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Woodland Village Covenants, Conditions and Restrictions

Exhibit D – Design Committee Rules

(Design Handbook and Landscape Manual)

Amended and Restated January 24, 2023

This guide was produced for Woodland Village to assist homeowners with home improvements and creating imaginative, efficient, front yard landscapes, in compliance with the Washoe County Development Code.

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COVENANTS, CONDITIONS AND RESTRICTIONS ARTICLE VIII – DESIGN COMMITTEE

This section is taken from the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Woodland Village

Design Committee

The Design Committee shall be comprised of the Board; provided, however, that the Board may appoint a committee of not less than five (5) members, at least two (2) of whom must be Members, and remainder of whom need not be Members.

Duties

It shall be the duty of the Design Committee to consider and act upon such proposals or plans submitted to it pursuant to the terms hereof, to adopt Design Committee Rules, to enforce, amend and supplement the Landscape Manual (below defined), to perform other duties delegated to it by the Association, and to carry out all other duties imposed upon it by this Declaration.

Meetings

The Design Committee shall meet from time to time as necessary to properly perform its duties hereunder. The vote or written consent of any two (2) members shall constitute an act by the Design Committee unless the unanimous decision of its members is otherwise required by this Declaration. The Design Committee may charge a filing fee to be used to pay an architect, who may or may not be a member of the Design Committee, to review the submitted plans and specifications. The Board may reimburse members for reasonable expenses incurred by them in the performance of any Design Committee function.

Design Committee Rules; Design Handbook and Landscape Manual

The Design Committee shall from time to time and in its sole discretion adopt, amend, supplement and repeal by unanimous vote rules and regulations to be known as "Design Committee Rules" interpreting and implementing the provisions of this Article VII and setting forth fees to be charged and procedures, and design, and construction criteria to be followed in submitting proposals to the Design Committee. As part of the original Design Committee Rules, Declarant has prepared a landscape manual (the "Landscape Manual") for the Village, a copy of which is attached hereto as Exhibit "D" and incorporated herein by this reference. The Landscape Manual is deemed a part of this Declaration for all purposes and is enforceable in the same manner as the terms and provisions of this Declaration. The terms and provisions of the Landscape Manual may be amended and supplemented by the Design Committee from time to time as part of its power and authority to enact the Design Committee Rules, provided any such amendment or supplement may not impose any new or additional material burden, economic or otherwise, on any Owner of a Lot which has been sold previously by Declarant; but such amendments or supplements may apply to Lots owned by Declarant and may impose new or additional material landscape requirements and restraints, provided Declarant consents to such retroactive application in writing to the Association. Notwithstanding the foregoing to the contrary, even as to existing Owners changes or addition to the terms and provisions of the Landscape Manual shall be applicable to any replacement of landscaping or portions thereof on a Lot including, without limitation, trees, shrubs, ground cover materials, irrigation facilities and all

other matters which are the subject of the Landscape Manual. A copy of the Design Committee Rules and Landscape Manual, as they may from time to time be adopted, amended, or repealed, certified by any member of the Design Committee, shall be maintained by the office of the Association and shall be available for inspection and copying by any Owner at any reasonable time during the business hours of the Association.

Application for Approval of Plans and Specifications

Any Owner of a Lot proposing to make any Improvements or to perform any other work that requires the prior approval of the Design Committee shall apply to the Design Committee for approval by notifying the Design Committee of the nature of the proposed improvement(s) and work. Prior to the commencement of construction, the Owner shall submit to the Design Committee for its review and approval such information and materials as the Design Committee in the exercise of its reasonable discretion deems necessary for it to be adequately informed with respect to the improvement(s) and work to be undertaken by such Owner. **The Board, upon request from the Design Committee, may deliver a Violation Notice to any Owner who commences or prosecutes the construction or installation of any Improvement on a Lot without complying fully with the terms and provisions of this Article VIII, or who fails to complete any such Improvement in the time and manner required pursuant to this Article VIII, the Design Committee Rules or the Landscape Manual.**

Basis for Approval of Improvements

The Design Committee shall grant the required approval only if:

- The Owner shall have strictly complied with the provisions of this Article; and
- The Design Committee finds that the plans and specifications conform to this Declaration, the Design Committee Rules and the Landscape Manual, as applicable, as in effect at the time such plans were submitted to the Design Committee; and
- The Design Committee in its reasonable discretion determine that the proposed improvements would be compatible with the other property in the Village and the purposes of the Declaration as to the quality of workmanship and materials, as to harmony of external design with existing structures, and as to other existing aesthetic characteristics of the Village.

Basis for Disapproval

The Design Committee may disapprove any application on aesthetic grounds, and more specifically: (a) because of the reasonable dissatisfaction of the Design Committee with the improvement proposed to be erected or installed, because of the materials of which it is to be built or comprised, the harmony thereof with its surroundings, or any additional maintenance, repair or replacement burden such matter would impose upon the Association; or (b) because of non-compliance with any of the specific conditions and restrictions contained in this Declaration, the Design Committee Rules or the Landscape Manual.

Form of Approval

All approvals or disapprovals given under this Article shall be in writing; provided, however, any request for approval which has not been rejected within sixty (60) days from the date of submission thereof to the Design Committee shall be deemed approved. The approval may be conditioned upon the deposit by the Owner of a performance bond, cash deposit, or other undertaking to assure completion of the approved Improvement in accordance with the terms of the approval once construction thereof is commenced.

Proceeding with Work

Upon receipt of approval from the Design Committee pursuant to this Article, the Owner shall, as soon as practicable, satisfy all conditions thereof and diligently proceed with the commencement and completion of all construction, reconstruction, installation, refinishing, alterations, and excavations pursuant to the approval. Except as may be required otherwise by the Landscape Manual, construction and installation of the approved improvements shall commence, in all cases, within one year from the date of such approval. If the Owner shall fail to comply with this Section, any approval given pursuant to this Article shall be deemed revoked unless the Design Committee, upon written request of the Owner made prior to the expiration of the one-year period, extends the time for such commencement. No such extension shall be granted except upon a finding by the Design Committee that there has been no change in the circumstances upon which the original approval was granted.

Failure to Complete Work

Except for such shorter period of time as may be provided for in the Landscape Manual, the Owner shall complete the construction, reconstruction, installation, refinishing or alteration of any such improvement within one year after commencing construction thereof, except and for so long as such completion is rendered Impossible or would result in great hardship to the Owner due to strikes, fires, national emergencies, natural calamities, or other supervening forces beyond the control of the Owner or his agents.

Waiver

The approval by the Design Committee of any plans, drawings, or specifications for any work done or proposed or for any other matter requiring the approval of the Design Committee under this Declaration or any Supplemental Declaration shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification, or matter subsequently submitted for approval.

Liability

Provided that the Design Committee or a particular member of the Design Committee has acted in good faith on the basis of the information as may be possessed by the Design Committee or the member, as the case may be, then neither the Design Committee nor any member thereof shall be liable to the Association, to any Owner, or any other person for any damage, loss, or prejudice suffered or claimed on account of: (a) the approval or disapproval of any plans, drawings, and specifications, whether or not defective, with respect to the construction or performance of any work, whether or not such performance complied with approved plans, drawings, and specifications; (c) the development of any property subject to this Declaration. Without limiting the generality of the foregoing, the Design Committee and any member thereof may, but it is not required to, consult with or hear the views of the Association or any Owner with respect to any plans, drawings, specifications, or any other proposal submitted to the Design Committee.

DESIGN HANDBOOK

The Design Committee ("DC") has members from The Board of Directors of the Association ("The Board") plus other homeowner members per the Woodland Village CC&R's. The Design Committee will consider suggestions for additions and modifications to this document at any regular association meeting.

This document may change from time to time. When the homeowner does any landscaping or improvements on their property, the work must be done in accordance with the latest Design Handbook, not necessarily the Design Handbook that was in effect at the time the property was purchased. Therefore, before a homeowner applies for a Design Committee Permit to do any work, they should reference an up-to-date copy from the Woodland Village website, <https://woodlandvillage.net>.

The following Standards describe the only building operations that may be permitted by the Design Committee. Work may commence only after the Design Committee has issued an approved written permit (a "DC Permit") following the submission of a Woodland Village Design Committee Review Form and Checklist, see Appendix A. The Association is likely to impose fines, and/or order removal, in the event that any building operation is started in violation of these Standards or without a permit. In case of a dispute, homeowners and/or the Board can request a Board hearing or arbitration, and/or apply to Small Claims or higher courts for assistance.

These Rules do not replace, but instead add to, the laws of Washoe County, the State of Nevada, the Federal Government, and the Woodland Village CC&Rs. The Design Committee usually does not enforce other government's rules, but may call upon those other governments for assistance whenever appropriate.

Definitions

"Back yard," as used in this document means the portion of a lot between the back of the house and the rear fence, the full width of the lot, which is not visible from the street.

"Rear-side yard" refers to the remainder of the lot enclosed by original fences installed by the builder, not including the back yard, which is not visible from the street.

"Front-side yard" refers to the area of the lot not enclosed by original fences installed by the builder and not including the front yard, which is visible from the street.

"Not visible" refers to structures that extend less than 5 feet above the home first floor carpet and behind a 6-foot redwood or cedar fence, which are not visible from the street.

"Visible" refers to all other locations on a property, including front yards, front-side yards and the entire top floor of two-story homes.

All building operations must be promptly completed, properly maintained, and give the appearance of being built to construction industry standard practices.

Classes of Building Operations

"Exempt" means that the specified building operation is allowed without a DC permit, but may still require a Washoe County Building Permit.

"A DC Permit is required" means that a permit from the Design Committee is required before a particular building operation may begin. The Design Committee is likely to issue a permit if the particular building operation complies with this document. DC Permits are good for one (1) year from the date of approval to completion of the project, exceptions being landscaping required within one (1) year of original purchase from Lifestyle Homes and properties found to be in violation for compliance. However, should there be special circumstances, an extension of six (6) months can be applied for through the Design Committee. A Washoe County Building Permit may also be required.

The Standards

Additions, A DC permit is required. The following restrictions apply:

- Additions must not exceed 800 square feet and must be in the back yard.
- Additions must be directly connected to the initial construction, without intervening porches or breezeways.
- Additions must not make the resulting structure extend more than 22 feet above the home first floor carpet.
- There must be only one kitchen per residential lot.
- Additions must match the home in color, trim design, siding material, roof material and color, and roof pitch.
- Additions must be only on top of the existing home or in the back yard, must not extend the home closer to the street, and must not be on either side of the home.
- Garage doors, if any, must match the home's original garage door, except that glass can be added or deleted from the top panel.

Animal Cages

Animal cages and dog runs, are exempt if invisible.

Antennae and/or Satellite Dishes

No activity will be conducted on any lot which causes an unreasonable broadcast interference with television or radio reception on any neighboring lot. A DC permit is required for every type and location of antenna. A DC permit will not be issued for a dish located on the front elevation or front roof line of the house.

Artificial Turf

A DC permit is required. Artificial turf must have and maintain a professionally installed appearance. Use of indoor-outdoor carpet or other materials not designed for or intended to

replicate the appearance / function of live turf are not permitted and may require replacement.

Basketball Backboards/Hoops

These are exempt when behind the 6' fence. A DC permit is required to install basketball hoops on either side of driveways no nearer than 7 feet to the front of the garage or the back of curb. A DC permit is required to place a basketball hoop over the garage door on one story homes. Generally, basketball hoops are discouraged. However, the homeowner must keep in mind that damage done to the garage, garage door and lights must be promptly repaired.

Portable units when not in use must either be in a playable/ useable position as described below or lying down next to the RV gates or on the RV side of the lot within the area behind the forward plane of the garage.

Playable shall be defined as in an upright position, with the hoop / backboard facing the street / sidewalk or driveway. If a homeowner has installed concrete on the RV side of their lot, then the portable unit may be deemed playable/ useable when upright on the concrete of the RV side provided the hoop/ backboard is facing the homeowner's property. Portable units shall not be placed on the public right of way, such as the sidewalk or gutter. Portable units shall not block the sidewalk, water flow in the gutter or affect traffic in the street. Basketball Backboards/Hoops shall be in accordance with the CC&R Rules and Regulations.

Christmas Lights

Exterior decorative light strings may only be up for three months, from November 1st through January 31st of the next year.

Clotheslines

Invisible exterior clotheslines are exempt. Clotheslines within a garage, screened from public view, may be erected or maintained, and are exempt.

Concrete Flatwork

Concrete flatwork in the back or rear-side yards is exempt. A DC permit is required for concrete flatwork between the driveway and the property line closest to the driveway, away from the front door. A DC permit is required for decorative concrete flatwork in the area between the front door and the street; no more than 20% of the area may be covered.

Construction, Additions and Improvements – Sheds, Gazebos, Pergolas, Pools, Sunrooms, Decks, Fencing, Garages, Car Ports, Greenhouses, any other covered construction, addition or improvement

Ground covered by sheds, gazebos, covered swimming pools, sunrooms, covered or enclosed decks, garages, additions, greenhouses and any other covered construction must be limited as follows:

Land near a home has been originally graded so that rainwater and other sources of water are directed away from the home's foundation. New construction must not cause water to be directed toward or remain near the foundation of the home.

- Such construction, including the home, must not cover more than 40% of the surface area of the lot. Such construction, excluding the home, must not exceed either the size of the home, or 1500 square feet.
- All such construction may not be within 5 feet of the side fences of the lot, or within 5 feet of the back fence. In some cases, Washoe County "setbacks" may be more restrictive, and may or may not be enforced by Washoe County.
- **Decks (front yard)** - A DC permit is required for front decks, subject to the following restrictions:
 - Front decks must not exceed 160 square feet, must not extend beyond the sidewall of the home, and must not extend in front of the garage.
 - Front decks must not be covered.
 - Front decks may be enclosed no higher than 36". Material used to enclose the deck up to 36" high must be pickets, rails, or wood lattice. Such material must be stained redwood (or equivalent) or painted the exterior colors of the home.
 - The walking surface of the front deck must not be higher than the front porch of the home.
 - The walking surface must be concrete, brick, wood, block or any other permanent construction.
- **Decks (second floor)** - A DC permit is required for decks on the back of two-story homes, on the second story, subject to the following restrictions:
 - Stairs from the deck to the ground may be included, provided that the deck is at least 80 square feet in size.
 - Such construction, including stairs, must not extend more than 12 feet rearward from the back of the home, and must not extend beyond the side walls of the back of the two-story portion of the home.
 - Such construction must not be covered.
 - Such construction must be enclosed by a safe railing to a height of 42". Material used for this purpose must be pickets, rails, or wood lattice. Such material must be stained redwood (or equivalent) or painted the exterior colors of the home.
 - The walking surface of the deck must be at the same height as the 2nd floor of the home.
 - The walking surfaces must be wood or other suitable permanent construction.
- **Decks and patios (back and rear-side yards)** - A DC permit is required for decks in back and rear-side yards, subject to the following restrictions:
 - The entire construction, including railings, is exempt if uncovered and less than 5' above the home's first floor carpet.

- If covered to provide shade but still allow rain to pass through, covering should be 2x2 boards or lattice work. Other covering material, such as aluminum and plastics, will be evaluated on a case by case basis. If not wood, it must be embossed to look like wood, and must be new and painted white or a color to match the home.
- If covered, roof pitch must be at least 2/12 and no more than 4/12, and must meet all of the above. Covered portions must be in the back yard or on the rear-side yard no closer to the street than the back of the garage and not visible when looking straight back along the house or garage.
- **Fencing** - Nothing visible from the street or adjacent lots, or that could cause damage to the fence, may be attached to the builder installed fence.
- **Fencing (front yard)** - A DC permit is required. Fencing must be picket, split rail or wrought iron fencing, no higher than four feet permitted, no solid fencing allowed in front yard. Fences on top of retaining walls may only be picket or split rail. With exception of split rail fencing, which will be permitted to remain unstained, in a natural state eventually weathering, all other fences must be stained to match the 6' back and rear-side yard fencing.
 - Picket fences may be painted white or the same color as the body or the trim of the house or painted/ stained a color conforming to neighborhood standards and complementary to the house
 - Vinyl may be used in the place of wood.
 - Wrought Iron fencing may not have any design, insignia, or other decoration other than scrollwork. Post and picket tops must be finished with a ball or standard finial. Wrought iron fences may be painted black or a color conforming to neighborhood standards and complementary to the house and must remain rust free and well maintained.
 - Other fence materials are not allowed.
 - A DC permit is required for relocation of fences facing the street, allowed only if there is no significant visual affect from the street.
 - A DC permit is required for any gate hinges visible from the street.
 - Total height of multiple retaining walls and/or fences on the same slope may not exceed 4 feet.
- **Fencing (back and side yards)** - Such fencing, if less than 6 feet tall, is exempt.
- **Garage conversion** - Garage doors must not be modified in any manner that changes the exterior appearance or causes the door to not operate as originally installed. Washoe County requires that a "garage may not be converted to other living space until a replacement garage has received a certificate of occupancy."
- **Garages (new)** – A DC Permit and Washoe County Building Permit are required for new garages, under restrictions of Washoe County, the CC&Rs, and the following:
 - Such structures may contain a storage area, and/or a bathroom.
 - No other types of area, such as kitchen or sleeping areas, are allowed in such structures.
 - The permitted bathroom may have only a toilet and sink. Bathtubs and showers are not allowed.
 - Such structures must not exceed 1500 square feet or 1 story.

- The height of such structures must not exceed 15 feet above the home's first floor covering.
 - The garage slab in such structures must be from 0 to 2 feet above the home's garage slab.
 - The first floor covering in such structures must be from 0 to 2 feet above the home's first floor covering.
 - Such structures must have a concrete foundation.
 - The intersection of the top chord of trusses and eave-end walls must be at 8 feet above the sheathed floor.
 - Additions must match the home in color, trim design, siding material, roof material and color, and roof pitch.
 - See "[Coverage Requirements in the LANDSCAPE DESIGN section](#)".
 - Window trim on such structures must be a single course of 1x4.
 - Garage doors on such structures must be no larger than 8 feet tall and 16 feet wide, and must match the appearance of the original garage door on the home.
 - Such structures must not have windows larger than 4' by 4', and must not have any window within 2 feet of any other window.
 - Such structures must not have sliding glass doors.
 - Such structures must be designed, engineered and approved under the currently adopted (by Washoe County) version of the Uniform Building Code.
- **Gazebos** - A DC permit is required for gazebos, but the size must not exceed 12' x 16' and no portion may be more than 10 feet above the home's first floor carpet. Homemade gazebos must match industry standards for appearance and durability. See "[Coverage Requirements in the LANDSCAPE DESIGN section](#)".
 - **Greenhouses** - A DC permit is required. Greenhouses may only be in areas that would be considered "invisible," and the size must not exceed 400 square feet or be taller than 7 feet above the home's first floor carpet. Reflective materials other than glass used for such construction must be approved by the DC. See "[Coverage Requirements in the LANDSCAPE DESIGN section](#)".
 - **Planter boxes** - Invisible planter boxes are exempt. A DC permit is required for visible planter boxes.
 - **Playhouses** - A DC permit is required. Playhouses must be behind the 6' fence, but must not cover more than 100 square feet of ground or be taller than 7 feet above the home's first floor carpet. See "[Coverage Requirements in the LANDSCAPE DESIGN section](#)".
 - **Playground equipment** - Such equipment is exempt behind the 6' fences.
 - **Porches and walkways** - A DC permit is required. Whether covered or not, these structures must not be enclosed. A DC permit is required for trellises around such areas.
 - **Retaining walls** - A DC permit is required for all retaining walls, which may not exceed 30 inches in height. Railroad ties may be used in retaining walls as posts, but no more often than 4 feet; or flat between posts but no more than 2 high. If retaining walls are made of wood or redwood, they must be stained to match the 6'

back and rear-side yard fencing. See additional information under "Fencing (front yard)".

- **Storage Sheds** - A DC permit is required. Storage sheds must be in the back yard only, be less than 200 square feet if wooden, 140 square feet if metal, not taller than 12' feet, siding material and installation must give the appearance of industry standard construction, roof material must minimize reflected sunlight, and colors must be typical of those used at Woodland Village. Sea containers, truck trailers and other shipping containers are not permitted. Storage sheds must be located in such a manner to minimize visibility from the street and from the first-floor windows of side and back neighbor's homes. See "[Coverage Requirements in the LANDSCAPE DESIGN section](#)", including setbacks.
- **Storm doors, screen doors, and security doors** - A DC permit is required, unless the door is behind the 6' fence and on the first floor. Such doors must be clear or decorative.
- **Sunrooms** - A DC permit is required. Sunrooms must be in the back yard, not be taller than 8 feet above the home first floor carpet, and not be made of highly reflective materials other than glass. See "[Coverage Requirements in the LANDSCAPE DESIGN section](#)".
- **Window boxes** - A DC permit is required for window boxes and shelves under windows, except when invisible. Window boxes (planters attached to the home directly below windows) must not exceed 1 foot tall, 1 foot deep, and the width of the window. Such window boxes must be either stained redwood or painted to match the home base or trim colors.
- **Window coverings** - A DC permit is required for exterior window coverings, which must be only behind the 6' fence, and no higher than 8 feet above the home first floor carpet. Canvas awnings are not allowed. Metal awnings are allowed only if the metal is embossed to look like wood.
- **Window screens** - The window screens as supplied by the builder shall be maintained by the homeowner in a like-new condition. All torn, ripped or missing screen material shall be replaced with new material. Patching of screening material shall be accepted only on an emergency basis and shall be completed in 30 days. This section is also applicable to storm door/screen door installations that have been approved by the Design Committee. (Window screens that have suffered damage to the frame structure shall be replaced within 30 days. In the interim, these damaged frames/screens shall be removed from the windows until such repairs/replacements have been made.)
- **Windows** - A DC permit is required for every change, including additions, removal, moving, garden windows, and bay windows. Garden windows (typically a kitchen window that extends 1 foot away from the house) must not be on the front of a home. Nothing may be allowed to cover the glass, including but not limited to security screens, bars, or shutters.

Fireplaces and Wood Burning Stoves

A DC permit is required.

Flags

One American Flag is exempt from DC permit, but is required to follow the "Federal Flag Code" (the rules and customs pertaining to the display and use of the American flag). One other flag is allowed without a DC permit, but may be no larger than 3'x5' and poles may be no larger than 6'. Pole and bracket must be made of rust-resistant material and maintained in a like-new condition. Any additional flags must have a DC permit. No vulgar/hate language, advertising, or company names permitted. The Board will be the final determinant of appropriate flags and may order flags removed at any time.

Gutters and Down Spouts

A DC permit is required, unless installed by the Builder prior to issuance of a Certificate of Occupancy. These items must be the same color as the home's trim.

Interior Changes

Interior changes are exempt unless the exterior of the home is changed, in which case a DC permit is required.

Painting

Repainting a home with the original base and trim colors is exempt. A DC permit is required for any change, which must be consistent with the original color schemes allowed throughout Woodland Village. Refer to the list of Lifestyle Homes colors.

Parking

Nothing shall be constructed that allows vehicle access or parking in front yards, except between the driveway and the property line on the garage side of the home.

Paving

A DC permit is required. Concrete paving may be permitted by the RV access gate. Such paving requires a Washoe County Building Permit. See ["Coverage Requirements in the LANDSCAPE DESIGN section"](#).

Roof

No structure or device of any kind (including air conditioners and swamp coolers) will be placed on the roofs of structures, except as noted under "Antennas", "Solar Panels" and "Weathervanes."

Siding

Exterior siding must match the style used, and be made of Masonite, wood or equivalent. Vinyl, aluminum or steel siding is not permitted.

Skylights

A DC permit is required. The maximum size is 2 by 4 feet; the maximum number is 2 per home. The position and location should be as inconspicuous as possible.

Solar Panels

A DC permit is required. All electrical conduit (metallic or plastic), electrical panels, meter panels, switchgear, batteries, inverters, any other electrical components visible from the street must be painted to match the surface they are attached to keeping in a manner consistent with community paint color standards. Generators, if installed must be behind fence / gates, out of view from the street and must be soundproofed so as to not disturb adjacent property owners.

Swamp Coolers/ Window AC Units

Swamp Coolers/ Window AC Units are prohibited to be located on the house such that they are visible from the street.

A DC permit is required if visible from any other home or street in Woodland Village. Swamp Coolers/ Window AC Units must be only in the following locations: a) inside garages or attics such that they are not visible from outside the home, b) on the back of the home with the top of the swamp cooler no higher than 12' above the first-floor carpet, or c) on the side of the home, behind the 6' fence, with the top of the swamp cooler no higher than the top of the nearest fence. Swamp coolers may not be on roofs, attached to roofs, penetrate roofs or in any other way interfere with the appearance or function of a roof.

Swimming Pools

In ground and above ground swimming pools are exempt when invisible. Such equipment is not allowed when visible. Structures to cover a pool require a DC permit.

Weathervanes

A DC permit is required. Weathervanes must be no larger than 18" in height and 18" in width, and may be mounted on a forward-facing ridge.

Wishing Wells

A DC permit is required in front yards. Wishing wells in back yards that do not extend above any portion of the back or rear-side yard fences are exempt.

LANDSCAPE MANUAL

This landscape guide was produced for Woodland Village in order to assist homeowners in creating imaginative, efficient, front yard landscapes, in compliance with the Washoe County Development Code.

The front and front-side yards for all residential lots within Woodland Village that are visible from the street shall be landscaped by the homeowner or a qualified licensed landscape contractor hired by the homeowner. In purchasing a home in Woodland Village from Lifestyle Homes, for an original purchase that does not have the initial landscaping completed, the homeowner agrees to completion of landscaping (except behind the fence) **within one (1) year** of close of escrow.

WOODLAND VILLAGE ASSOCIATION (The "Association")

The Association, as specified in the CC&R's will enforce provisions that visible areas of a homeowner's lot are landscaped and kept in a neat and attractive manner as described in this guidebook. The Association's duties will include, but not be limited to, the following:

- Assure that front yards, front-side yards and RV parking areas visible from the street are landscaped within the time period specified above, following individual plans approved in advance by the Woodland Village Design Committee. In very rare cases, we may grant an extension of the completion date.
- Assure that front yard landscaping is pleasing in appearance and reflects pride of ownership. The Association has the right to demand that landscaping contrary to this guidebook be corrected.
- Assure that once the landscaping is done it is properly maintained, including being kept free of weeds. Assure that the visible front-side yard on corner lots is landscaped and maintained.
- If a homeowner fails to landscape their property, or to maintain the landscaping, the Association shall use every available legal means to achieve compliance. Enforcement could include, but not be limited to, letters, phone calls, fines, liens, arbitration, or legal proceedings that could result in substantial costs.

PERMIT REQUIREMENTS

Before installing any irrigation system, each homeowner shall obtain an irrigation permit from Washoe County for the backflow prevention device.

Pre-approval of landscape designs by the Woodland Village Design Committee (DC) is required, to ensure that the design complies with this manual. The DC Permit timeframe does not change the requirement to complete landscaping within 1 year of purchase from Lifestyle Homes. Exceptions may be considered by the Board upon reviewing specific circumstances. Work may commence only after the Design Committee has issued an approved written permit (a "DC Permit") following the submission of a Woodland Village Design Committee Review Form and Checklist, see Appendix A. In the event that

completed landscaping does not comply with this manual, the homeowner may be required to pay a fine and/or remove and replace the landscaping. A DC permit is required. Landscaping behind the fence is exempt. A DC permit is required for front yard landscape changes affecting 25% or more of the front yard. Landscaping must not cause rainwater or other water to be directed toward the foundation, or to collect near the foundation. The homeowner shall not change the original drainage pattern of the lot. The lot has been certified by engineers for proper drainage. The water run-off must stay within the small berms (swales) and be directed from the house, foundation, neighbor's home, and the back of lot such that the water travels out to the street or as originally designed.

Many activities a homeowner may wish to undertake on their lot also require the approval of The Association's Design Committee. Please read all documents very carefully.

ASSOCIATION STREET TREES

Woodland Village is designed to reflect the elements of a traditional neighborhood with sidewalks (one side only) and tree lined streets.

Association Street Trees (street trees) are the trees installed by Lifestyle Homes located between the sidewalk and the street curb. The Association will maintain street trees on an as needed basis. All trees overhanging the street, regardless of ownership, will be pruned by the Association to maintain a minimum clearance of 13.5 feet over roadways as required by Washoe County.

LANDSCAPE DESIGN

Landscape Requirements

All front yard landscaping within Woodland Village is to emphasize climatic adaptive landscaping as required under the Washoe County Development Code for the North Valleys Area. This means that all plant material installed shall be adapted to the unique climatic conditions found within the Great Basin (i.e., drought tolerant, resistant to wind damage, etc.) and that installation and maintenance practices shall be conducive to achieving that goal (front yard landscaping includes the area from back of curb to the home and fence line, excluding the driveway and RV access). All homeowners are urged to consider including fire scaping in their landscaping. The following landscape requirements shall be met for all front yard landscaping installed within Woodland Village:

- Practical turf areas are considered areas that will be utilized for such things as child's play. In other areas consider using a lawn substitute (see plant list) or rock mulch. Lawn areas shall be a minimum width of 5'. No more than 50% turf is allowed in the front yard. The Association encourages the limited use of turf grass as the Reno area is a high desert community where water is precious.
- Utilize water-conserving plant material (see plant list).
- Group plants of similar water requirements.
- It is recommended that all shrubs be drip irrigated.

- It is recommended that all irrigation systems have an automatic controller mounted on the interior wall of the garage. Lifestyle Homes provides an extra electrical outlet in the garage for that purpose.
- Only low angle heads shall be used on spray irrigated turf.
- Mulch all ground where plants are growing (no bare dirt).
- Control water robbing weeds around landscape plants. Weed barrier fabric shall be installed in all planting beds and rock beds prior to mulch placement.
- Incorporate soil amendments, as needed, prior to planting.
- Landscaping shall be installed so as not to interfere with lot drainage. Drainage problems due to altered grading may void home warranties and may cause water to collect under a home. Lifestyle Homes is happy to answer any questions regarding landscaping and grading.

Coverage Requirements

A variety of ground plane treatments such as 4" minus river rock, 1/2" crushed rock, bark mulch, live groundcover, and turf provides visual interest, whereas a sea of one ground plane type, such as gravel, etc., is monotonous and uninteresting. The following coverage requirements are intended to assure consistent, high quality landscape design throughout Woodland Village.

- Front yard landscapes shall achieve 100% coverage (i.e., no bare dirt shall remain).
- All planting areas shall have an adequate depth of mulch (bark or rock) over an approved weed barrier fabric (black plastic is not allowed) such that the underlying fabric is not visible.
- Impervious material such as concrete or brick shall not exceed 20% of the front yard landscape area (front yard landscape includes area from back of curb to home and fence line, excluding driveway and RV access). The RV access side must not be left dirt or DG.
- Rock mulch shall be selected from the approved list below and can be no smaller than 1/2" in size. Pea gravel, and sand are not allowed because of their dirt-like appearance and their tendency to spill onto driveways and streets. Rock smaller than 2" directly adjacent to sidewalks, driveways or curbs must be separated from those areas by a barrier that prevents spread of the rock onto the concrete.
- Non-planted rock mulch shall not exceed 60% of front yard landscape. A minimum of 40% of the front yard area shall be living plant material. To provide visual interest year-round, a minimum of 30% of shrubs installed shall be evergreen.

Approved Rock Mulch

Rock mulch shall be selected from the following list. Other types of rock mulch may be acceptable upon approval by the Design Committee. Any proposed substitute shall be submitted to the Design Committee for approval prior to installation. Failure to receive prior approval may result in rejection of the mulch following placement. In such cases, the homeowner shall be required to remove the mulch and replace with an approved type.

Salt & Pepper	Dusty Rose	Arizona Red River	River Rock
Green Serpentine	California Gold	Dolomite	Red Cinder Rock
Black Lava Rock	White Lava	Ginger	Lodi
Nevada Gold	Lodi Cobble	3/4" to 1-1/2" Crushed Rock	DG

SOIL PREPARATION

Most native soils in the vicinity of Woodland Village area are mapped by the soil conservation service as Bedell loamy sand, 2 to 4 percent slopes. This very deep, somewhat excessively drained soil is on alluvial fans. It formed an alluvial derived mainly from granitic rock. Elevation is 4,500 to 6,000 feet (Woodland Village is at about 5,100 feet). The average annual precipitation is about 8 to 12 inches, the average annual air temperature is 46 to 50 degrees F, and the average frost-free period is 100 to 110 days.

Typically, the surface layer is brown loamy coarse sand about 15 inches thick. The subsoil is typically yellowish brown loamy coarse sand.

Included in this area are Linhart soils on inset alluvial fans, Orr soils on higher terrace remnants, and Wedertz soils on the slopes of alluvial fans. The unit is about 5 percent Linhart soils, 5 percent Orr soils, and 5 percent Wedertz soils.

Permeability of this Bedell soil is moderately rapid in the subsoil and rapid in the substratum. Available water capacity of the soil is low. Effective rooting depth is more than 60 inches. Runoff is slow, and the hazard of water erosion is slight.

The present undisturbed vegetation in most areas is mainly big sagebrush, antelope bitterbrush, Anderson peach brush, and Indian rice grass.

The nature of poorly drained soils is to smother plant roots due to lack of oxygen in the root zone. An ideal soil consistency is 25% air space, 25% water, 5% organic matter, and 45% mineral matter (nutrients, sand, clay, salts, etc.). Western soils generally contain less than 1% organic matter, which makes them low in nutrients, more prone to compaction, and poorly drained. Prior to landscape installation, homeowners may perform a soils test and amend the soil as recommended in the soil report. Copies of soils tests ordered by Lifestyle Homes for a number of Woodland Village lots are available; results have been consistent over most of Woodland Village. Homeowners may also obtain a soils test from the University of Nevada Cooperative Extension.

Homeowners may perform a permeability test by digging a hole 3' deep. Fill the hole with water and leave it for 24 hours. After 24 hours add water to the top again, leave it an additional 24 hours. After 48 hours the hole shall have drained completely to qualify as a well-drained soil. To aid in developing an appropriate watering schedule, note how many days it takes to drain completely. See the following chart for recommendations.

Permeability Rating

Depth of Hole	Depth of Water After 48 Hours	Total Days to Drain	Recommendations
2'	6"	3	amend planting holes & water 2x/week
2'	12"	4	raised planters/amend soil/monitor water
2.5'	6"	3	amend planting holes & water 2x/week
2.5'	12"	4	raised planters/amend soil/monitor water
3'	6"	3	amend planting holes & water 2x/week
3'	12"	4	raised planters/amend soil/monitor water
3'	>12"	>4	raised planters/drainage system

To alter soil permeability, if needed, increase available air space through the addition of organic matter in the form of bark compost or composted manure to individual planting holes. Provide the yearly addition of 1 inch of organic matter as top dressing to planting beds to help maintain soil aeration.

Soil Preparation for Non-Planted Areas (Rock Beds)

- Clear all weeds (post emergent herbicide, hoe, etc.).
- Apply pre-emergent herbicide over entire area and then weed barrier fabric.
- Cover entire area with non-living mulch to a depth that covers the irrigation system and weed fabric.
- Add mulch as needed to maintain the depth over time.

Prior to proceeding with any soil prep or planting, a soils test may be conducted to include appropriate recommendations in preparation.

Soil Preparation for Plants

- Conduct percolation test to check drainage.
- Install drainage pipe or French drains to drain planter areas if needed.
- Apply pH adjusting element as recommended by a soil test over entire planting area.
- Mix amendments into soil to a depth of 6" - 8". This depth is critical for proper rooting and health of turf or annuals, and serves to prevent soil layers.
- Amend individual planting pits per the soils report and installation details.

Fertility & pH

Plants require sixteen nutrients to maintain proper health and growth. The primary nutrients are nitrogen, which is used by the plant to form leaves and branches; phosphorus, which is used by the plant for flower, seed and fruit production; and potassium, which is used by the plant for root development and disease resistance. Secondary nutrients (elements required in greater than trace quantities) are; calcium, sulfur, and magnesium. Copper, iron, manganese, zinc, molybdenum and boron, are considered trace elements.

The soil test may include:

- pH - the relative acidity or alkalinity of the soil.
- EC - electroconductivity or the salt concentration of a soil.
- SAR- sodium absorption ratio, expresses activity level of sodium ions.
- Fertility - levels of Nitrogen, Potassium & Phosphorus in the soil.
- Trace - determines levels of specific trace elements (like Boron).
- Soil texture - determines predominance of sand, clay or loam (combination of both) in soil.
- Organic matter - gives a percentage of organic matter contained in the soil.

Organic matter is the major supplier of nitrogen and phosphorus in the soil, the two elements in largest demand by the plant material.

There is an optimum pH level at which nutrients are more readily available to plants. The primary and secondary nutrients are most available to plants at pH levels between 6.5 and 8.0. Just as there are optimum conditions for nutrient uptake, there are adverse conditions as well. Iron becomes unavailable at levels greater than 7.5 and can be added to planter beds in a dry form, or sprayed on the plant as a liquid. Generally, a pH of 6.5 to 7.5 is considered optimal for plant growth.

PLANTING

Refer to the Woodland Village website, <https://woodlandvillage.net>.

Frequently, the term "Drought Tolerant" is thought of as being "dry" or "desert-like," but this is an unfair description. Plants which are drought tolerant are just that... tolerant of drought conditions. They need not be limited to cactus varieties or other dry climate plants, but include a wide selection of lush, green plants that are attractive in any landscape.

Once established, these plants are able to withstand long periods of dryness without deterioration, going several weeks or, in some cases, an entire season, between deep watering's. Such plants reduce the impact on limited water supplies.

When planting drought tolerant species, it is necessary to water frequently and deeply for one or two seasons. Once the plant has become established, it can thrive on far less water than we are accustomed to providing. If plants are watered frequently, such as during lawn watering, they become shallow rooted and therefore dependent upon frequent irrigation. On the other hand, less frequent watering will promote deep rooting which makes for a healthier plant which also becomes established more quickly.

Trees, shrubs, and plants also require less water when proper gardening practices are followed. This includes proper soil preparation, selecting the right plant for the site, planting correctly, proper irrigation, the use of mulches, and controlling weeds. The final result is healthy plants and a more efficient use of water in this high desert climate.

Planting Season

The average last frost date in the Truckee Meadows is May 15th, while the first frost is usually around September 15th, providing a growing season of about 115 days. As mentioned earlier, Woodland Village is usually about two weeks behind in the spring. Many deciduous trees benefit from being planted prior to bud break in the spring, between about March 22nd and April 15th. Any time the ground is thawed enough to dig, and plants are available, it is okay for spring planting of bareroot or containerized plant material. When considering fall planting, however, it should be noted that even though most trees can successfully root in soil temperatures as low as 45 degrees Fahrenheit, dry fall weather with inadequate moisture followed by a cold winter can be fatal to those new transplants.

Planting Methods

- Dig holes equal to the depth of the plant container.
- Dig hole 2 times the width of the plant container (this is to encourage vigorous lateral rooting).
- Fill the holes with water and wait 12 hours to plant.
- If water does not drain, take measures to insure adequate drainage in the root zone.
- Mix two-thirds native soil from the hole with one-third amendment. Add a handful of bone meal or slow release fertilizer (at recommended rate).
- Place plant in hole to check for depth. The plant should sit level with the surrounding soil.
- If the hole is too deep, add soil (plants planted too deep can rot in poorly drained soil).
- If higher than 1", dig the hole a bit deeper.
- Remove the container, wire basket, burlap, etc. completely.
- Check the root ball of the plant. If the roots are coiled at the sides, bottom or surface, gently ease them away from the edges. If that is not possible, score the root ball a few times (to promote new root growth) and spread them out in the bottom of the hole.
- For trees, orient the tree with the trunk facing the same direction it was grown. This is usually denoted by flagging tape or a colored label with no writing on it, indicating the north side of the tree (it helps prevent sunburn and freeze damage).
- Backfill amended soil around the plant. Tamp the soil occasionally to remove air pockets.
- Mound unused soil from the hole to create a basin around the plant.
- Fill the basin with water.
- If the plant has settled, add more soil to level up the plant with the grade. Do not bury the exposed stem or trunk of the plant/tree in doing so.
- Wrap newly planted deciduous tree trunks with a light-colored porous material to prevent sunburn the first season. Remove the wrap the next year.
- Stake trees. To ensure the wire used from the stake to the tree does not slide down the stake, consider securing the wire to the stake. Do not cinch trees so tight that

there is no movement within the stakes, this promotes weak trunks that cannot take wind. Trees should move slightly to build strength.

IRRIGATION

Lifestyle Homes installs pressure reducing valves (PRV) for the pipes on the inside of the home. If the source water pressure coming into the home is 65 pounds or more, the homeowner may also consider installing a PRV on the irrigation system to prevent the pipes inside the home from rattling when the sprinklers are running. Lifestyle Homes will inspect, but not remedy pipes that rattle due to improperly installed irrigation systems.

Lifestyle Homes has provided a 3-inch plastic pipe under each driveway to allow the passage of water pipes and electric control wires. The location of the pipe was covered during the homeowner orientation meeting.

All plant material should be on a drip system. Drip irrigation provides the following benefits:

- Provides a controlled amount of water to each plant;
- Confines water to planted areas only, reducing (but in no way eliminating) weed production; and
- Reduces the tendency to waterlog poorly drained soils by an unattended sprinkler.

Watering Frequency – This table is for informational purposes only. Individual homeowners are responsible for establishing their own watering schedules based on current climatic conditions.

	Vines & Shrubs 2' - 3' High	Shrubs & Trees 4' - 5' High	Shrubs & Trees 5' - 10' High	Trees 10' - 20' High	Mature Trees <20' High	Vegetable Gardens, Ground Cover Flowers	Containers
Cool weather	2 hrs.	2 hrs.	2 hrs.	2.5 hrs.	3 hrs.	2 hrs.	10 min
	1-2 days	1-2 days	1-2 days	1-2 days	1-2 days	1-2 days	1-2 days
Warm weather	2 hrs.	2 hrs.	2 hrs.	2.5 hrs.	3 hrs.	2 hrs.	20 min
	2 days	2 days	2 days	2 days	2 days	2 days	2 days
Hot weather	2 hrs.	2 hrs.	2 hrs.	2.5 hrs.	3 hrs.	3 hrs.	30 min
	2 days	2 days	2 days	3 days	3 days	3 days	3 days

NOTE: In the above table, the Hours represent the hours of each water and the Days represent the number of days per week. When plants with different watering duration requirements occur on the same irrigation zone, the watering regime described above can be maintained by providing varying numbers of emitters to each plant.

Turf Grass Average Water Requirements

Average water requirements, per week, for northern Nevada turf grasses are depicted on the following graph. Though differing soils and grass species will cause variability in these needs, these values can serve as a general guideline. At 30 psi Rain Bird 1800 sprinklers with MPR nozzles put down about 1 to 2 inches of water per hour. Depending on the specific sprinkler used, precipitation rates may vary.

MAINTENANCE

Plant materials shall be maintained in a healthy vigorous condition so that they will be best suited to fight off any chemical imbalance that would otherwise kill a weakened or stressed plant. The following maintenance practices should be undertaken on a yearly basis.

Plant Replacement

Any dead or dying plant (excluding street trees) shall be promptly replaced by the homeowner.

Additional Resources

The Woodland Village website, <https://woodlandvillage.net>

The EBMC Woodland Village Owner Portal,

<https://ebmc.securecafe.com/residentservices/ebmc-hoa/userlogin.aspx>

Ortho Books. 1989 Gardening in Dry Climates

University of Nevada Cooperative Extension. 1995. Small Ranch Manual

Sunset Books Inc. 1995. Western Garden Book

2021 International Wildland-Urban Interface Code (IWUIC)

APPENDIX A

Woodland Village Design Committee Review Form and Checklist



EUGENE BURGER MANAGEMENT CORPORATION

5011 Meadowood Mall Way, Suite 200 Reno, NV 89502 www.ebmc.com

WOODLAND VILLAGE DESIGN COMMITTEE REVIEW FORM AND CHECKLIST

Name: _____ Date: _____

Property Address: _____ City: _____ State: _____ Zip: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell Phone: _____

Email: _____

Contractor/Landscaper Name (if applicable): _____ Phone: _____

Email: _____

Project Summary/Description: _____

Estimated Start Date: ____/____/____

Estimated Completion Date: ____/____/____

NOTE* *Projects exceeding or experiencing delays outside of specified timeframe require Design Committee notification - NO EXCEPTIONS.*

Provide ONE (1) set of plans per submission/application, ONE (1) project per submission/application

PROJECT SUBMISSION TYPE: Check all that apply and see following page(s) for required documents

- BACKYARD STRUCTURE: SHED/GAZEBO/FENCE,ETC**
- FRONT YARD: LANDSCAPE/HARDSCAPE**
- EXTERIOR PAINT/OTHER COSMETIC**
- OTHER**

ALL DOCUMENTS ON THE FOLLOWING CHECKLIST ARE REQUIRED FOR DESIGN COMMITTEE REVIEW. ANY MISSING INFORMATION WILL RESULT IN AN AUTOMATIC DENIAL.

****Check all that applies to project description****



SHED/GAZEBO/PERGOLA/DECK/PATIO/FENCE

- Copy of existing site plan
- Building Elevation
- Colors
- Photo/Rendering/Brochures
- Other
- Setbacks
- Dimensions
- Structure Material(s)
- Lighting Plan(s)

LANDSCAPE/HARDSCAPE

- Location/Plot plan
- Rock –Type, Size*
- Ornamental Decorations/Planter Beds/etc.
- Plants/Trees, names and location
- Artificial Turf type and Installation method
- Irrigations plans and Water Usage
- Dimensions
- Patios, Courtyards w/Materials noted
- Photo/Renderings
- Other

**Rock 2” or smaller must have a barrier if adjacent to sidewalk, driveway or neighboring property*

EXTERIOR PAINT/DOORS/WINDOWS/OTHER COSMETIC

- Paint Samples with name/number
- Doors/Windows/Shudders Color(s)
- Photos/Renderings/Brochures
- Location of Paint to be applied
- Window Coverings
- Other

SOLAR PANELS:

A particular proposed installation plan must not interfere with the views of other properties

- Contractor’s License Info
- Power and Construction Methods
- Elevations
- Photos/Renderings/Brochures
- Contractor’s Plans
- Mounting Method(s)
- Dimensions/Calculations
- Other

OTHER:

- Location/Plot plan
- Dimensions
- Ornamental Decoration Location(s)
- Photos/Renderings/Brochures
- Elevations
- Structure Material(s)
- Vegetation names and Location
- Other

NOTE* *During the construction process all local ordinances as well as Rules and Regulations must be followed. Common Areas are not to be used for access or storage. Any damage to Common Areas will be billed to the homeowner. Homeowner is responsible for contacting the appropriate Utility Companies before digging and is liable for the actions of all contracted/sub-contracted parties at all times on Association grounds. All architectural approvals are subject to homeowner receiving appropriate, if applicable, governmental licenses and permits.*

How To Draw A Plot Plan

When submitting for a landscaping or other project that requires Association approval, a Plot Plan is needed.

What is a plot plan?

A Plot Plan is an accurate drawing or map of your property that shows the size and configuration of your property. It should show the location of the house relative to the proposed location of some projects such as sheds and gazebos, as well the location of such projects in relation to fences & property lines.

Plot plans for landscaping will show the relative position of the various plants, trees, and decorative features such as boulders. It should also indicate the type of ground cover (rock) and where it is going to be used.

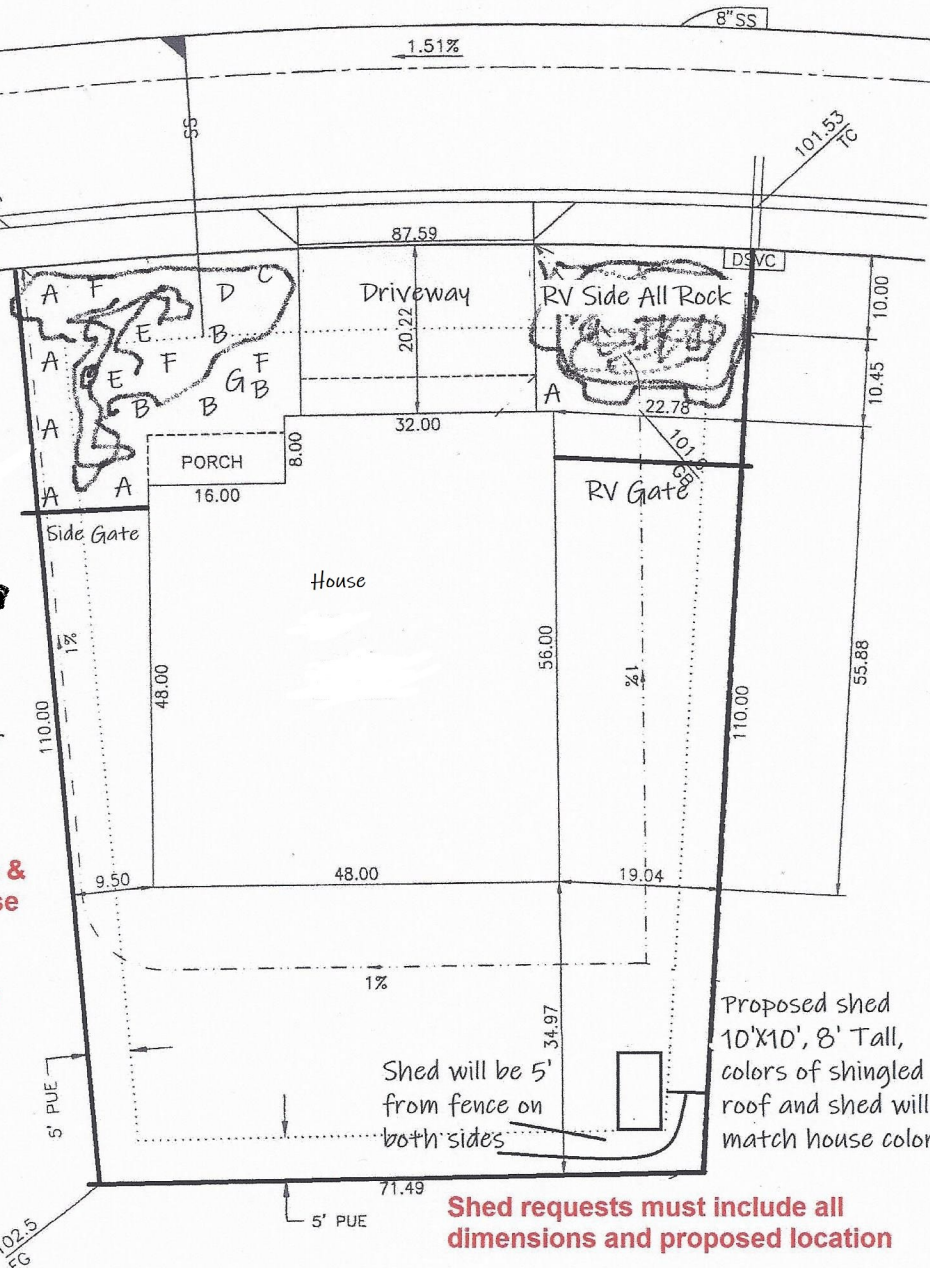
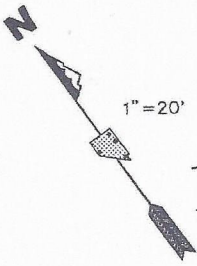
A copy of the Plot Plan for your home is available from Lifestyle homes, there is also a copy in your new home information package. It will have all the necessary dimensions; however, your submission does not have to be to scale. It does have to be clear and easily readable.

A sample Plot Plan is attached.


Some items to keep in mind that will speed the approval process.

- 1: 30% of the plantings used in the front yard must be evergreen.
- 2: A tree is required.
- 3: Weed block fabric is highly recommended.
- 4: The installation of a backflow device for irrigation is required. This requires a permit from Washoe County.

Plot Plan for 1234 Anystreet
Mr & MS Homeowner



Plant Legend: Quantity

- A: Russian Sage: 6
 - B: Mugo Pine: 4
 - C: HOA Tree: 1
 - D: Lavender: 1
 - E: Mr. Bowling Ball (Arborvitae): 3
 - F: Yucca: 3
 - G: Decorative Boulder: 1
 - H: Rock Area: 
- Area around plants will be Black Lava 1 1/2" Rock, will include Drip system for all plants, weedblock fabric under rock

All notes and descriptions must be on the same plane & clearly indicated. Please use letters or numbers rather than easily confused symbols or shapes as they tend to lose clarity when scanned.

Common names of plants is preferred for ease of identification.

Shed will be 5' from fence on both sides

Proposed shed 10'x10', 8' Tall, colors of shingled roof and shed will match house colors

Shed requests must include all dimensions and proposed location