

## 6.0. ARCHITECTURAL AND CONSTRUCTION REQUIREMENTS

### 6.1. General

Article V of the Covenants, Conditions and Restrictions (CC&Rs) mandates that all construction within LACC shall conform to Plumas County codes and regulations and to all building rules, regulations, restrictions, and roadway construction standards established and/or adopted by LACC.

### 6.2. Architectural Review Committee

6.2.1. Composition. The Architectural Review Committee is established pursuant to the CC&R requirements for review and approval of plans prior to the start of construction. The committee consists of a chair appointed by the President of the Board of Directors and not fewer than four additional voting members in good standing, appointed by the chair. The LACC General Manager, or an appointed staff representative, shall serve as a non-voting member.

6.2.2. Meetings. The Committee meets when called by the chair, or otherwise as required by LACC policy or regulations. Committee meetings are for the purpose of voting on controversial matters and to consider other duties and responsibilities regarding the enforcement of Section 6.

6.2.3. Quorum. A quorum consisting of three voting members is required for conducting official business. Official actions are taken only on a majority vote of the members in attendance.

6.2.4. Duties and Responsibilities. The Committee's specific duties and responsibilities are to: (1) review and approve plans to ensure conformance with the requirements of this section, including the CC&R architectural requirements, (2) meet with applicants as necessary to discuss problems, (3) submit written reports to the LACC office on each application, (4) investigate reports of suspected violations of Section 6, and issue notices of correction to offending parties as appropriate and necessary in each case, (5) request citations be issued to those who are responsible for making a correction and fail to do so within a reasonable length of time, (6) prepare and present reports to the Board of Directors (7) prepare proposed changes in the rules, regulations, standards, and procedures, and (8) implement the changes after approval by the Board of Directors.

6.2.5. Committee Reports. The Architectural Review Committee shall render an official report on each application, signed by two voting committee members and the LACC General Manager (GM) or the GM's appointed representative. In the event the application is not approved, it shall be referred to the full Committee for official consideration. The applicant may be notified and invited to attend this meeting.

6.2.6. Appeals. Any applicant who is dissatisfied with the final decision of the Architectural Review Committee may appeal to the Board of Directors.

### 6.3. Applications and Permits

6.3.1. Application Forms. Application forms and information sheets are available at the LACC office, 501 Peninsula Drive, Lake Almanor, CA 96137.

6.3.2. Application Fees. A schedule of application fees for various types of work has been adopted by the Board of Directors and copies are available at the LACC office. A construction fee is required for each project. The purpose of this fee is to assure completion of work in accordance with the approved plans, repair of any damage to LACC property that may occur during the construction process, and to help defray the cost of wear and tear on LACC roads from heavy trucks and equipment during construction. No portion of the application fee will be refunded after the Architectural Review Committee has reviewed the plans. When construction has been completed, with no violation of LACC construction rules, and upon receipt of Notice of Completion from Plumas County, a copy of the approved as-built septic permit, repair of any damage to LACC property, cleaning, and inspection by LACC, an appropriate refund will be made. Any combination of various types of permit work described herein may be applied for at any one time using a combined set of plans. If a single permit is granted, only the one highest fee is required.

6.3.3. Permits. Application for a permit and approval of plans by the Architectural Review Committee is required prior to any new or replacement construction work on houses, additions, garages, carports, guesthouses, living space in garages, interior modifications of guesthouses, guestrooms in garages, storage sheds, decks, outside staircases, trams, re-roofing (if there is a change in type of material or color), and/or any work for which a Plumas County building or septic system permit is required. Application and plan approval are also required for exterior repainting projects (if different from original color), fences, dish antennas larger than 39" in diameter, high lumen yard lights, driveway improvements, underground tanks, trenching, retaining walls, and any work within the LACC road rights-of-way.

All permit work described herein may be handled by separate applications and permits, or incorporated into one set of plans and one permit. Permits authorizing the work to proceed will be issued by the LACC office after the plans are reviewed and approved by the Architectural Review Committee.

Permits pertaining only to encroachment work within the LACC road rights-of-way, such as utility and pipeline installations or driveway improvements, may be issued by the

LACC office without referral to the Architectural

Review

Committee. Each permit shall specify the special requirements to be met, that are unique to the particular project, as well as the LACC general permit requirements. The forms necessary for the issuance of permits and for informing permit applicants about LACC procedures, standards, and permit requirements shall be prepared by cooperative effort of the Architectural Review Committee and the General Manager. The details of administration of the permits and the permit processing shall be handled by LACC management.

#### 6.4. Plans

6.4.1. Plan Approval. Approval by the LACC Architectural Review Committee is required for plans for all structures to be built in LACC, before applying to Plumas County for a Building Permit. No work will be permitted without LACC approval. LACC may check the work during construction for the purpose of ensuring compliance with the CC&Rs and LACC rules and regulations. LACC shall not have any responsibility, right, or authority to determine specific compliance with Plumas County or State of California Code requirements. In the event LACC requirements are more restrictive than those of Plumas County or the State of California, the LACC requirements shall apply. The lot owner shall be responsible for the accuracy of the plans and lot lines, and compliance with the minimum setback requirements.

6.4.2. Plan Requirements. Plans drawn to appropriate scale submitted to LACC for approval shall include: (1) a dimensioned plot plan 8 1/2" x 11" or larger, (2) foundation plan, (3) floor plans of all floors showing the details of construction from the foundation through the roof, (4) exterior elevations, (5) description or samples of the types and colors of roofing and siding, and (6) details of driveway construction. See LACC office handout material for further details about preparation of plans.

6.5. CC&R Construction Requirements. The following seven subsections are quoted from Articles VI and VIII of the 2001 CC&Rs.

6.5.1. "Section 6.01. Single Family Residences. Not more than one (1) single family residence and one (1) guest house may be constructed on any one (1) Lot. The main residence shall be the first to be constructed, excepting as approved by the Architectural Review Committee."

6.5.2. "Section 6.02. Submission of Plans to Lake Almanor Country Club. Plans of the residence, guest house, fences, and/or appurtenant buildings submitted to the Architectural Review Committee shall include floor plans, exterior elevations, plot plan, easements and foundations; shall be to scale; and shall contain enough information as to clearly show what materials will be used in the proposed structure. There shall also be included in the plans an elevation showing the highest point of the structure in relation to the

actual topography of the lot. These plans must be submitted to the Architectural Review Committee and approval thereof obtained prior to start of construction."

6.5.3. "Section 6.03. Living Area. The Architectural Review Committee shall approve no plans for a residence containing less than seven hundred fifty (750) square feet of living area on the main floor in multiple story residences and no less than one thousand (1,000) square feet of living area on the main floor in one-story residences."

6.5.4. "Section 6.04. Time Limit and Materials. The exterior of the building shall be completed within one (1) year of the date of starting construction. All exterior materials shall be new. Metallic roofing, siding and diverters will be permitted when such are color coated by the manufacturer with an approved nonglare material. Exterior walls below floor line shall be enclosed unless the foundation structure is designed especially for architectural appearance."

6.5.5. "Section 6.05. Compliance with Lake Almanor Country Club Rules and Building Codes and Regulations. All construction, including plumbing and sewage facilities, shall conform to Plumas County, California Codes and Regulations, in addition to any and all building rules, regulations, and restrictions and ACR's established and/or adopted by the Country Club pursuant to Section 5.05, above."

6.5.6. "Section 8.01. Residential Use. All Lots within the subdivision, other than those owned by LACC, public utilities, or properties delegated for the common good of the membership of the association, shall be used for residential purposes only."

6.5.7. "Section 8.10. Recreational Vehicles. No recreational vehicle shall be permitted as a residence on any lot within Lake Almanor Country Club, except as hereinafter provided. During a one (1) year period, while the residence is under construction, the owner's family may live in a recreational vehicle on the lot if it is in all respects acceptable to the Architectural Review Committee and approved by the Plumas County Sanitarian. Recreational vehicles may be permitted on Lots within Lake Almanor Country Club on which permanent residences have been completed and may be used in lieu of guest houses if the same are in all respects acceptable to the Architectural Review Committee and the Plumas County Sanitarian."

## 6.6. LACC Architectural Construction Requirements

### 6.6.1. Guesthouses

6.6.1.1. Definition. Guesthouses referred to in paragraph 1 of the CC&Rs shall mean any living and/or sleeping space not constructed as an integral part of the main residence

with continuous foundation, common wall(s), and interconnecting door(s). For purposes of these regulations the term "guesthouse" shall include living or sleeping space in, above, or below detached garages and any other adjacent enclosed space not intended for vehicular or boat use. No cooking facilities are permitted.

6.6.1.2. Area. Guesthouses shall be constructed according to Plumas County standards and regulations and may not exceed 1200 sq. ft. in size. Any second-story guesthouse must meet all LACC setback requirements and must be a minimum of 10' from the side property line and 20' from the front property line.

6.6.1.3. Rental. The owner of the property containing a proposed guesthouse shall enter into a legal agreement with LACC which regulates the use of the guesthouse. (See Section 4.9)

6.6.2. Pre-Assembled/Pre-Cut Structures. Pre-assembled structures and/or modular homes are prohibited. (Other than storage sheds less than 120 sq. ft.) Pre-cut structures and panel construction homes are permitted.

6.6.3. Sanitation Facilities. County approved sanitation facilities (such as chemical toilets) are required at all building sites during construction. Owner is responsible for providing space off LACC road rights-of-way.

6.6.4. Garages. Garages or other approved structures must be built simultaneously with, or subsequent to, the construction of the main residence.

6.6.5. Maximum Height. The overall height of any structure measured from grade shall not exceed 35 feet. LACC will furnish a structure-height drawing with the permit application.

6.6.6. Exterior Colors. For new construction projects, and repainting (if different from original color), the exterior color selection shall be approved by the Architectural Review Committee. Exterior colors should blend with the environment.

6.6.7. Minimum Property Line Setbacks. LACC will furnish a setback drawing with the permit application.

STRUCTURE	FRONT	SIDES	REAR
*One-story house	20'	5'	15'
*Two-story house	20'	10'	15'
Three-story houses	20'	15'	15'
One story garages	20'	5'	15'
or	10'	10'	15'
Two-story garages	20'	10'	15'
Ground-level decks	20'	5'	5'

Second-story decks	20'	5'	10'
Third-story decks	20'	10'	15'
Storage sheds	20'	5'**	15'
Carports	(same setbacks as garages)		

\*Includes guesthouse  
\*\*10 feet is preferred

6.6.7.1. Deck and Staircase Setbacks. All uncovered outside decks and staircases must conform to the deck setback requirements. All covered decks and staircases are considered integral parts of the structure and must meet the above listed setback requirements for both houses and garages.

Ground-level decks must not exceed 30 inches above ground at any point. Ground-level decks on lake front lots (only) may be extended to the rear property line. In all cases where ground-level decks are more than 30 inches high at any point, they shall comply with Plumas County handrail and structural requirements.

Rear lot decks on lots backing up to the golf course must comply with the rear setbacks described in Section 6.6.7.4.

6.6.7.2. Corner Lot Setbacks. Corner lots are deemed to have two frontages. All structures on such lots shall be set back a minimum of 20 feet from each property line, provided, however, the front of a one-story garage (or carport) may have a 10 foot, minimum, setback.

6.6.7.3. Setbacks for Combination Two and Three-Story Structures. The minimum sideline setbacks for each side of multi-story houses containing two stories on one side and three on the other apply separately to each side containing the additional stories.

6.6.7.4. Golf Course Setbacks. The exterior walls of structures bordering the golf course shall be set not less than 40' from the golf course property line. Decks and outside staircases shall not be any closer than 30 feet from the golf course property line.

6.6.7.5. Corner Stakes and Line-of-Sight Viewing. In the event property corner stakes that are essential for determining setbacks are missing or disturbed, they shall be reset by a licensed surveyor, at property owners expense. If line-of-sight viewing from one property corner to another is obstructed by trees or terrain, an offset line or a surveyed property line may be required.

6.6.8. Time Limit - LACC architectural permits are good for two years and a maximum of two, one-year extensions may be requested, at a \$250 charge each. After two years, without approved extensions, 10% of the refund amount will be lost each month until the project is completed.

6.6.9. Work Hours and Noise Restrictions. There shall be no exterior construction work that creates a noise disturbance between the hours of 6:00 p.m. and 7:00 a.m. This prohibition pertains to all types of work including building construction, earth moving, tree falling/cutting, etc. The restriction applies to property owners as well as contractors.

6.6.9.1. Owners, Family Members, Guests and Renters may not conduct noisy construction work on Sundays or holidays. This includes the use of nail guns, air compressors or any other noise-making equipment, including hammers and loud radios. Any exceptions must be approved by the General Manager or designee.

6.6.10. Exterior Lights. All exterior lights shall be installed in such a manner (hooded, if necessary) as not to be an annoyance to neighbors and roadway users.

6.6.11. Fences. All fences are discouraged. Three kinds of fences may be allowed. They are decorative, protective, and propane screens.

6.6.11.1. Decorative Fences. Decorative fences are fences or entrance gates, which do not qualify as protective fences or propane screens. They are subject to the following limitations and restrictions:

(1) may be no more than 4' in height above existing grade, (2) must be 50% or more open, (3) must not interfere with the view across the owner's lot, (4) must be approved by the Architectural Review Committee in regards to their color, form, and material, and (5) barbed wire is prohibited.

6.6.11.2. Protective Fences. Protective fences are subject to the following limitations and restrictions:

(1) limited to 6' in height, (2) must be painted a dark color or covered with a dark colored vinyl, (3) must be chain link. Other protective fence material may be substituted for chain link provided it is approved by the Architectural Review Committee. The committee will only approve protective fence material which does not restrict views across the member's property any more than does chain link fencing; and 4) barbed wire is prohibited.

6.6.11.3. Propane Screens. Propane screens are fences whose sole purpose is to surround and screen a propane tank. Propane screens may be no more than 1' higher than the top of the propane tank.

The fire department regulates the material that can be used to construct propane tank screens. Members who are planning to construct a propane tank screen should contact the Peninsula Fire Protection District

to ensure the proposed screen conforms to fire code regulations.

6.6.11.4. Application for Permit. An application for a fence permit should include the following: (1) a dimensioned plot plan of the owner's full lot showing the lot lines and all structures on the lot (existing and planned), the respective property line setbacks, and the location of the proposed fence, (2) an elevation view of a typical section of the fence between two posts, and (3) the type of material to be used on the fence. Every effort should be made to make the fence as open and unobtrusive as possible. All fences must be constructed entirely on the owner's property and may not extend into the LACC rights-of-way.

6.6.12. Satellite Dish Antennas. Satellite dish antennas, 39" in diameter or less, that are mounted directly on the residence or garage do not require a permit or Architectural Review Committee approval. Such dish antennas, when not mounted on a residence or garage and clearly visible from any street, do need a permit and Architectural Review Committee approval regarding location, prior to installation, as noted below. Every effort shall be made to screen the antenna from the roads and neighboring properties.

Satellite dish antennas that are larger than 39" in diameter, and ground mounted antennas of lesser diameter if visible from any street, are considered structures and must have approval of the Architectural Review Committee. Application for a permit shall be made and the permit granted prior to installation. The application shall be accompanied by a dimensioned plot plan showing the existing structures, setbacks, trees, and large shrubs that affect TV reception. Every effort shall be made to screen the antenna from the roads and neighboring properties. It may be required to have the antenna painted a neutral color that blends into the background.

6.6.13. Driveways. All new homes constructed in LACC shall have a driveway access from the main street adjacent to the property. Variance to driveway standards may be granted for less than 5% down slope, when deemed appropriate, by the Maintenance Director

6.7. Variances. The Architectural Review Committee may, by majority vote, grant reasonable variances from the adopted LACC standards and the Rules and Regulations, if:

6.7.1. The LACC Rules and Regulations are more restrictive than those of Plumas County or the State of California.

6.7.2. The application of the adopted rule or standard would create an undue hardship, and in the case of the fence regulations, none of the affected adjacent neighbors objects.



6.7.3. There are reasonable alternatives that, if allowed, would not violate the rights of other LACC property owners or Plumas County regulations.