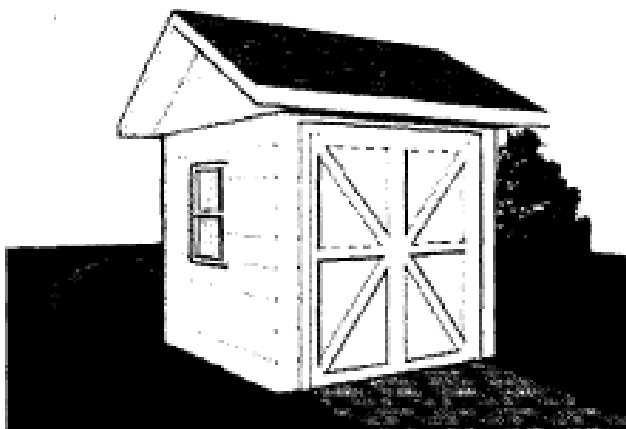


Castle Rock Homeowners' Association Outbuilding/Shed Requirements and Guidelines



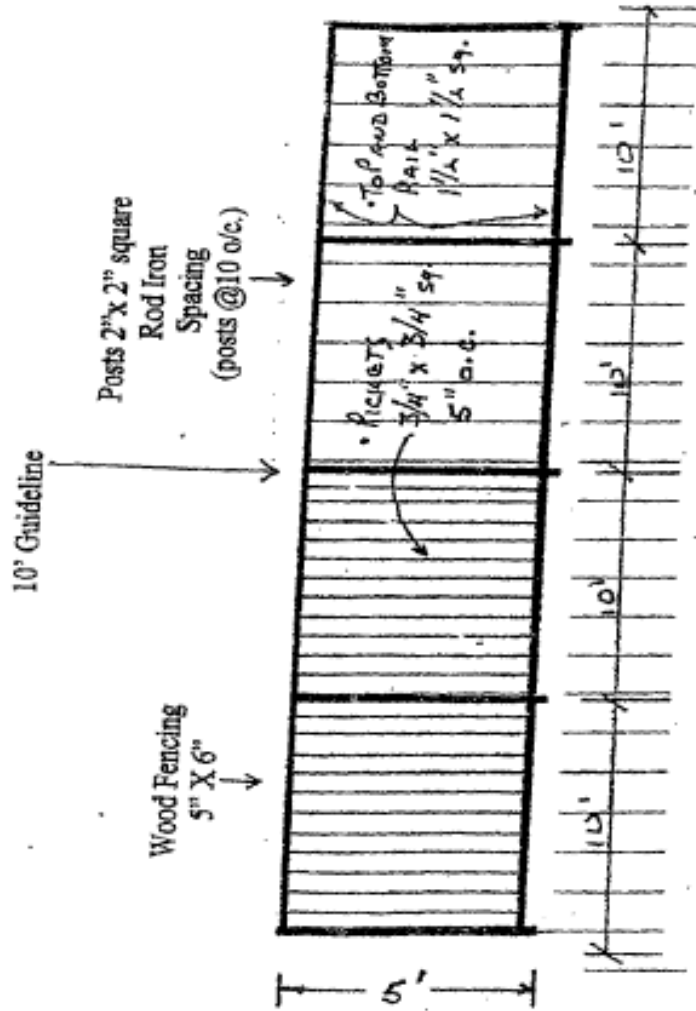
- 1) Any request to build or place an outbuilding, shed, or Rubbermaid-type storage product must be submitted to our Architectural Review Committee for approval before construction or installation.
- 2) Any outbuilding, shed, or Rubbermaid-type storage product must be placed or built behind the homeowner's solid wood fence - no less than one (1) foot from the property line to provide for runoff management.
- 3) Any outbuilding or shed is to be no larger than eighty (80) square feet in its base dimensions and no taller than 8 feet three inches (8' 3").
- 4) Any outbuilding or shed, other than a Rubbermaid-type storage product, must be wood-framed under wood or hardboard siding.
- 5) Roofing materials on other than a Rubbermaid-type storage product must be wood-shake, tile, or asphalt shingle in a color similar to the roof in material on your home.
- 6) Exterior colors on other than a Rubbermaid-type product must match the existing color scheme of your home.

- 7) City and/or County permits will be required for any permanent shed or outbuilding other than a Rubbermaid-type storage product. Copies of all such permits must be sent to the Association for approval records.
- 8) As of November 1, 2004, Rubbermaid-style storage shed with a pitched roof or a storage box is permitted to be placed on Homeowner's property. The size of such a storage device may not exceed eighty (80) square feet (revised 2009) and may only be installed behind the homeowner's solid wood fence - no less than two (2) feet from the property line to provide for runoff management. Painting of such a storage device is not required.
- 9) Only one (1) shed or approved storage device will be permitted on any Homeowner's property.



CASTLE ROCK HOMEOWNERS ASSOCIATION

NORTHGATE EIGHT CASTLEROCK TYPICAL HOMEOWNER FENCE DESIGN DETAIL



Iron Fence Color-Kelly Moore Paints-Elephant Grey #1275-555 – Semi-Gloss or Kelly Moore Paints-Elephant Grey #1700-555 – Full Gloss. Both paints are an oil based enamel.
CC&R 3.7

Fences and Walls. No fences shall be constructed within the project except those that are installed in accordance with the original construction of the Project, and their replacements or such wrought-iron fences as are authorized and approved by the Board. Wood fencing is limited to the following: Installed along the garage side only and is to extend no more than 10' from the back of the dwelling.

CASTLE ROCK HOMEOWNERS ASSOCIATION

NORTHGATE EIGHT HOMEOWNERS ASSOCIATION

(Castle Rock)

Landscape Waiver

We (I) the undersigned purchaser(s) of Lot _____ of Northgate Eight agree to the following conditions and stipulations:

1. That the Builder, Bailey & Dutton was required by the City of Reno to finish, grade and topsoil the lot within substantial conformance to the approved grading plan.
2. That at the time of close of escrow and prior to beginning of landscaping the lot was finish graded and certified for drainage per the design plan by Summit Engineering, Inc., which was approved by the City of Reno.
3. In the process of installing our (my) landscaping, care will be taken not to alter the drainage plan as provided by Builder and we (1) agree to maintain the final grade and drainage to the lot as it was designed on the approved plan and complied with by Builder.
4. It is understood that any changes or alterations to the property will require review by the Architectural Committee, per the CC&Rs sections 3.2 and 3.3. In addition, the City of Reno may require a building permit(s).
5. Building code ordinances for the City of Reno pertaining to drainage, terracing, erosion control, and grading inspection are put forth in sections 7012, 7013 and 7014 of the Uniform Building Code.
6. That a dispute with any neighbor over a drainage or erosion problem is a civil matter and must be handled by the purchaser/homeowner privately or with the City of Reno.
7. We (I) release the Builder/Developer Bailey & Dutton, the Landscape Subcontractor and the Design Engineers, Summit Engineering, Inc., from any responsibility for drainage or erosion problems caused to our (my) own lot or to lots adjacent to our (my) lot caused by modifications or permanent improvements built or installed by us (me).

We (I) have read and understand the above information and agree to comply with it.

Owner _____ Owner _____ Date _____