



Somerset Aesthetic Guidelines

**Further information regarding these
guidelines can be found in Somerset's
governing documents.**

Contents

1.0 Introduction	4
1.1 Somerset Design Philosophy	5
1.2 Governing Documents and Guidelines	5
2.0 Architecture Requirements	5
2.1 The Somerset Theme	6
2.2 Building Height and Measurement	6
2.3 Exterior Elevation Community Design	6
2.4 Building Forms and Massing	7
2.10 Exterior Walls and Finishes	9
2.11 Doors and Windows	10
2.12 Accessory Structures and Building Additions	11
3.0 Site Development	13
3.1 Building Envelopes	13
3.2 Building Envelope Adjustments	14
3.4 Retaining Walls	15
3.5 Drainage	16
3.6 Courtyards, Outdoor Stairs, Patios and Decks	17
3.9 Exterior Service Area	21
3.10 Site Utilities and Mechanical Equipment	21
3.11 Driveways and Garages	21
3.12 Parking Requirements	23
4.0 Somerset Design Review Process	23
4.1 Design Review Process General Requirements	23
4.2 Approved Designer and Contractor Guidelines	24
4.2.1 Residential Designer Pre-Qualification Guidelines	24
4.3 Design Review Submittal Requirements	24
4.4 Re-submittal of Plans	26
4.5 City of Reno Plan Review and Building Permits	26
4.6 EPA Compliance	26
4.8 Construction Completion	27
4.9 Subsequent Changes	27
4.10 Notice of Completion	27
4.11 Inspections	27
4.12 Notice to Comply	27

4.13a Request for Exception.....	27
4.13b Request for Variance	27
4.14 Appeals Procedure	28
4.15 AGC Approval Time Limitation	28
4.16 Refund and/or Forfeiture of Deposit.....	28
5.0 Landscape Requirements.....	29
6.1 Remodeling and Additions (Alterations)	38
6.2 Building Envelope Adjustments	38
6.3 Miscellaneous Structures	39
Trellises, Pergolas and Arbors	39
Storage Sheds.....	40
6.4 Walks and Patios.....	40
6.5 Decks	40
6.6 Pools, Spas & Water Features	41
6.7 Outdoor Play & Sports Equipment.....	41
6.8 Solar Panels.....	41
7.0 Somerset Aesthetic Guidelines Committee	42
7.1 Somerset Aesthetic Guidelines Committee Membership.....	42
7.2 Membership Requirements	42
7.3 Meetings	42
7.4 Expectations of Timeline for Approval.....	42
7.5 Amendment of Aesthetic Guidelines	42
7.6 Functions of the AGC	43
7.7 Expenses	43
7.8 Non-Liability	43
8.0 Definitions	49



Somerset Aesthetic Design Guidelines

1.0 Introduction

The Somerset Aesthetic Design Guidelines (Guidelines) are intended to provide guidance to property owners, Builders, Architects and Designers for all development, site improvements and construction - new buildings, building additions, site work and landscaping - as well as any subsequent changes or alterations to previously approved plans or existing homes in Somerset. The Guidelines are administered and enforced by the Somerset Aesthetic Guidelines Committee (AGC) in accordance with procedures set forth in: a) the Somerset Declaration of Covenants, Conditions and Restrictions (CC&R's) recorded with the State of Nevada, and as may be amended thereafter, b) rules and regulations promulgated by the Somerset Owners Association Board of Directors ("SOA Board" herein), and c) the most recent approved version of the Somerset PUD. The Guidelines may set forth more restrictive requirements than the CC&R's and the Somerset PUD, but may not propose any requirements less restrictive. If there is a conflict in which a requirement in the Guidelines is less restrictive than the CC&R's or the Somerset PUD, the later documents shall govern and control.

The Guidelines may be updated by the AGC and approved by the SOA Board. It is the Homeowner's and their design consultant's responsibility to be sure that they have the most current Guidelines and have carefully reviewed all applicable sections of the Guidelines and CC&R's. The illustrations in this document are intended to convey a concept, and not to portray specific plans for construction. The purpose of these Guidelines is not to create look-alike structures or other improvements but to ensure that the designs are compatible with the site, the overall site environment and the design objectives of the community as a whole.

These Guidelines are binding on any persons, company or firm that intends to construct, reconstruct or modify any permanent or temporary improvements in the Somerset Community ("Community" herein). Your previously received CC&R's have been adopted and recorded to establish the Community Association ("Association").

The Somerset Community is being constructed in phases. These Guidelines address any residential improvements on all Lots in all proposed phases of the area covered by the Somerset Master Association CC&R's. Homeowners should refer to appropriate sections in these Guidelines and their individual lot plot plan for conditions governing improvements on their Lot.

It is very important that every Owner and Builder and their design teams familiarize themselves with these Guidelines and thoroughly understand their requirements prior to design and construction. Design Guidelines are intended to be minimum requirements. The Committee may, on a case by case basis, adopt or impose more stringent design requirements. All design submittals will be carefully reviewed so that the requirements in these Guidelines are met or exceeded.

1.1 Somerset Design Philosophy

In addition to the golf course and open space themes, Somerset builds upon a number of western traditions, weaving together unique neighborhoods and diverse community amenities to create a new town that emphasizes the creation of a strong community, the enhancement and protection of property values, and the preservation of the natural environment.

The design philosophy for Somerset incorporates three major objectives:

1. To create a consistent overall community-design-aesthetic that knits the Community together and provides certainty for the future. These Guidelines outline design parameters for all Owners, Builders and their design teams to utilize on all issues regarding improvements on all Lots, including materials, architectural solutions, building parameters and landscaping. These Guidelines are to be used not only to verify building and improvement standards but as a “sourcebook” in creating buildings and landscapes that are both consistent stylistically and responsive to the individual building site. Adherence to and understanding of these Guidelines shall produce a unified yet diverse community.
2. To establish a strong landscape framework throughout the Community. The landscape design at Somerset emphasizes bringing the community together. Plantings shall be utilized as integral elements in creating the streetscape character, softening and adding texture to buildings, providing shade and defining gardens and outdoor spaces.
3. To establish Somerset as a community that is a model of excellence in site, architectural and landscape design. It is important that every Owner and their chosen design professionals understand thoroughly the philosophy and goals of Somerset so that homes are created to reflect this understanding. Great care has been taken in the planning and design of Somerset to ensure that the natural beauty is maintained while providing a diverse recreational, residential community.

1.2 Governing Documents and Guidelines

The Somerset Aesthetic Guidelines herein have been developed in accordance with the governing documents of Somerset Owners Association. These documents below may also provide additional clarification for areas presented in the following pages:

- Bylaws for Somerset Owners Association, dated November 21, 2002.
- Articles of Incorporation for Somerset Owners Association, dated December 5, 2002.
- Seconded Amended and Restated Declaration of Covenants, Conditions and Restrictions of Somerset (CC&R’s), dated March 3, 2005, and amended effective January 7, 2015.
- Somerset Master Association Sign Guidelines, Board approved on December 4, 2008.
- Somerset Planned Unit Development Handbook (PUD), dated February 2009.
- Somerset Owners Association Rules and Regulations, effective April 1, 2013.
- Somerset Board Resolution for Contractor Rules & Regulations, dated/approved February 5, 2015.

2.0 Architecture Requirements

The following section sets forth Guidelines and standards for structures to be constructed on any Lots including appearance, style, massing, height, color and materials. Any standards not addressed in these Guidelines shall comply with the most recent approved version of the Somerset PUD.

Objectives

- To produce a harmonious community with a strong design concept fitting the Somerset Theme.
- To draw upon design influences of the area to create buildings suited for a modern lifestyle.
- To design buildings that respond to the site and reinforce the sense of community.
- Allow for compatible new design concepts for “Green” housing that would increase energy efficiency, encourage renewable energy methods, reduce material waste and allow for use of materials that are rapidly renewable.

2.1 The Somerset Theme

The Somerset architectural theme is derived from traditional regional architectural styles such as Mountain, Ranch, Tahoe, Tuscan and Prairie. These styles are typically informal houses that respond to the site topography and environment and reflect the wide-open spaces of Northern Nevada. The use of natural exterior finish materials and earth tone color palettes are important components of the Somerset theme.

Overly stylized, pretentious or avant-garde houses are not compatible with the Somerset theme. Modular homes or “pre-built” sections of homes will not be permitted. All Architectural themes may be considered for their suitability in the development.

As the community develops there may be instances of new in-fill development within existing communities. When this occurs all new homes, structures, site improvements, landscape, finishes etc. shall be compatible with the existing style of the community.

The basic elements are:

- Pitched roofs.
- The use of approved finished material (stucco, stone, wood, brick, etc.) for exterior walls, building foundations (where visible), structural elements and/or chimneys
- Vertically proportioned windows and doors.

2.2 Building Height and Measurement

To minimize the visual impacts of buildings and to ensure that they are subordinate to and blend with the surrounding neighborhood framework and landscape. Although views are not guaranteed, they may be considered by the AGC.

Maximum building height is shown on the notebook plot plans. In certain situations, structures such as chimneys, turrets, and cupolas may receive a variance from the AGC with SOA board approval to exceed the maximum building height. Upon completion of custom homes the owner is required to submit a Certified Ridge Height by a licensed professional and a Certificate of Finished Floor Height by a licensed land surveyor before the construction deposit is returned. Maximum Elevation Heights should be listed on the site plan for all custom homes.

2.3 Exterior Elevation Community Design

To ensure that a diverse community aesthetic is achieved, in order to avoid a “cookie cutter” effect within Neighborhoods and to minimize the monotony, the following is required:

- No identical (like or mirrored) front, back or side elevations can be repeated on any custom lots within the development except as approved by AGC.
- No identical (like or mirrored) plan elevations for production lots may be adjacent to each other.

- A variety of colors must be provided and no like colors may be used next to each other.

2.4 Building Forms and Massing

The basic architecture shall be carried around on all sides of the home or building including rooflines, articulation, materials and fenestration. Roof form and building massing shall provide variety and texture to a building's overall appearance.

- Massing shall basically consist of a rectangular volume or intersecting volumes of one to two stories arranged in an asymmetrical design, with a dominant front-facing roof element.
- On custom home sites, garages shall be turned to face the side yard setback whenever possible and shall face away from highly visible orientations. If there is a questionable orientation it is highly recommended that a Pre-Design Review be scheduled with the Committee.
- Cornices, canopies, eaves, fireplaces or similar architectural features may extend into a required setback area not to exceed two (2) feet as specified in the PUD.
- One to two story, asymmetrical structures are allowed. Homes must be massed, terraced and articulated such that they are not full three story structures. Two story structures with full daylight basements are not allowed but partial daylight basements (i.e. walkouts) may be used and are encouraged for hillside developments. The AGC has full discretion over what will be acceptable with respect to building form, massing and heights and may vary depending on each particular site.

2.5 Square Footage Minimums

Except on Production Builder lots, no principal residential dwelling shall be constructed or maintained upon any parcel or Lot which shall have a total floor area of less than 2,500 square feet, exclusive of porches, patios, attached and detached garages, outbuildings, breezeways or walks. Detached servants' quarters and guest quarters, as defined below, shall have a ground floor area of no more than 1,500 square feet, and such servants' quarters and guest quarters cannot be occupied until the principal residential dwelling is completed and occupied.

2.6 Restriction on Number of Dwellings

No building, structure or improvements shall be constructed, erected, altered, placed or permitted to remain on any Lot other than one (1) dwelling designed for principal residential occupation for not more than one family, together with such related outbuildings and facilities pertinent to said single family residential use. The words "related outbuildings and facilities" may include one additional dwelling if used primarily for servants' quarters or one additional dwelling if used primarily for guest quarters, subject to the approval of the Committee.

2.7 Second Story Square Footage

The recommended square footage for the second story (as a percentage of the first floor square footage, as measured from the exterior surface of all exterior walls) excluding garage areas and/or crawl spaces:

- Lots up to 6,500 square feet – 75%
- Lots from 6,500 up to 10,000 square feet – 60%
- Lots from 10,000 up to 15,000 square feet – 50%
- Lots with over 15,000 square feet – 40%

2.8 Entries

Entries shall be recessed and shall be articulated with overhangs and/or porches in order to create a "neighborly" presence on the street. Entry elements shall be in scale to the relative proportions of the home

and adjoining streetscape and be in keeping with the overall architectural style of the home. Overly stylized entries are not permitted.

2.9 Roofs

Roof Forms

- Gable, hip, cross-gabled, gable on gable, clipped gable, or side gabled roofs are acceptable. Shed roofs may be used for porch extensions and or minor roof elements.
- Wide unbroken roof forms are highly discouraged and may be considered for an exception at the sole discretion of the AGC.
- Dormers and other three dimensional elements shall be used to add texture and variation to the roof forms. Shed, hip or gable dormers may utilize additional decorative bracing, beams and or exposed rafter ends.
- Flat roofs, including adobe style roofs are discouraged, but will be considered for an exception on a case by case basis by the AGC at their sole discretion.

Roof Pitches

- Where appropriate a mixture of roof pitches may be allowed at the discretion of the committee. Interesting and varied roof forms are requested.
- Custom Lot predominant roof pitches shall be 3:12 minimum to 8:12 maximum.

Eave Depths

- For custom homes, typically 2 to 3 feet with a minimum of 2 feet. Eaves less than 2 feet will be considered for an exception on a case by case basis at the sole discretion of AGC.

Roof Materials

- Roofs shall be Class A fire rated.
- Roofs may utilize a maximum of two types of roof materials, provided that one material is clearly dominant over the other.
- The following roof materials are permitted: Metal, low sheen finish, non-reflective, standing seam without exposed fasteners in combination with slate or concrete tile shingles; Slate; Concrete Flat Tile or Concrete "S" tile.
- The following materials are not allowed: Asphalt shingles, granular faced metal shingle or "S" tile panels, plastic, vinyl, or rubber roofing materials, wood shake and wood shingle roofs.
- Clustered, multi-family housing and commercial building projects may request a variance for use of asphalt shingles.

Fascia Dimensions

- Fascia dimensions shall be commensurate with the architectural style. Fascia materials shall be a minimum of 1 1/2 inch stock. Detailing of fascia and eaves shall provide richness to the architectural composition. Extended eaves, exposed rafter tails, corbels and other decorative wood treatments are requested.

Gutters and Downspouts

- Exposed flashing, gutters and downspouts must be a painted or pre-finished color to match the house. Exposed flashing, gutters and downspouts can also be made of copper and be allowed to naturally weather or be painted with a Committee approved patina but only if it fits the style and colors of the house.
- Rain chains will be considered on a case by case basis and must be approved by the AGC prior to installation. They must fit the theme/style of the home's color/design/landscaping.

Chimneys/Fireplaces

- Custom homes must provide a chimney.
- Production homes are preferred to have a chimney but designs may be presented to direct vent a fireplace without use of chimney. Elimination of the chimney feature shall be approved at the sole discretion of the Committee.
- Chimneys on exterior walls must be an integral element in the building design and stylistically compatible with the materials and character of the main structure.
- Due to fire danger present in this region, all chimneys must be equipped with UL or ICB0 approved spark arrestors, including outdoor fireplaces. All chimneys and related safety features (such as spark arrestors) must comply with applicable local, state and federal ordinances. Spark arrestors cannot be visible.
- A decorative metal chimney cap is required on all chimneys.
- Both chimney cap must be painted to harmonize with the rest of the house.
- All exposed metal flashing and trim and all exposed chimney metal, drains, etc., shall be painted to harmonize with the house.
- Indoor wood burning or other solid fuel fireplaces are only allowed if consistent with Washoe County District Health Department regulations. Outdoor fire places or fire pits may not be wood or solid fuel burning and must meet Washoe County District Health Department regulations.

Roof Top Equipment, Vents and Decorative Items

- Obtrusive and highly visible roof top equipment as determined by the AGC shall not be allowed. Roof top equipment and/or large vents if allowed are to be grouped and concealed in roof or wall structures and must match the color, materials and style of the building.
- Vents must be painted and where possible, vents should penetrate roofs to the rear of the house.
- HVAC units cannot be roof mounted.
- Weather vanes and any other decorative items may not be added to the roof tops.

2.10 Exterior Walls and Finishes

Exterior finishes shall utilize materials that in general have not been altered by applied ornament, heavy refinishing or paint. Simulated or artificial building materials are discouraged (exceptions will be considered for stone veneer, accent and trim materials). In general, materials shall be closer to their natural state, and decoration and/or texture are to be derived from handcrafted details such as decorative stick work, stonework, braces, custom metal connectors and transom windows. Using a mix of stucco, masonry, stonework, wood accents/siding on exterior walls should produce a careful and consistent orchestration of textural qualities.

- The exterior walls of all buildings shall use a maximum of three materials and a minimum of two materials. One material should be dominant over the other(s) in a logical structural relationship.
- Buildings shall include a significant degree of texture such as that provided by stucco, shingles, shiplap boards, board and batten, and stone. Wall materials shall be continued down to within 6 inches of finished grade on any elevation visible from public areas to eliminate large areas of exposed foundation, or foundation may be covered with stone, brick, rubble or similar material.
- Use of traditional materials such as stone, brick, wood, stucco, and roughhewn beams shall be considered for accent materials.
- Plywood, aluminum and vinyl siding are prohibited.
- When there is a change in materials, there should be a clear break in the plane of the surface at corners (vertical changes) and a break or trim detail at horizontal changes.
- Exterior accent materials must be applied to all sides of a structure in a harmonious, integrated, consistent and well thought out manner with all elevations (exposures) and features being treated

equally. The only exception to this requirement is for production homes in which case the materials must wrap the front elevation and terminate a min. of 4'-0" to each side or at a vertical break.

- First floor structural elements such as columns and chimneys may be expressed with stone or brick. Infill walls above the base foundation material may utilize stone, stucco and or patterned wood sidings
- In all cases; custom, commercial and production, the AGC reserves the right to require additional material or adjust the placement.
- Horizontal and vertical offsets and use of architectural elements must be introduced to limit long, blank wall surfaces for custom homes. A good rule is at lengths 10'-0" vertical, 20'-0" horizontal, or as requested by the AGC. Projections and indentations must be a minimum of 2 feet. Production homes may be allowed to have less off-sets depending on density and visibility and will be approved at the sole discretion of the AGC.

Material

- Stone veneer - Natural stone (field stone, granite, rustic ledge stone, large river rock or manufactured stone) may be used on exterior walls, for exposed foundations and structural elements such as columns or column bases and/or chimneys with textured wood or stucco walls above. Stone masonry may either have a dry stack appearance or un-coursed stone with minimal grout showing. Stone veneer shall be structural in appearance, with a dry-stacked look and may be partially covered in plaster to look aged. Stone cobble may include salvaged materials that have a variety of textures and color and shall be laid to simulate a more handcrafted appearance. Stone veneer is not allowed at cantilevered walls or above stucco or wood siding walls.
- Exterior plaster and/or stucco - Stucco may be utilized for exterior walls and it may be used above stone. Stucco walls shall be complemented by wood or stone details. Large, unbroken, flat planes of stucco will not be permitted.
- Wood - Wood may be used as a siding material (shiplap, shingles or board and batten) or as an accent material used with stone or stucco exterior finishes, such as columns, fascias, window and door treatments and/or trim. T-111 panelized siding is not permitted. All wood trim is to be a minimum of 1-1/2" in thickness, and 3-1/2" wide. Wood siding types are to be limited to two types per building, such as shingle and horizontal siding, or shingle and board and batten. Siding materials may be hand-hewn timbers, rough sawn wood siding, vertical board and batten or rustic, natural colored shingle siding. Lighter weight materials shall always be used above heavier appearing materials when combining siding types. All wood shall be treated with a stain, penetrating sealer, or paint to avoid weathering and to withstand the climate.

2.11 Doors and Windows

In general, window and door placement design shall utilize vertically proportioned groups and/or three sided bay windows. Scale, amount and placement of windows must be considered in the overall home design. Fenestration design including grids shall be consistent on all sides of the building. All windows and doors shall be used in the design to create texture, shadow, variety and architectural interest along exterior walls.

Windows

- An arched or geometric grid-pattern in the upper window of a double-hung window is required.
- Repetitive patterns of arched windows are not allowed.
- Shapes shall be simple and understated and inconsistent use of window shapes is not permitted.
- Round windows and/or overly stylized shapes that are not consistent with the fenestration design are not permitted.

Materials

- Vinyl, vinyl clad wood, aluminum clad wood, stained or painted wood, and fiberglass for frames, sash, trim, mullions and surrounds. Paint or stains are required for protection from weathering. Glazing shall be clear.
- Reflective glass, films, screening or coatings are not permitted. Unpainted metal is prohibited.
- White vinyl, white painted, and white clad wood windows are prohibited.

Doors

- Decorative doors are required and should support and enhance the home's architectural style.
- Security doors must be reviewed and approved by the AGC on a case by case basis. No overly stylized security doors will be considered. The design, shapes and style of patterns for the security doors should be simple and consistent with the style of the home. The color of the security door must blend with the existing door color to minimize visibility.

Shutters

- Use of functional window shutters for energy efficiency and safety requires the approval of the Committee. These types of installations are not encouraged but will be considered on a case by case basis at the sole discretion of the Committee.
- Accent shutters may be used as part of a consistent architectural design. Accent shutters may also be required to add to the architectural interest of the home.

2.12 Accessory Structures and Building Additions

Any accessory structures or modifications, additions or changes to the original approved building must be approved by the Aesthetic Guidelines Committee and include but are not limited to: building projections, attached architectural additions, detached accessory structures, dog houses, playground equipment, trampolines, porches, courtyards, trellises and/or arbors. For building additions, detached building structures, sheds, court yards and porches all materials, finish, style and colors must be the same as that of the existing, main structure including but not limited to: building materials, color, size, architectural character, matching roof slopes, etc. See Section 6.0 for additional requirements.

Porches/Courtyards/Sitting Walls

- In general, homes are requested to incorporate courtyards and porches. Heavy stone columns that are square or battered at the base and continue to the ground may support substantial wood porch columns or columns may be full height stone or wood.
- Front facing porches shall be a minimum depth of 5 feet and shall be covered by an extension of the roof, trellis extension and/or shed roof element.
- Courtyard walls shall be a maximum of six feet in height, shall be designed as an architectural extension of the residence and shall be in proportion to the overall massing of the home as determined by the Committee. Courtyard walls cannot extend outside the building envelope. All materials, finish, style and colors must be the same as that of the existing, main structure including but not limited to: building materials, color, size, architectural character, etc.
- Sitting walls shall be a maximum height of 24 inches and a minimum of 5 feet from the property line.

Railings

- Carved wood or iron railing details are to utilize simple details that look handcrafted and informal and draw upon the early ranching styles. Glass railings, ornate ballast and overly stylized iron railings will not be permitted. Railings shall comply with currently adopted building codes.
- Material type, style, color, size, architectural character, slopes, height, dimensions etc. must be approved prior to installation.
- Handrails will only be permitted in very limited areas if proposed along entry pathways and entry stairs for safety of pedestrians, and they must not be intended as perimeter or boundary lot fencing.
- No handrails are allowed in front yard areas beyond the entry way. An exception may be granted for a front yard handrail for residents with a disability (submittal of a signed physician statement defining the physical limitation would be required). See Section 7.9.
- Handrails will not abut sidewalks on corner lots. A minimum 5 foot landscaped separation is required between sidewalks.
- Handrails require an integrated landscape treatment that includes shrub planting so the elevations are softened with plantings. Handrails shall adjust their alignment to fit with the topography and avoid long straight lines or rigid geometry.
- All submittals must be reviewed and approved by the Somerset AGC prior to installation. Each submittal will be evaluated on a case by case basis and is subject to the discretion of the SOA Board.

2.13 Building Lighting

Exterior building lighting is permitted to enhance doors, garages and porches. The number of proposed light fixtures on the exterior property must be minimal. Building lights shall be fully or partially shielded. No flood lights are allowed. Approval of the type, amount, location and style of light is at the sole discretion of the AGC. **Please note that up-lighting (directional lighting) is not permitted, per Somerset's PUD.** Somerset is a dark skies community and must meet City of Reno dark sky requirements.

2.14 Color

In general, color shall come from the inherent natural color of the wood or stone used and should relate to the selected architectural style. Stains are required to protect wood from weathering and from being damaged by the climate; stains may also be utilized to provide a more refined texture, or to achieve a darker hue. A shiny appearance is not permitted. Bright, white, or pastel colors as determined by the AGC are not permitted. Woods, stone, rock, cobble and brick shall be carefully chosen so that their natural colors complement the landscape. Subtle variation on colors shall be required throughout the residential areas. Exterior colors must vary from adjacent homes. All color schemes and changes to existing color schemes must be approved by the AGC.

- **Roofs**
 - Medium to dark earth tones with a variety of hue and tone are required (avoid flat monotone). Blended colors are requested.
- **Wall/Field Colors**
 - Natural and earth tone browns, sepia, ochre's, gray-greens and warm grays.
- **Trim and Accent Colors**
 - Earth tones (greens, reds, creams, and browns) and dark neutrals (blues, grays and black).

3.0 Site Development

Below are Guidelines and standards for all site work relating to the Lot, including grading, drainage, siting of structures, and outdoor areas. To assist in the creation of a high quality, environmentally responsible community that preserves and enhances the natural setting, the site design and landscape of each lot shall be carefully planned according to the following standards:

Objectives

- To minimize grading disturbance
- To ensure responsible drainage design and protect water quality
- To establish a strong landscape framework that both unifies and blends buildings, roads and landscape improvements into the surrounding environment.
- To create outdoor spaces that are natural extensions of indoor spaces.
- To design outdoor spaces that provide shade, shadow and texture.

3.1 Building Envelopes

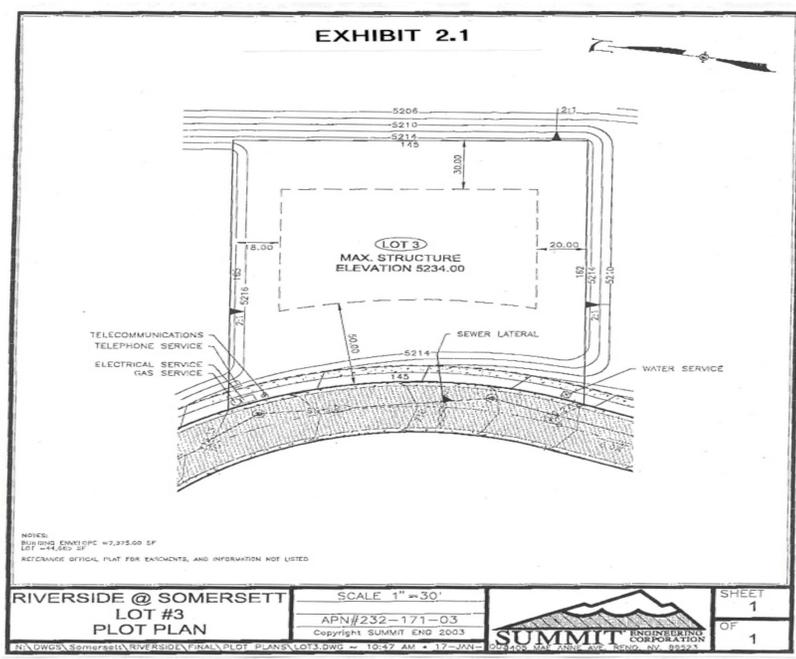
Building Envelopes have been established for each Lot at Somersett in accordance with the CC&R's and are available at the SOA office. Building Envelopes have been established to ensure that all buildings and landscape structures are located in the most suitable location to maximize views, minimize impacts to the site, and provide for certainty about future building of neighboring homes. See Sample Building Envelope Diagram; Section 3.1.1.

All Buildings and related Structures on a Lot must take place within the designated Building Envelope (including but not limited to outdoor amenities such as sports equipment, trampolines, courtyard walls, free standing walls, retaining walls, accessory buildings or structures and related similar improvements), with the exception of AGC approved fencing, utility connections, driveways, patios/walkways or pedestrian access.

Areas outside of the Building Envelope are to be enhanced in accordance with landscape standards herein and the overall community Master Landscape Plan goals. Homes shall blend into the natural setting and not dominate the landscape. Building Envelopes have been determined based on the specific characteristics of each Neighborhood, each Lot, and on the following planning and design objectives for Somersett:

- Optimizing views from the home, while maintaining privacy;
- Promoting view corridors from other properties and/or Common Areas;
- Blending man-made Improvements into the natural topography;
- Maintaining and enhancing large areas of open space and drainage patterns;
- Protecting and utilizing distinctive natural features and vegetation;
- Protecting a sensitive environment

Sample Building Envelope Diagram



3.2 Building Envelope Adjustments

All structures and site Improvements such as patios, pools and accessory buildings shall be located within the Building Envelope. However, it is also recognized that each Lot presents its own unique design challenges and Owners and their Architects and/or Designers may develop design solutions outside of the Building Envelope that may be appropriate. All proposals for construction outside of the Building Envelope shall be evaluated by the AGC for consistency with the Somersett PUD, the Master Landscape Plan, the Master Grading and Drainage Plan, impact on adjoining Lots and/or the goals of these Aesthetic Design Guidelines. All decisions regarding such proposals shall be made solely at the discretion of the AGC and the Board of Directors. Such proposals must be requested in writing as an official variance, submitted with the plans, and indicated on the submitted plans.

- When applicable location of all structures added, attached or outside of the residence must adhere to the setbacks established in the Somersett Planned Unit Development Handbook.

3.3 Grading Design

All grading shall emphasize minimizing disruption of the site, fitting new Improvements to the site and carefully consider storm water runoff drainage. The grading design shall make use of hillside adaptive architecture to minimize lot disturbance and seek to retain the character of the site's natural topography. Grading design must also ensure proper drainage and erosion control.

- All grading designs and/or proposals shall comply with the approved civil improvement grading plan, original lot plot plan and maintain intended drainage patterns.

- Flat pad grading must be avoided where possible for undisturbed (i.e. not previously graded by master developer) Custom home sites. Grading and foundation design shall follow topography to the extent possible to blend buildings into the site and to reduce grading impacts.
- All materials disturbed/excavated/moved by grading operations are to be stockpiled within the Construction Site and reused if possible as part of the landscape restoration plans. No stockpiling of materials on the streets is allowed.
- Minimizing disturbance and indicating disturbance limits for the grading must be considered and indicated with the design.
- All cuts, fills, and retaining walls must blend into, and create smooth transitions at top and bottom of slopes to appear to be extensions of natural landforms.
- Large import and export of grading material is discouraged.
- Slopes are not to exceed 3:1 unless it can be demonstrated that a steeper slope is the only possible design solution.
- For custom homes, natural slopes are to be used instead of retaining structures wherever feasible. When retaining structures provide the only feasible solution, they are to follow the natural contours of the land.
- The use of riprap for slope stabilization is discouraged but may be considered on a case by case basis by the AGC.
- Slopes 4:1 and steeper must be stabilized during construction with approved erosion control measures.
- All cut and fill slopes are to be permanently stabilized with approved landscaping or re-established with native plant materials (i.e. native re-vegetation) and blended into the surrounding environment.
- Native re-vegetation of disturbed areas shall be completed as soon as possible with application of a hydroseed blend and any necessary erosion control measures shall be implemented upon completion of grading. The Somerset approved native re-vegetation seed blend for the hydroseed blend must be used and can be obtained from Comstock Seed.
- Temporary irrigation must be provided on areas being re-established with native vegetation until native vegetation is established to the satisfaction of the SOA and AGC. Once established properly, the temporary irrigation must be removed.
- Custom homes must provide and maintain a temporary construction fence around the grading disturbance limits of the project to prevent unnecessary disturbance of native areas on the lot and in the common area. The fence must be installed prior to start of construction.

3.4 Retaining Walls

An effort shall be made in the grading design to minimize the use of retaining walls. Retaining walls shall be built to extend and/or blend with the existing topography and are to be built of approved materials. All retaining structures must be approved by the Committee.

- Production home retaining walls built during the mass grading and/or initial lot construction shall preferably be dry stack rockery but may also be CMU block wall, engineered segmental block or wood beam retaining walls. AGC shall approve these walls based on the density, grading considerations and visibility of the wall and has sole discretion for approval.
- All retaining walls being proposed for custom homes or additions made by owners of production lots shall be a dry stack rockery or manufactured block wall. For custom homes, dry stack rockery will be required in most instances. Where the retaining walls exceed 6 feet in height, stepped-back or terraced wall structures with ample planting pockets are to be used (minimum 5 feet planting area). These walls will be approved by the AGC on a case by case basis. The retaining walls shall not be located outside the Building Envelope and must be at least 5' from any property line. If a reasonable design solution is not available to avoid a retaining wall outside the building envelope, a variance request must be

submitted for consideration. This requirement does not include the walls built during the mass grading or initial site development for production lots.

- A licensed civil engineer shall design any walls in excess of 48 inches in height, from the top of the wall to the bottom of the wall, as required by the City of Reno. All retaining walls shall comply with city, state and federal codes.
- For custom homes, a minimum 5 foot landscaped separation is required from any part of the retaining wall structure to the sidewalk or property line. Retaining walls may not delineate or parallel setback lines or property lines for long distances (maximum distance of 12 feet). Walls shall utilize multiple offsets or curvilinear/serpentine forms that respond to the site's topography and house design. The tops of walls are to be shaped to blend with natural contours. Ends of walls shall not be abrupt, but shall be designed to create natural-looking transitions with existing landforms and vegetation.
- Rockery Walls may not exceed 6 feet in height and no wall may exceed 10 feet in height.
- Retaining walls shall be designed with careful consideration for strength and provisions for surface and underground drainage. They shall be configured to sensitively fit with the natural terrain.
- Wood landscape walls, when used for production homes, may be a maximum of 24 inches high.

3.5 Drainage

Please refer to the 2nd Amended and Restated CC&R's Section IV, Section 4 "Interference with Drainage". The following are guidelines that should be incorporated into the drainage design. Drainage will be a major consideration in grading design and must be clearly indicated on site plans. Please refer to section 4.3.1 for details on site plan submittals.

- Positive drainage must be provided away from proposed structures and directed into the existing drainage facilities.
- Positive and unimpeded drainage meeting the intent of the approved plot plan and/or site grading plan must be maintained when designing and installing the landscape and hardscape. Hardscape walkways in the side yard may not completely block the drainage swale and must maintain a minimum 18" separation from the property line and/or fence line for production homes and a 5' separation for custom homes.
- In instances for production lots with a 5 foot side yard (from house foundation to property line on the side) walkways may be installed in the side yard with the following requirements: internalize into 4" minimum pipe all side and rear yard gutter drainage and collect rear yard drainage by installing two rear yard swale yard drains. All of the above collected drainage must be piped (4" minimum) to daylight in the front yard near the street. All details for the design must be clearly indicated on a site and/or landscape plan for consideration. The walkway must maintain a minimum of 18 inches to the property line.
- For production lots with a 5 foot side yard an exception may be allowed at the sole discretion of the AGC to allow for one 5' wide x 6' long (maximum) hardscape pad in the side yard. This pad must have an 18" wide, 4" minimum depth, top grated valley gutter in line with the center line of the side yard swale. The valley gutter must be open at both ends (i.e. not buried) with an impervious bottom surface. In addition, the above drainage requirements for walkways in the side yard must be met. A detail for this must be provided for approval.
- Natural drainage channels are to be protected and, where practical, existing drainage patterns maintained.
- Drainage design shall seek to reduce erosion, protect water quality and carefully consider storm water runoff.
- If installed, gutters and downspouts are required to direct drainage from the roofs to on-site drainage collection areas and/or street drainage systems. Gutters shall not alter existing or intended drainage

patterns. In no event shall gutters and/or downspouts directly drain onto adjoining Lots or common area.

- Increased water flow off of the Lot, resulting from improvements, shall be managed to the greatest extent possible within the Lot by systems that retain water. Damage caused from drainage to any area outside of the lot is the responsibility of the property owner.
- Materials and sizes of all culverts at driveways, if applicable, are to be approved by the Committee.
- Headwalls, armoring, and similar drainage structures, visible off-site are to be built of stone, gabions or other materials approved by the Committee. Abrupt pipe or culvert ends are to be softened with grading, landscape treatment, headwalls or a flared end section as deemed fit by the Committee.
- All lot surfaces shall slope away from buildings at a minimum gradient of two percent (2%). Finished grade elevations shall be designed so that no impoundments or obstacles are created, which prevent positive drainage away from all buildings. All grading and drainage shall comply with applicable Local, State and Federal codes.
- Sump pump discharge must be directed to the street or to an appropriate drainage facility. The sump pump design and discharge must be approved by the Committee.
- Drainage shall not be directed onto neighboring Lots, driveways, and/or foundations, common area, parks, trails and golf courses with the sole exception of recorded drainage easements. The proposed drainage design may not deviate from approved drainage contemplated on the approved civil engineering plans for the area or the plot plan. No surface water drainage shall be directed into the common area or Somerset Country Club parcels, except in designated drainage channels, basins or other appropriate drainage facilities following the design intent of the master hydrology report or approved civil engineering plans. Approval of drainage onto common area or Somerset Country Club parcels will be approved at the sole discretion of the AGC, SOA Board of Directors and/or the Somerset Country Club Board of Directors. If allowed, proper erosion control measures will be required. The full cost of any damage caused to common area by drainage from a lot will be responsibility of the owner to repair.

3.6 Courtyards, Outdoor Stairs, Patios and Decks

The purpose of these improvements is to create outdoor spaces through the use of architectural devices and/or landscape structures utilizing materials which augment the architecture and materials of the main building and to create outdoor "rooms" which are natural extensions of the indoor rooms of the Residence.

- Improvements must respond to the site's topography and characteristics.
- Improvements must incorporate appropriate landscape plantings and trees in patio/terrace areas to provide shade, scale and to soften buildings and walls.
- All courtyards, courtyard walls, outdoor stairs, and stairs from second story decks shall be located within the Building Envelope with the exception of any paths connecting to sidewalks. No pathways, gates or other structures may be built with the intention of connecting to the Golf Course or Common Areas. Refer to Article IV, Section 38 of the CC&R's.
- The use of pavers is requested for patio surfaces and walkways. If existing pavers are present, pavers must match. Other materials such as concrete, flagstone, decomposed granite, bricks and/or similar materials may be approved at the sole discretion of the AGC, provided their colors and appearance complement the residence and the surrounding landscape.
- Predominant surface material within a courtyard may not be decomposed granite (DG).
- The coloring and texturing of concrete, if chosen, is requested to avoid the starkness and reflectivity of "white" non-colored concrete. This is required for custom homes.

- Designs are to minimize the use of paving materials in order to produce a unified, uncluttered design. However, two materials may be used together, such as a combination of cobble and brick, or brick and stone, paver and concrete, provided they closely complement the architectural style of the residence.
- All outdoor staircases from decks must be incorporated into the deck's overall design and screened with landscaping.
- Any proposed wood deck shall have its structural support members concealed, preferably with masonry materials and/or dimensional wood siding (lattice screening is prohibited). All wood decks shall be no higher than three (3) feet above finish grade or as approved by the AGC. Second story decks must be reviewed by the AGC and be permitted and built in accordance with local building regulations. Deck stain color must be indicated on plans and a color sample submitted with plans. When using Trex or similar material, a material and color sample must be submitted with plans.
- Courtyard walls shall be a maximum of 6 feet in height. The courtyard wall finish must match the house colors, materials and style. Manufactured block courtyard walls are not allowed. Courtyard massing and proportion to the existing house must be considered. The courtyard wall must fit with the size and character of the existing home. Long, straight and unbroken courtyard walls are not allowed. Decorative gates shall be wrought iron or wood plank style, not exceed the height of the courtyard walls and be of a simple pattern and/or style. Overly ornately designed gates are not allowed. Encompassed square footage shall not exceed first floor square footage excluding the garage area square footage.

3.7 Freestanding Walls, Fences and Gates

The design of these improvements shall relate to and seek to be natural extensions of the buildings and blend with the surrounding landscape. The objective is to minimize the amount of walls and fences but still achieve privacy through careful design. It is encouraged to utilize vegetation to define outdoor spaces and to provide for screening of proposed fences and walls.

- In order to unify the Community landscape, there are generally two types of fencing at Somerset: 6' Privacy capped cedar fencing (allowed only on Production Homes) and two or three rail split rail fencing. No fencing is allowed in front yard areas.
- Only one fence may be erected along any property line. No freestanding walls may be erected along property lines.
- Freestanding walls must be located within the building envelope and shall blend with the surrounding home and landscape.
- Freestanding walls may be used only when it closely relates to the style of the Residence and the wall is an architectural extension of the building. Freestanding walls must match colors, materials and style of the existing home.
- All site triangles at intersections will be maintained. Adequate sight distances will be maintained along roadways and intersections according to City Code, accepted engineering practices and roadway design speeds (per the most recent approved version of the Somerset PUD)
- No fencing may be erected on slopes steeper than 3:1. Where rear yards slope away from the house, the fence shall be located at top of slope; where rear yards slope towards the house, the fences shall be located at the bottom of slope (per the most recent approved version of the Somerset PUD).
- Any modifications to a home's fencing, as installed by a builder, must be approved by the AGC before construction begins.
- Fences/walls will not abut sidewalks on corner lots. A minimum of 5 foot landscaped separation is required between fences/walls and sidewalks. Five or more feet of separation is preferred (per the most recent approved version of the Somerset PUD).

- Standard three-rail split rail fencing at 48” height to the top rail is approved for boundary line fencing but may not be used in between two homes. All split rail fences shall remain natural and weathered without stain or painting applied by individual homeowners.
- Two-rail split rail fencing at Indigo Hills, Morgan Pointe Circle, Morgan Point Court and Star Pine Court, are allowed.
- Standard three-rail split fence (48” high to top rail) may be used along rear and side yard property lines of custom homes; the side yard for this purpose will end at the wing return fence connecting to the side of the house. Split rail fence is required for production homes where bordering common areas and facing streets. This fence shall be informally aligned to follow the topography so that it blends into the landscape. This fence may not be stained or sealed, but shall be allowed to age to a rustic color to blend with the landscaping. Split rail fence must be standard grade. Pony or jumbo grade is prohibited.
- Having containment wire on your fencing is not required; if you wish to install it, the guidelines are as follows:
 - Dark green, brown, or black, vinyl-coated, 12-16 gauge, containment wiring, with see-through, square/rectangular openings no less than 1” X 1”, is the only approved containment wire that can be used to line two-rail and/or three-rail split rail fencing. The wire must be attached to the inside face of the fence (side not exposed to common property). The wire must cover the full height of the fence from the ground to the top rail. Wire may not extend above the top rail. For additional screening, a second offset layer of matching containment wire may be installed up to the rail below the topmost rail (i.e. Three-rail fence may have a second offset layer up to the second rail). The second layer of wire must not extend above the rail below the topmost. In no case can the openings be less than 1” X 1”. Prefabricated vinyl coated “garden fencing” (larger openings leading down to smaller openings) will also be accepted, as long as the smallest, see-through square/rectangular opening dimension is not less than 1” X 1”. Plastic fencing, poultry netting, fencing with hexagon or octagonal openings, and any non-vinyl-coated wiring are expressly prohibited. See fence details.
- Privacy fencing must be maintained with the full body or semi-transparent stain detailed for your neighborhood (consult the Somersett Owners Association for specific information) or oil based clear sealer if no color is designated. All split rail fences shall remain neutral/weathered without stain or painting applied by individual homeowners.
- Walls and fences require an integrated landscape treatment that includes shrub and/or tree planting so that the wall face is softened with plantings. Walls and/or fences shall adjust their alignment to fit with the topography and the lot geometry.
- Solid fencing is only allowed on production home lots, as installed by the builder. These fences should be a maximum of 6 feet in height and will transition to split rail one section of fencing (8’) prior to meeting the rear fence, when the rear fence is split rail. Solid fencing is not allowed on corner lots on the sides which face the street and along any other boundary or area adjacent to the street or common area unless approved by the AGC. All solid wood fencing shall be sealed with two coats of oil based clear sealer, with no stain color. The homeowner is responsible for sealing the wood on fencing within the lot boundary. No paint or semi-opaque stains are allowed on any fencing unless otherwise designated.
- Gate designs shall be made of metal or wood with metal accent and must be of a simple design. No ornate patterns will be approved.
- Side yard gates shall be a maximum of 5 feet in width, only one gate per side.
- The use of trash enclosures is prohibited unless incorporated into the architecture of the house and fully screened from the neighborhood.

- Pool fencing must comply with the City of Reno Building Code, and be approved by the AGC.
- Wrought Iron Fence will only be allowed in very limited areas around swimming pools, spas, dog runs, etc. and are not intended as perimeter or boundary lot fencing. Posts will be either metal or wood. Approval will be through the AGC. Actual color and design of fence must be submitted for review and approval by the Committee.
- See Section 2.8 for hand rail guidelines.

Fence Details

The following presents diagrams concerning the Split Rail Fences that are present within Somerset. The diagrams present the required height and the approved vinyl-coated containment wire that may be added to the split rail fences.

EXHIBIT 2.2

2 - RAIL SPLIT RAIL FENCE

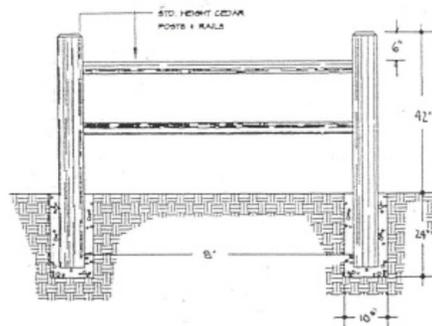


FIGURE 2-67B - SPLIT RAIL FENCE

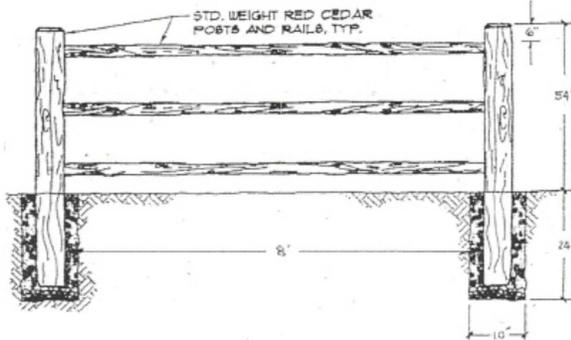


FIGURE 2-67C - 3 RAIL SPLIT FENCE

Welded Wire (30 ga) Green Vinyl (2" x 2 1/2")



FIGURE 2-67D - VINYL COATED WELDED WIRE CONTAINMENT FENCING

3.8 Pet Enclosures

- Pet enclosures proposed to be behind the home must be within the Building Envelope. Pet enclosures on custom homes must be within the building envelope. Pet enclosures may be located within the side yard for production homes and will be approved on a case by case basis by the AGC. The pet enclosures must be in compliance with local ordinances and appropriately screened including landscape plantings from the street and/or adjacent Lots.
- Chain link fence is not permitted for pet containment areas. Wrought iron, tubular steel, aluminum, split rail or solid wood to match the builder installed fencing is required for pet containment areas (only to the extent of enclosing the pet enclosure area, not for larger portions of the total yard). The height of the proposed pet containment fence may not exceed the height of the existing adjacent fencing. Colors must be compatible with the residence. The AGC has sole discretion of approving the pet containment enclosures.
- Solid pet enclosure covers are not permitted.
- Pet containment areas should be indicated and detailed on your Landscape Plan Submittal.
- Pet enclosures are not allowed on slopes or within view of the golf course(s).
- Pet houses must be submitted and approved by the AGC.
- Pet enclosures are not allowed in the front yard.

3.9 Exterior Service Area

Outside mechanical equipment is to be entirely screened from off-site views by fencing, walls or plantings and integrated into the building design and approved by the AGC.

3.10 Site Utilities and Mechanical Equipment

Site utilities shall be installed underground on alignments that minimize grading, tree cutting, and other disruption of the site. Utility boxes, air conditioners, or any mechanical equipment shall be located and screened with fencing and/or vegetation to not be visible from off-site. Roof mounted, window mounted swamp cooler or air conditioners are not allowed.

- All existing improvements, i.e. sidewalks, landscaping, irrigation, etc. disturbed or removed to accommodate site utility installation to individual lots shall be the responsibility of the homeowner to return the area back to its original condition at their own expense.

3.11 Driveways and Garages

Driveways and garages must seek to minimize visibility of paved areas from neighboring Lots through careful siting, design, use of architectural devices and use of plant materials. Driveway designs are encouraged to use special enhanced paving materials that include textured and colored concrete, and/or use of, concrete pavers, brick and/or stone banding such as stone or brick pavers or a combination thereof. The visibility of parking areas and garages shall be minimized through planting, architectural projections and thoughtful siting of garages.

- Recessed garage doors (minimum of 12 inches) are required.
- A Porte Cochère may be allowed, with approval from the Aesthetic Guideline Committee and must match materials, color and style of the existing home.
- Driveways shall generally be a maximum of 24 feet wide and a minimum of 10 feet wide, except at the driveway apron to garage entrances and/or where they provide a turnaround at a garage. A turnaround can be no longer than 10 feet and shall be designed and landscaped in an aesthetically pleasing manner.
- Driveways shall be a minimum of 5 feet from the side and rear property lines.

- Large expanses of driveway or any front yard hardscape is not allowed as determined at the sole discretion of the AGC. Additional driveway beyond the reasonable size to allow ingress and egress to the garages and where additional parking could occur is NOT allowed. Specifically, additional hard scape surfaces connected to the driveway and serving as walkways to the rear yard or residence will be limited to 5 feet.
- Maximum driveway slope shall be 14%.
- Only one driveway entrance is allowed per property.
- Side-facing garages on custom homes shall be used wherever possible to minimize views of garage doors from the street. Design solutions that break up the mass of multiple-car garages and utilize side-entry garages are required for custom homes.
- Side-loaded garages may be located in front of the main façade, provided they meet front yard setback requirements and guest parking arrangements do not block sidewalk. For custom homes, the side-loaded garage must be a minimum of 15 feet back from the back of curb or from the sidewalk if present.
- Where significant and unusual hardships due to terrain or access occur, front loaded garages may be allowed at sole discretion of the AGC. Front loaded garage masses (whether detached or attached to the main building) shall be offset a minimum of 4 feet behind of the principal front facade of the residential building. All garages shall be located within the Building Envelope.
- Front-loaded garages, when allowed, shall be set back a minimum of 20 feet back from the sidewalk or back of curb edge so that parking in front of the garage does not block sidewalks or streets.
- Carports are not allowed. Disproportionately large garages are not allowed.
- Driveway entrance gates are not allowed.
- Mailbox monuments are not allowed. The U.S. Post Office mandates that “gang/cluster” type boxes are used within Somerset.
- Driveway monuments must be approved by the AGC.
- No address numbers can be painted on the curbs.
- Driveways cannot be altered in any manner without the approval of the AGC.
- Oversized garages, i.e. (to accommodate boats and RV’s), shall be reviewed on a case-by-case basis by the AGC. Every effort must be taken to minimize the visual impact of the oversize doors and oversize garage building massing for their appearance from adjoining property, the streets, common areas or the golf course.
- Approved materials for private driveways include concrete, brick, cobble, stone, and concrete pavers. Asphalt may be considered on custom lots with driveway approaches over 100 feet but may not be used on the last 10 feet nearest the street (an enhanced paving material must be used on this section). Use of asphalt for custom lot driveways will be at the sole discretion of the AGC.
- Large areas of uncolored, un-textured concrete are not allowed for custom lot driveways. In order to break up large areas of concrete, scoring is required. Scored sections of concrete shall be a maximum of 5 feet in width and 8 feet in length.
- Dirt, decomposed granite, gravel or any other unpaved driveways and parking areas are not permitted.
- Coloring and texturing concrete for custom homes is required and requested for production homes. Colors of finish paving materials shall complement proposed buildings and integrate well with the surrounding earth tone colors.

Driveways Expansions

- Changing, altering or enhancing the driveway must be approved by the AGC. Additions or widening of the driveway to allow for additional parking is not allowed. Driveway expansions may not exceed 24

inches on each side. Paver borders may be added, but require the approval of the AGC and must match existing pavers, if present.

3.12 Parking Requirements

To accommodate all parking needs for the Lot, on the Lot, and to adhere to all applicable City of Reno building codes, each single-family residence shall include a minimum of two parking spaces in an enclosed garage and two enclosed or unenclosed guest parking spaces on the Lot. Parking spaces in front of garages may be used to fulfill this requirement, provided they do not block sidewalks. The garage may be attached to the residence or detached as a separate building but remains restricted to within the building envelope.

4.0 Somerset Design Review Process

This section provides a “road map” that serves as a guide for all Owners and Consultants through the design review process at Somerset. **All fees and deposits must be paid at the time of submission of plans.** The AGC shall make every effort to review and process all complete submission packages within fifteen working days. As opposed to a “regulatory review agency,” the AGC should be thought of as a member of the Owner’s design team. **Depending upon the type of submittal, property owners should anticipate that the AGC will review their plans several times to ensure that all of the Guidelines have been complied with.** The quality, accurateness and detail of the submittal will reduce the time frame for approval. The Owner is to be notified of the meeting results within five days of the AGC meeting at which the plans were reviewed. The AGC shall provide the Owner with written comments documenting the reasons for approval or disapproval. In the event of disapproval, the Owner shall resubmit corrected materials addressing all comments to the AGC for review at a regularly scheduled meeting. If all comments are not addressed, the submittal will not be reviewed and will be returned to the owner until all comments are addressed.

4.1 Design Review Process General Requirements

This design review process must be followed for any of the following improvements:

- Construction of all new buildings.
- The renovation, expansion or refinishing of existing buildings.
- Major site and/or landscape Improvements, which require a building permit from the City of Reno.
- All types of site improvements and/or all types of landscape improvements which do not require a building permit from the City of Reno.
- All changes to site or Landscape require AGC approval and stamp regardless of if a stamp is required for municipal permitting.

All Improvements requiring design review as described above shall require and be preceded by the submission of an application package accompanied by application submittal fee and the required plans and specifications describing the proposed Improvements. **It is required that a qualified registered Architect and/or AGC approved Residential Designer design all production homes, individual custom homes, detached or attached buildings/structures and building renovations/additions.** Some lots may require that Owners get assistance from a Nevada licensed and registered civil engineer and/or soils engineer. The Owner and consultant(s) shall also carefully review the Guidelines, the CC&R's and the Somerset PUD when applicable, prior to commencing with the design review process.

The design review process does **NOT** need to be completed for the following work:

- Maintenance or upkeep of existing structures, including painting and/or refinishing if color and materials are the same as previously approved finishes.

- Replacement of identical structures which have been previously approved due to damage and/or wear.
- Replacement of like for like landscaping items

The AGC evaluates all design proposals on the basis of these Guidelines. The Guidelines outlined in this document are written as relatively broad standards. The interpretation of these standards is left up to the discretion of the AGC.

The design review process takes place in the following steps:

- **Initial Design Review:** Submit Initial design or conceptual documents and Submittal Fee
- **Progress &/or Final Review(s):** must be completed within one year of the initial review
 - Submit progress design &/or final design documents
 - Building Department revisions to approved plans must be submitted and reviewed by the AGC for approval if changes affect the site plan or exterior elevations before grading and construction begins.
- **Inspections**
 - Final Project Completion and Landscaping Completion inspections

4.2 Approved Designer and Contractor Guidelines

Building design submittal drawings must be prepared by an Architect licensed in the State of Nevada. Building design submittal drawings prepared by a Residential Designer, licensed in the State of Nevada, may be considered, contingent on pre-qualification by the Somerset AGC. Landscape submittal drawings must be prepared by a Landscape Architect, licensed in the State of Nevada; a Landscape Contractor, licensed in the State of Nevada; an AGC approved Residential Designer, licensed in the State of Nevada; or an Architect, licensed in the State of Nevada. Landscape submittal drawings cannot be prepared by a General Contractor. Owners may submit landscape drawings based on the AGC criteria.

4.2.1 Residential Designer Pre-Qualification Guidelines

Licensed Residential designers must submit a pre-qualification package to the SOA and be approved in writing prior to making any project submittals to the Somerset AGC. The package shall be bound in an 8 ½ x 11” format. Only one copy is necessary. The package must include: site plans, floor plans, elevations, drawings and photographs demonstrating the following experience:

- Five or more years of design experience as a Residential Designer.
- Five or more projects of at least 3,000 square feet each.
- Five or more projects in excess of \$800,000 in building costs each.
- Five plus projects in a master-planned community.
- Three or more references from design professionals that are licensed in the State of Nevada.
- Hillside construction experience on steeply sloped terrain.
- Familiarity with Northern Nevada environmental conditions.
- Provide a copy of current Residential Designer License

4.3 Design Review Submittal Requirements

At least five business days before the next regularly scheduled AGC meeting, the Applicant shall prepare and submit to the AGC an initial design review package and the applicable fee. The package shall adequately convey as applicable for the type of submittal, proposed and existing improvements, proposed and existing site conditions, site constraints, orientation of buildings, surrounding property and improvements, building design, vehicular and pedestrian access, proposed site grading and drainage, the proposed exterior materials and colors,

a landscape design and any other pertinent details for the type of submittal. Please keep in mind the more detail, information and effort put into the submittal package will result in a clearer understanding by the AGC during review and more efficient processing. Pictures are recommended for submittals. All documents must be dated with the most current creation or revision date. The AGC reserves the right to request more information if they deem the submittal inadequate. Please contact the AGC Director for questions regarding specific information needed for a particular submittal.

4.3.1 New Homes and Buildings Submittal Package

The submittal package for new homes, accessory buildings and building additions shall include two full size copies (a minimum of 24"x 36"), one reduction to 11"x17" and an electronic copy in PDF format of the site and architectural plans. The following plans/drawings and project information shall be required and include but not be limited to:

- **Plot Plan:** The original plot plan is required for the lot showing existing grades and maximum structure height. Please note: Your plot plan may not reflect as-built conditions, which will likely vary from the plot plan you were provided.
- **Survey:** Prior to your first submittal it is strongly recommend that a updated property survey be completed by a State of Nevada licensed surveyor - (minimum scale: 1" = 20'-0") indicating property boundaries, adjacent properties (to the extent they affect site and building design), the area of the property(s), all easements of record, topography at one foot intervals and any significant natural features such as rock outcroppings, watercourses and drainage, or existing trees with caliper widths of six inches in diameter or greater. This information may be presented in the site plan.
- **Site Plan:** See section 3.0 for site improvement requirements. The final site plan must be at no less than 24"x36" and shown at a designated engineering scale (minimum scale 1"=20'-0"). The final site plan must be prepared by a licensed Nevada Civil Engineer or Architect. The site plan should clearly indicate proposed building footprint(s), proposed grading, site improvements and all utility connections. The plan must include but not be limited to finished floor grades, finish grade at foundation, grades at property corners, property boundaries and easements, setbacks/building envelope, scale and north direction, utility locations, existing vegetation, existing and proposed one foot contours, drainage swales with arrows indicating flow direction, flow direction and grade for sheet flow, limits of construction and location of construction fencing, construction staging areas, proposed roads, driveways, patios, sidewalks, decks, fencing, drainage improvements, erosion control measures and retaining, free standing and courtyard walls and any other proposed improvements. Retaining walls shall be adequately labeled with top of wall and bottom of wall grades. Proposed driveways shall include spot elevations at all changes in slope and slope percentage with arrows indicating drainage direction. Drainage grates and pipes shall include spot elevations at inlet and outlet points and pipe inverts. Production Builders should clearly show what they propose to do in order to enhance the streetscape both with varying front setbacks and garage/driveway configurations.
- **Building Plans:** Architectural building plans (minimum scale 1/4" = 1'-0"), including floor plans with finish floor elevations for each level of building(s) and roof layout indicating roof slopes for each pitch, the highest roof ridge elevation with indications of roof penetration elements and gutters/downspouts. Overall building dimensions and square footage shall be indicated. Include all exterior doors, lights, shutters and window locations and sizes and the location of all exterior mechanical systems (air conditioning, vents, pipes, etc.). Production Builders must submit for each proposed model.
- **Building Lighting Plan:** A plan must be included showing all exterior building light locations. This may be part of the Electrical plan. The type and brightness of the light must be included in the submittal. A sample photo of any proposed light fixtures must be provided with the submittal. See Section 2.8.

- **Elevations:** Architectural elevations for all sides of the building (minimum scale 1/4" = 1'-0"), including court yard walls, decks, trellises, roof heights, notation/depiction of exterior materials, finished floor elevations and building heights and maximum structure height (from plot plan). Custom Lots should include existing and finished grades (along the house's perimeter) for each elevation. Production Builders must submit for each proposed model. Schematic elevations must be the same scale as floor and roof plans. The elevations must clearly and accurately indicate how the proposed building will look. These elevations will be used during the final inspection to determine if the building was built per plan. If the structure is within 2' (two) feet of the maximum elevation called out on the plot plan, a certified elevation certificate is required from a licensed Professional Land Surveyor as a part of the final architectural inspection approval.
- **Landscape Plan:** See Section 5.0 for landscape plan submittal requirements.
- **Details:** Provide design details to sufficiently represent the visual expression of the proposed building(s), accessory structures, landscape improvements, fences, walls, gates, monuments, building fixtures, building treatments, exposed connections, and material interfaces. This may include but not be limited to soffit/fascia details, window head and sill details, light details, garage door details, railing details, and any other information necessary to describe a proposed building's exterior or any other project submittal.
- **Color and Material Samples Folder:** Provide a legal sized manila file folder which includes the manufacturer, product number(s) and color(s) of your proposed building selections. Clearly indicate each materials use/location. Each folder must include the lot address. If the sample is included separately outside the folder please label with the lot address. In some cases actual samples of the building materials may be requested for certification.
 - Roofing, chimney and window material(s) and color(s)
 - Exterior wall and trim material(s) and color(s)
 - Architectural features such as shutters, gables, vents, etc. material(s) and color(s)
 - Gutters and downspout material(s) and color(s)
 - Exterior doors (including garage doors and the main entry door) with color(s)
 - Concrete and/or paver finish, style and color, if applicable
 - Stone/rock/brick materials
 - Fence/wall materials and color, including railing and/or gate material(s) and color
 - Supporting manufacturer's details as applicable

4.4 Re-submittal of Plans

In the event the submittal is not approved by the AGC, the Owner shall follow the same procedures for a resubmission as for the original submittal and adequately address all comments provided by the AGC. Additional design review fee will be required for more than five (5) total submittals. Not addressing AGC comments in a re-submittal will cause the re-submittal to be denied and result in a longer time frame for approval.

4.5 City of Reno Plan Review and Building Permits

The Owner is responsible for all City of Reno permitting. Precise submittal requirements can be obtained from the City of Reno Building Department. The AGC Approval stamp is required for approval of all City of Reno permitted plans in Somersett.

4.6 EPA Compliance

Federal EPA regulations forbid any type of building materials, including but not limited to rock and dirt to be put in the street. All materials must be stored on the unit owner's property at all times. Failure to comply may

result in fines imposed by the Environmental Protection Agency. Ultimately the property owner and the contractor are responsible for obtaining the EPA regulations and adhering to them.

4.7 Preconstruction Meeting For Custom Homes

Upon AGC approval of a custom home the Owner may not start construction until a preconstruction meeting is conducted and written approval granted to proceed. Approval will require that the disturbance limit fence and appropriate temporary BMPs to control erosion are installed. Owner and/or contractor must contact the AGC to schedule this preconstruction meeting.

4.8 Construction Completion

From the Building Permit Issue Date the owner has 18 months to complete the building of their home. If this period is insufficient the owner may submit a written extension request to the AGC for consideration and approval. It is the owner's responsibility to (1) inform the AGC when the Building Permit is issued, and (2) request from the AGC when a completion inspection is to be scheduled.

4.9 Subsequent Changes

Additional construction and/or landscaping changes required by the City of Reno Building Dept. or other changes in the improvements that differ from the AGC approved documents, in either the site plan or the exterior elevations, must be submitted in sufficient detail to the AGC for review and approval prior to making the improvements.

4.10 Notice of Completion

The Owner shall notify the AGC when construction and all improvements are completed. The AGC shall make a completion inspection of the property in a timely manner. The AGC shall issue, in writing, an inspection results document after it has been reviewed by the AGC. If it is found that the work was not done in compliance with the approved final design documents, the AGC shall issue a Notice to Comply, and withhold the submittal deposit until completion is achieved per the AGC approved plans.

4.11 Inspections

During construction, the AGC may check construction to ensure compliance with approved final design documents. If changes or alterations have been found which have not been approved, the AGC shall issue a Notice to Comply.

4.12 Notice to Comply

When, as a result of an inspection, the AGC finds changes and/or alterations that have not been approved, the AGC shall notify the Builder/Owner of the inspection describing the specific instances of non-compliance and shall require the Builder/Owner to comply or resolve the discrepancies.

4.13a Request for Exception

The SOA recognizes that there will be instances where minor deviations from the guidelines may be necessary. Such minor deviations may be reviewed and approved by the AGC at their sole discretion as exceptions to the Guidelines.

4.13b Request for Variance

The SOA recognizes that each lot has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the AGC may recommend to the Board of Directors that they approve

deviations from any of the design standards in these guidelines. It is to be understood, however, that any request to deviate from these Guidelines shall be evaluated by the AGC and referred to the Board of Directors for consideration. The approval of deviations shall be limited to only the most creative design solutions to unique situations. Prior to recommending any deviation from a Guideline, it must be demonstrated that the proposal is consistent with the overall objectives and spirit of these Guidelines and that the following circumstances exist:

Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same vicinity, and result from lot size or shape, legally existing prior to the date of these Guidelines, topography, or other circumstances over which the applicant has no control.

The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property within the community possess.

The variance will not be materially detrimental to the purpose of these Guidelines, or to property within the community is located, or otherwise conflict with the objection of any SOA plan or policy.

The variance requested is the minimum variance which would alleviate the hardship.

4.14 Appeals Procedure

The Owner has the right to appeal decisions made by the AGC. The Owner can submit in writing a document stating the reason for the appeal within 20 days of the notification of the decision. The AGC shall set a meeting date to review the appeal and notify Owner of such date. The Owner or representative shall attend the meeting to present the appeal. The Owner may be limited to a time constraint for presenting the appeal and no discussion or decision by the AGC will be done with Owner present. The AGC shall render a decision after the appeal and provide the reasons for denying or approving the appeal in writing within 10 days. Should the owner wish to further appeal the decision, the Owner may submit, in writing within 20 days, an appeal to the Board of Directors for their review at their next scheduled Executive Session. Only one appeal may be submitted and considered by the Board of Directors.

4.15 AGC Approval Time Limitation

All construction improvements and landscaping must be completed within **18 months** from the date of approval of submitted plans. If the construction and landscaping are not completed within **18 months** of the approved plans, or the City Building Permit expires, a whole new resubmission will be required. The resubmission must comply with any guidelines current at that time and new fees will be required to be submitted. All previously approved plans will be considered null and void.

4.16 Refund and/or Forfeiture of Deposit

Any AGC refundable deposits will be held until the unit has had and passed a final inspection conducted by an AGC member or representative, in order to determine that the work has been completed and that it is in accordance with the approved plans.

In the event the property owner decides to abandon the project before any work has begun they will need to: 1) return all original stamped and signed plans to the AGC, 2) Property owner must submit a letter stating that the plans are null & void and that no work will begin unless/until new plans are submitted for approval along with proper fees 3.) Provide a letter from the City stating that no permits were issued or that any permits were cancelled and plans were destroyed. The Committee will review the request to nullify the plans and, upon approval, notification of the Committee's decision will be made within 10 business days thereafter and the deposit portion of fees returned.

In the event that the property is sold, transferred, and/or foreclosed upon prior to the unit receiving an approved final inspection by the SOA, all unclaimed refundable deposits will be forfeited. Said owner must apply for refunds in writing (pending committee review and approval) or specifically deal with the disposition of deposits as part of any Escrow/Transfer/Foreclosure documentation. The new owner assumes the responsibility of completing the approved plan requirements.

5.0 Landscape Requirements

5.1 Objective

Quality landscaping is important to the appearance of each individual home and the overall continuity of the Somersett community. Well designed and maintained landscaping may preserve and enhance your home's property value. The open vistas of the community and golf courses will mean that most residences will be seen from many different angles and views, therefore impacting the appearance of the community.

Homeowners are responsible for all aspects of the landscape including the street parkway strip adjacent to the property. Production homes typically have the front yard and parkway strip landscape installed by the builder prior to closing. The entire property on a custom lot will be the responsibility of the property owner.

Design Considerations

- To utilize new plantings to frame outdoor spaces, lessen the impact of new structures and to screen use areas
- To establish a strong landscape framework throughout the Community that ties together the various built elements of the Community
- To encourage landscape designs that take their cue from adjoining uses, such as the golf course, adjoining Lots and/or Common Areas. Landscapes shall flow from Lot to Lot, from Lot to golf course and from Lot to Common Areas by utilizing native plants to the greatest extent possible
- Lot improvements must adhere to architectural, site and landscape guidelines to ensure that they are built in harmony with the natural landscape
- To incorporate techniques, which limit the landscape's water demands, such as using drought tolerant plants and xeriscape techniques
- Landscape improvements shall incorporate, rehabilitate, and enhance the existing site as well as incorporate indigenous species. Retention of native habitat is requested. Utilize temporary construction fencing to protect native, undisturbed lot areas
- A gradual transition shall be made from the more ornamental, formal planting areas near the house to the more informal, natural landscape near Public Areas, such as the golf course, streets and/or Common Areas
- The landscape design of each Lot shall provide for adequate privacy and screening of outdoor service areas, utility panels and equipment, and garages
- On custom lots, manicured or groomed landscaping should be in most cases be restricted to the area within the building envelope.
- Existing drainages and/or riparian areas are to be protected from disturbance during construction. Landscape design and installation shall not block or change the approved grading and drainage patterns
- Landscape improvements shall be designed around any existing major trees or shrubs on the Lot. Tree protection measures are to be taken on all large trees (6-inch caliper or more) within 30 feet of Construction Activity including trees outside of the Building Setback

5.2 Landscape Plan Submittal Requirements

For the complete design review process, see section **4.0 Somerset Design Review Process**. Landscape submittal drawings must be prepared by a Landscape Architect licensed in the State of Nevada, a Landscape Contractor licensed in the State of Nevada, an AGC approved Residential Designer licensed in the State of Nevada, or an Architect licensed in the State of Nevada. Landscape submittal drawings cannot be prepared by a General Contractor. Owners may submit landscape drawings based on AGC criteria. Any modifications or additions to your landscape (including the parkway landscape strip) **MUST** be submitted to the Somerset Architectural Guidelines Committee (AGC) prior to any construction. Modifications would include, but not limited to, any and all planting of trees, shrubbery, ground cover, addition of statuary, water features, fencing, additions or modifications, and removal/addition of lawn/turf, hardscape, rock, soil, mulch or boulders.

- A Landscape Data Sheet - A completed Landscape Data Sheet **(5.19)** must be submitted with the Landscape Plan for production homes. The landscape plan cannot be approved without a completed landscape data sheet. The landscape data sheet is not required for Custom Home Landscape plan submittals due to their variable lot size though comparable planting densities will be required
- Landscape Plan - A conceptual landscape plan at a minimum scale of 1"=20' showing all planted areas as well as native/undisturbed areas, areas of re-vegetation and/or slope stabilization. The submitted plan shall include the property lines, fencing, setbacks, drainage pattern and the building footprint as indicated on the stamped plot plan. The plan must include any modifications to existing (builder provided) hardscape, grading and existing landforms, and/or the addition of any outbuildings or structures (including but not limited to play equipment) and any other significant proposed landscape elements.

The Landscape Plan shall include the following:

- North arrow
- Scale
- Property and Setback lines
- Grading - See section **3.3** for specific grading guidelines and **3.5** and **5.11 Drainage** for specific drainage guidelines
- Hardscape - See section **5.5 Hardscape** for specific hardscape guidelines
- Planting - See sections **5.6 Planting** for specific planting requirements
- Mulch - See section **5.9 Mulch Materials** for specific mulch guidelines
- Irrigation - See section **5.10 Irrigation** for specific irrigation requirements
- Lighting - See section **5.17 Landscape Lighting** for specific lighting guidelines

5.3 Installation

Side and rear yard landscaping shall be installed within 180 days of issuance of a certificate of occupancy. On Custom lots, the front yard and parkway strip must be installed within 90 days of certificate of occupancy. The AGC will provide allowance for expected seasonal winter weather conditions. The AGC may grant extensions to the landscape installation completion requirements if a request is submitted by the owner for consideration and approval for an exception. **Upon completion of the landscape installation, a site inspection must be scheduled. Acceptance of the installed landscape in compliance with the approved plan will result in a refund of the landscape deposit. Substantial deviations from the approved plan will result in a forfeit of the landscape deposit and possible violation status.**

5.4 Maintenance

All landscaping shall be maintained to ensure the health and long-term viability of the landscape. Although low-maintenance landscaping is possible and encouraged, annual maintenance will be required to achieve the

appearance expectations of the Somerset objective. The long-term goal of establishing a strong landscape throughout the Community requires that all Owners maintain their landscape. Homeowners are responsible for maintenance of their lots as well as street parkway or landscape strip that is adjacent to the lot. The following criteria should be considered:

- No weeds, uncultivated, diseased or infected vegetation of any kind are permitted
- Any landscaping that dies shall be replaced immediately with like species and size. Any trees that die shall be replaced immediately with comparable species and size from the Approved Plant Palette
- Material and plant changes or additions must be approved by the AGC
- Vegetated slopes shall be monitored closely to ensure that ample coverage, slope stabilization and screening occur
- No fence, wall, hedge, tree, plant, shrub, lawn or foliage shall be planted, kept or maintained by the homeowner in such a manner as to create a potential hazard or an aesthetically unsatisfactory appearance on the home site as determined by the AGC
- Shrubs, vines and any vegetated slopes shall be monitored closely to ensure that ample coverage, slope stabilization and screening occur
- The street-right-of-way located adjacent to each Owner's property shall be maintained by the Owner
- As landscaping is installed it is very likely that changes to the site are going to be required. This may be in support of planting beds, tree placement, hardscape installation, swimming pool installation, water feature installation, or any other portion of the landscape plan that changes the site topography

5.5 Hardscape

- Hardscape refers to all components of a home site other than the home itself, planted landscape areas, and shade structures
- The hardscape area shall not exceed 50% of the total rear yard area. Extensive hardscape and/or paved surfaces (excluding normal driveway access and entry pathways) are not permitted on the lot
- All hardscape elements (i.e. patios, walks, etc.) should be carefully planned in conjunction with the site plan and landscape plan to work functionally and tie in aesthetically with the home architecture and landscape design
- Allowable materials are concrete pavers, flagstone, brushed concrete, brick, cobble and stone. Samples (photographs are acceptable) must be provided for approval. If existing hardscape materials are present the proposed additional hardscape should match
- Walkways, patios, miscellaneous hardscape features, water features, etc., located outside of the building envelope shall be a minimum of 5 feet from the property line, fence and/or sidewalk unless an exception is approved by the Committee. In no case shall these improvements be closer than 18 inches and block drainage swales. See section 3.5 for drainage requirements when installing walkways in small (i.e. 5 foot side yards).

5.6 Planting

All visible areas of yards not hardscaped must be landscaped with lawn/turf and/or, ornamental plantings. In some instances, native vegetation matching the surrounding established native vegetation may be allowed typically in undisturbed areas or disturbed sloped areas. Gardens and lawns shall harmonize with the native terrain and natural beauty of the community and appropriately blend with any adjacent landscapes. Some modest areas of unplanted mulch area may be considered for dog-run or other recreational areas and evaluated on a case-by-case basis. In no instance will large expanses of unplanted space be permitted. Design should incorporate techniques which limit the landscape's water demands.

- Landscaping shall consist of a combination of lawn, shrubs, boulders, groundcover and perennials. Landscaping without lawn or turf or the removal or modification of existing (builder provided) lawn areas may be approved with appropriate planting modifications.
- Landscape plantings are to consist of a limited number of different varieties and types in order to create a more unified rather than fragmented landscape. New tree and shrub plantings are to be a mix of sizes that shall blend naturally into the surrounding site
- Planting layout should avoid formal rows of trees and shrubs, and use more organic, natural groupings of plant material, as they would grow naturally
- Plants that require little maintenance are to be favored over those that require regular spray or pruning. The minimal use of pesticides is requested to naturalize plantings to the site and for health and safety concerns. Local materials are encouraged as they are typically more acclimatized to our area
- Plant material used for erosion control should be chosen to establish rapid surface stabilization

The following are the minimum planting requirements. Additional planting is permitted within reason. All plant materials should be chosen from the Somerset Approved Plant Palette.

5.6-1 Front Yard

- Synthetic turf is not permitted in front yards
- At least 1 front yard tree is required for production lots. Custom lot front yard tree quantity will be evaluated based on the overall lot size, architecture and overall landscape design. Deciduous trees shall be a minimum 2-inch caliper size or Evergreen trees shall be a minimum 8-foot height (measured from the ground, not including the container).
- Shrub quantities shall be calculated at a rate of 3 shrubs per 100 square feet of planting area. Shrubs shall be a minimum of 5-gallon container size. Perennials and groundcovers may equate to 1/3 of the required shrub count and be a minimum of 4-inch pot size. Planting areas are defined as those areas that can be planted—areas not consisting of patio or walkway, lawn, building, drainage (dry-creek-bed), etc. The planting area shall generally be calculated as the entire front yard area less all hardscape and any lawn area
- There must be a balance between deciduous and evergreen shrubs installed to accomplish interest in the landscaping throughout the year. Refer to section **5.18 Somerset Approved Plant Palette**
- Shrub beds shall be covered with an approved mulch material to reduce wind erosion, run-off, and retain moisture. See section **5.9 Mulch Material** for specific mulch guidelines

5.6-2 Rear and Side Yards

The rear yard is described as the area at the back of the home as well as the areas along the side yards typically behind the perimeter fencing on production lots. In order to soften rear yard fence lines, frame views, and establish a strong tree canopy, each lot shall have the following plant materials installed in the rear yard areas. For home sites along the Golf Course, trees and shrubs shall be the same or similar to the plant materials used on the Golf Course in that area so that there is not an abrupt line between the Golf Course boundary and the home site. Variances may be requested due to smaller lot sizes.

- A minimum of 3 trees in rear yard is required. Deciduous trees shall be 2-inch minimum caliper (tree trunk circumference measured 6 inches from the ground) and Evergreen trees a minimum 8-foot height (measured from the ground, not including the container). Trees shall be planted a minimum of 5 ft. from any fence. Certain appropriate trees may be allowed within 5 feet of fence for screening purposes at the discretion of the AGC on a case-by-case basis.

- One tree for each side yard is required. Deciduous trees shall be a minimum 2-inch caliper (tree trunk circumference measured 6 inches from the ground) or Evergreen trees a minimum 8-foot height (measured from ground, not including the container). A tree may not be required and will be determined by the AGC on a case-by-case basis if the side yard is less than 10-feet wide.
- Shrub quantities shall be calculated at a rate of 3 shrubs per 100 square feet of planting area. Shrubs shall be a minimum of 5-gallon container size. Perennial and groundcovers may equate to 1/3 of the required shrub count and be a minimum of 4-inch pot size. Planting areas are defined as those areas that do not consist of patio or walkway (i.e. hardscape), lawn/turf, building, deck, etc. The planting area shall generally be calculated as the entire rear yard area less all hardscape, and any lawn area
- There should be a balance between deciduous and evergreen shrubs installed to accomplish interest in the landscaping throughout the year. Refer to section **5.18 Somersett Approved Plant Palette**
- Shrub beds shall be covered with an approved mulch material to reduce wind erosion, run-off, and retain moisture. See section **5.9 Mulch Material** for specific mulch guidelines
- Areas of undisturbed native vegetation may remain and do not have to be included in the back yard area

5.6-3 Parkway Strip Treatment Options

The Parkway Strip is defined as the area between the side walk and back of curb and is the responsibility of the adjacent owner. The Parkway Strip must be planted with one of the two planting treatments listed below as allowed by the City of Reno’s approved PUD

- One non-fruit bearing deciduous canopy street tree planted every 30 lineal feet of parkway strip. Gaps between trees will not exceed 50 feet except at intersections. Trees shall be Deciduous with a minimum of 2-inch caliper (tree trunk circumference measured 6 inches from the ground and/or root bulb). Evergreen trees are not allowed. A single tree species along each individual street is preferred. See Somersett Approved Plant Palette for approved species
- In addition to the trees, one of the following plant materials listed below is allowed by the City of Reno’s PUD:

Lawn (Sod)

Lawn must be installed as sod (seed planting is not allowed) and should be of the same species as the lawn planted in the front yard area. Artificial or synthetic turf is not permitted in parkway strip.

Xeriscape Treatment

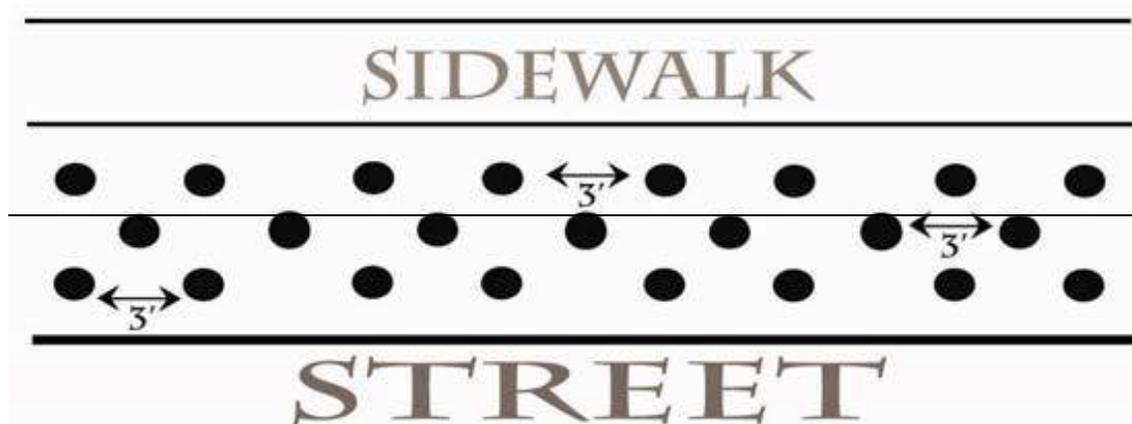
The planting of approved junipers must be planted in the parkway strip area as detailed below and finished with Decomposed Granite (DG). Nevada Gold Rock Mulch ground cover may be considered as an alternate ground cover/mulch on a case by case basis at the sole discretion of the AGC if it can be shown that there is continual erosion due to steep grades. Finished grade of mulch must be minimum 1-inch below adjacent sidewalk/curb.

Approved juniper species include:

- Juniper horizontalis ‘Wiltonii’, ‘Blue Chip’, ‘Blue Rug’, ‘Glomerata’, ‘Bar Harbor’
- Juniper procumbens ‘Nana’

The junipers must be a minimum 3-gallon size, planted in a double row and spaced 3-feet apart in a triangular layout as indicated below. Junipers require drip irrigation. Juniper parkway strips should only use one type of low growing Juniper. Junipers must be maintained and replaced as needed. The goal is

to have the junipers fill in the entire parkway strip to create a similar green scape as the sod. The rock mulch ground cover must be kept free of weeds and refreshed and replenished as needed due to erosion or material loss. This xeriscape option is not a low maintenance option but rather a low water use option. Decomposed granite must be installed as ground cover if the juniper treatment is utilized.



5.7 Water Conservation/Lawn (Sod)/Turf

Water conservation through the principals of Xeriscape (dry landscape) is requested. Well-done Xeriscape can typically reduce irrigation water by more than 50 percent compared with traditional designs dominated by lawn areas. Principals include:

- Create practical and usable lawn areas of reasonable size and shape. Turf is typically irrigated with an overhead spray system. Alternative sub-grade irrigation will be considered
- Mulch plantings areas to retain valuable soil moisture. Mulch will help capture rainwater, reduce run-off and weed growth, and prevent erosion
- Plan and design planting/irrigation from a project's beginning when possible. Xeriscape modifications to an existing yard will be considered
- Use appropriate plants for the area and group plants into water zones. Somerset is located in USDA zones 4-5
- Condition or amend the soil in the intensive landscape zones with compost and/or manure
- Irrigate efficiently with properly designed systems with automatic systems. All planting beds, including trees, shrubs, groundcover and perennials, shall be irrigated with a drip or micro-spray system

Lawn is described as living, growing plant material and shall be installed as sod (seed is not permitted) whereas Turf is described as an artificial, synthetic material.

- Lawn shall be of a reasonable size and shape and located where it will extend outdoor use areas
- Lawn is not permitted on steep slopes or otherwise un-usable locations
- A limited use of artificial or synthetic turf is permitted in the rear yards of properties only and is considered on a case-by-case basis depending on the visibility of the property. Artificial or synthetic turf is not allowed in the front yard of the home site. Samples of the turf must be provided upon submittal of plans
- When either lawn or turf is used, it shall cover an acceptable portion of the yard. It shall come in contact with the patio and/or walkway and not be an isolated, floating island. Lawn/turf areas shall be a minimum of 6-feet wide.

- No turf and/or lawn shall be planted within 3-feet of wood fences or homes/structures to minimize water staining
- Turf shall not be used on slope areas over 4:1 or for slope stabilization measures
- Proper lawn management aids in soil erosion, dust stabilization, climate moderation, and groundwater recharge

5.8 Lawn Edging

Lawn Edging is required around the perimeter of lawn when not abutting other Hardscapes material, i.e. Driveway, patio, walkway, etc. Concrete curbing, colored concrete, and recycled bend-a-board are allowed. Black plastic lawn edging and precast concrete or metal edging is prohibited. Lawn edging must be designed so as not to disturb the drainage or to trap water. No Lawn Edging is required when turf is not used.

5.9 Mulch Materials

All planted areas shall be covered with an approved mulch material to reduce wind erosion, run-off, and retain moisture. Only approved rock/mulch materials will be permitted. A combination of rock and Decomposed Granite (DG) mulch is required. A single mulch material may be allowable for small yards and multiple mulch materials are required in large yards to avoid overly monotonous ground covers. Rock mulch of various sizes is requested; however, a minimum size of 1½-inches is required. Bark mulch is not allowed to reduce fire hazards. The AGC may approve the limited use of smaller or alternate play surface mulch on a case-by-case basis. Homeowners can submit for Rock Mulches not listed on the approved mulch listing by providing samples. The approved mulch materials include:

- Decomposed Granite (DG): Either 3/8-inch pathway pebbles or DG fines. DG should only be used on relatively flat areas and not in drainage swales to avoid erosion
- Rock Mulch: Ginger, Nevada Gold, Ox, Pink Mountain, River/Cobble, Lodi Gold, Sierra Red, and Cocoa Lava Rock. All rock to be a minimum 1½-inch minus size. Larger rock and boulders are permitted

5.10 Irrigation

The microclimate at Somersett does not provide enough reliable natural precipitation to sustain planted material. Native vegetation can go unwatered once established, but all lawn and containerized plants will require automated irrigation to survive. The community is committed to minimizing water usage and runoff of irrigation water. The following guidelines shall be implemented on each lot:

- Homeowners or landscape contractors must obtain an Irrigation Permit from the City of Reno prior to installation of an irrigation system. The automatic irrigation system shall be designed in accordance with all local and state laws, rules and regulations governing or related to irrigation systems
- Irrigation connection to domestic (potable) water supply to the residence shall include a shut-off valve and backflow protection device that is approved by The City of Reno for use with single family irrigation systems. Backflow prevention assemblies shall be installed in accordance with local codes and screened from view as much as possible by landscape design features
- Irrigation systems must be automatic with a controller and valves and programmed according to local guidelines
- Lawn areas shall be irrigated with an overhead spray system using low-trajectory pop-up spray heads. All irrigation heads are to be adjusted to minimize run-off and overspray onto sidewalks and roadways. No spray irrigation allowed within three feet of any fence or structure

- All containerized plants including trees, shrubs, ornamental grasses, groundcovers, and perennials shall be irrigated with a low-volume drip system
- Temporary irrigation systems are required for re-vegetation areas and must be removed once the native vegetation has been established
- All Lots shall provide for irrigation of planting areas within street right-of-ways along the front property line and within the parkway strip if applicable
- The landscape design of each Lot shall group or zone plant material according to water consumption needs and soil requirements
- The use of mulches at appropriate depths is required to keep plants cool and to reduce evaporation
- All permanent irrigation (both spray and drip systems) shall be below ground and fully automatic. Use of water conserving systems such as drip irrigation and or moisture sensors, is required. All drip tubing must be below ground.

5.11 Landscape Drainage

Landscape drainage considerations, on the individual home site, including swales, must be maintained as indicated on the original plot map.

- Site drainage must be considered when designing landscaping and indicated on the landscape plan submittal
- No structure, hardscape or other material can be placed or permitted to remain which may damage, interfere with, obstruct, change or retard the flow of water through drainage swales and channels
- Although the AGC will review drainage plans, the lot owner is fully responsible for water runoff and drainage control of their lot and will be responsible for any damage created by inadequate drainage design
- Landscaping and/or hardscape may not be installed in any manner, which interferes with drainage or which traps or ponds water adjacent to a residence
- Please refer to the Second Amended and Restated CC&Rs Section IV, Interference with Drainage

5.12 Slopes

Landscaping and irrigation for disturbed cut or fill slopes within the lot lines will be installed and maintained by the homeowner. Ground cover, trees and shrubs shall be installed so as to enhance and stabilize the slope area. Native revegetation may also be considered but will be approved on a case-by-case basis. If native revegetation is approved the homeowner must follow the guidelines to adequately water the area until the vegetation is established and continuously maintain the slopes or disturbed areas. Slopes not within lot lines are in most instances property of the SOA or Somerset Country Club and will be installed and maintained by the appropriate owner.

5.13 Landscape Fire Control Maintenance

Each lot owner shall be responsible for the maintenance of any fire fuel modifications areas and firebreak areas located on the lot such as removal of certain trees, dead limbs, and other dead vegetation.

- All barbeque appliances must be lidded
- Open outdoor wood burning (or solid fuel burning) fire pits or fire places are prohibited. Gas fire pits are allowed but must be approved by the AGC.
- Due to fire danger present in this region, all chimneys must be equipped with UL or ICB0 approved spark arrestors
- An architecturally designed chimney cap must be installed by the owner on all chimneys to cover exposed metal spark arrestors

5.14 Existing Tree and Shrub Removal and Selective Thinning

- The removal of existing native vegetation on Lots is to be avoided whenever possible
- The AGC must review and may approve plans for native vegetation removal. Proposed replacement landscaping in areas where native vegetation was removed may not have a negative visual impact on adjacent properties and may not increase off-site visibility of the home.

5.15 Merged Lots Landscaping Requirements

Per the **CC&Rs, Article I, Section 3**, Boundaries of Units may be relocated, the Board has set forth the following guidelines regarding the landscape requirements for the lot(s) that are adjacent to the property for which the home is located with the objective to create the aesthetic look of one property and not a home surrounded by vacant lots.

Guidelines include:

- Transition from the landscaped property to a native landscape look. Vacant lots may not just have a solid mulch treatment (i.e. DG), but natural native treatment
- If the vacant lot includes a parkway strip, it must be landscaped according to the guidelines set forth for parkway strips (turf or juniper)
- Appropriate Grading between the lots to maintain the appearance of one property. If fencing is installed, it must be split rail fencing

5.16 Yard Objects and Landscape Structures

- Art, statuary, decorations, storage sheds and other objects continuously used, placed, or displayed in front, side or rear yards must be approved as part of the landscaping plan or otherwise approved in writing by the AGC
- All structures must be in compliance with the Somersett PUD and City of Reno ordinances, including setback requirements. All structures must be approved by the Committee
- Play structures visible from off-site shall be of a muted-tone, natural material, such as stained wood, and must be effectively screened in order to minimize their visual impact. Brightly colored play equipment is not allowed. All trampolines are considered permanent and will require landscape screening and AGC review and approval. Playground surfaces must be approved prior to installation and submittals must include a material sample with material specifications showing quality type, color, etc. The material must not contain any toxic substances. Approval is up to the sole discretion of the AGC
- Any landscape features, such as fountains, outdoor kitchens, spas, etc., must be screened from every street or the golf course view with evergreen material that will completely screen in one year.

5.17 Landscape Lighting

Somersett is a Dark Sky community. Up-lighting (directional lighting) is prohibited per the Planned Unit Development (PUD).

- Lighting may be used to enhance the overall design concept of the landscape in an aesthetically pleasing manner
- Motion lights must match the style/fixture of lighting already installed and must be approved by the AGC
- Exterior lighting and pool lighting must not infringe upon adjacent neighbors
- Lightbulbs must be “soft white” no more than 3000 Kelvins and 800 Lumens

- Exterior landscape lighting shall utilize low voltage or similar type fixtures and shall be as close to grade as possible. No bare light bulbs are permitted to be shown. Spillover lighting onto adjacent properties is not permitted
- Flood lights of any type and/or fence mounted lighting are not permitted
- All landscape lighting shall be domed lighting and will be fixed downward facing at an angle less than 90 degrees from the ground. Lighting should not be affixed on a knuckle or have the ability to be adjusted so as to be up-lighting. In-ground path lighting is acceptable but must be submitted for review and approval
- The lighting plan must be shown on the landscape plans in order to gain approval from the AGC. The color and style of the lighting fixture(s) must be submitted as well

6.0 Property Modifications

Well designed and maintained properties, including any improvements made after the initial construction, may preserve and enhance your home's property value. The open vistas of the community and golf courses will mean that most residences will be seen from many different angles and views. It is therefore important that the modifications to the home/property tie into the existing style of the structures to maintain the aesthetic nature of the home

6.1 Remodeling and Additions (Alterations)

- Remodeling and additions to existing structure include but are not limited to: sun room enclosures; patio enclosures; adding living space; adding garage, workshop or storage space; remodeling exterior finishes, details, fenestrations; and deck enclosures.
- All aspects of remodels and additions must meet the same criteria as new construction including approval from the AGC. All information concerning color, site location, architecture, landscaping, grading and excavation, roof height, setbacks, lighting, etc. will be reviewed by the AGC and detailed drawings presenting this information will be required to be submitted. See Section 4.3 for design review submittal requirements.
- The design of remodels, additions and alterations must match the existing home in regard to scale, style, mass, proportion, color, material, detailing, roof slope, etc. Pre-fabricated or kit type building structures are prohibited. The AGC will make the final determination of how well the remodel or addition integrates with the existing and the viability of the extents of the remodel or addition. It is imperative that they appear as a cohesive part of the existing structure.
- Structure heights and locations within setbacks will be scrutinized thoroughly as to how the alteration impacts the neighboring homes. Architects and designers must give careful considerations of how alterations affect neighboring homes and properties. No alterations can be made which exceed the current building height, regardless of the listed or allowable height limitations. No variances will be approved for heights or setbacks. It is highly recommended that major alterations be submitted for review on a Pre-Design (Schematic) basis for consideration and AGC input.
- Provide design details to sufficiently represent the visual expression of the building(s), exposed connections, and material interfaces. Including elevation drawings, soffit/fascia details, window head and sill details, railing details, and any other information necessary to describe the building's exterior.

6.2 Building Envelope Adjustments

All permanent vertical structures and site Improvements such as sheds, trellises and accessory buildings shall be located within the Building Envelope. However, it is also recognized that each Lot presents its own unique design challenges and Owners and their Architects and/or Designers may develop design solutions outside of

the Building Envelope that may be appropriate. Any Adjustments or modifications to the building envelope and items allowed in the envelope will require a separate approval by the City of Reno. Approval of changes to the building Envelope will also require approval of any neighboring or affected lots or homes.

- Walkways, patios, water features, sitting walls, etc. located outside of the building envelope must be a minimum of 5’ from the property line and/or sidewalk unless an exception is approved by the Committee but in no case shall be less than 18 inches.
- When applicable, location of structures added, attached to or detached from the residence must adhere to the building setbacks established in the Somerset PUD.

6.3 Miscellaneous Structures

Outdoor structures such as decks, trellises, free standing walls, pergolas, arbors, gazebos, storage sheds and playground equipment must be within the building envelope (i.e. within the building setback). All structures must be in compliance with the most recent approved version of the Somerset PUD and City of Reno ordinances.

Sport courts such as tennis, racquetball, basketball etc., pools, pet enclosures, and/or similar improvements are to be located within the designated Building Envelope wherever deemed feasible but may be approved outside the building envelope at the sole discretion of the AGC. These improvements must be effectively screened from view off-site. Vertical components of these improvements may not be located outside the building envelope. Locations must meet City of Reno zoning standards and code. Such improvements will be evaluated on a lot-by-lot basis taking into consideration visibility, lot size and site and grading considerations. Approvals granted for improvements outside the building envelope are at the sole discretion of the Committee.

- All pertinent architectural guidelines will apply to landscape structures, trellises, pergolas, storage sheds, free standing walls, gazebos, etc.
- Height and overall massing shall be in proportion to the main residence.
- A to scale drawing of the improvement must be provided adequately conveying size, dimensions, connections to the house if applicable, color, material, massing and support. A manufacturer’s drawing may be acceptable if available.
- A site plan with the location of the structure must be included. The site plan should indicate any existing improvements affected by the installation and the requisite design solutions. Often these improvements can be included on the landscape plan.
- The original plot plan is required for the lot in the submittal for approval.
- Play structures visible from off-site shall be of a muted-tone, natural material, such as stained wood, and must be effectively screened in order to minimize their visual impact. Brightly colored play equipment is not allowed with a preference for natural earth tone colors. Shade devices associated with play structures must be of a neutral colors; tans, greens, browns, or as approved by the AGC. Permanent trampolines are required to be recessed and screened.
- Please review Section 4.3 for Design Review Submittal Requirements

Trellises, Pergolas and Arbors

- Trellises are attached to the home, Pergolas are detached, and Arbors are detached from the home and smaller in size. Solid roofs are not allowed.
- Proposed shade structures must be designed and plans prepared by an AGC approved Residential Designer or Architect and may also be prepared by a contractor licensed in the State of Nevada and adhere to the Somerset PUD. Trellis extensions on buildings shall utilize more massive wood members and have a more rustic and/or handcrafted appearance.

- Homes visible from public areas as well as the golf courses will be reviewed for how the structure appears from off-site.
- Construction details, color and material shall reflect the architectural style of the home. Height should be in proportion to the home.
- Fixed and roll-out awnings and roller shades must be approved by the AGC. Aluminum and/or unpainted metal awnings are prohibited. A straight valance is required. Roll down shades may be submitted with plans.
- Temporary shade structures are prohibited per CC&R's Article IV, Section 45.
- Color and material samples must accompany all AGC submittals for review and approval. Structures should match or serve to enhance the existing home colors and surrounding landscape. Matching the trim or body color is encouraged. Bright white is prohibited.
- All Trellis or Pergola Posts must be a minimum of 6"x6" (I Beam style Posts that achieve a minimum outer dimension of 6"x6" are also acceptable).
- A picture of the area showing the color of home and where the trellis is proposed to be installed must be submitted in order for the AGC to determine the suitability of the proposed color match (if possible include a picture showing the color swatch of the proposed trellis color and the body or trim of the home that it will be matching in color).
- Louvered or retractable trellis lattices may be considered for approval on a case by case basis. The Lattices must be electronically controlled and maintained in an operational status. The lattices cannot be constantly in the closed position.
- With the exception of Louvered electronically controlled Lattices, Slanted Lattices are not approved for installation in Somerset.

Storage Sheds

- Storage sheds that are visible and/or higher than 4 feet must be submitted to the AGC for review. These sheds are required to match the home in color, style and materials.
- Storage Sheds are to be constructed in such a manner as to conform to and enhance the home, Aluminum/Prefabricated storage sheds prohibited. Constructed (non-prefabricated) wood style sheds may be allowed if not visible and will be approved on a case by case basis. Color and style must still match home.
- Samples of paint colors and materials and picture of installation area and home shall be submitted with the plans.

6.4 Walks and Patios

- All walks and grade level patios should blend and complement the architecture of the home.
- Grade level patios are allowed in rear yards not to exceed 50% of the rear yard square footage. An exception may be requested for smaller yards.
- Stamped and/or colored concrete, flagstone, brick and interlocking pavers are requested.
- Uncolored concrete shall be broom finished, at the minimum, and shall not exceed 25% of the hardscape (flatwork) palette.
- See Section 5.5 for additional hardscape requirements.

6.5 Decks

- Any proposed deck shall have its structural support members concealed, preferably with masonry materials and/or dimensional wood siding (lattice screening is not acceptable) and must match the character and styling of the home.

- All decks shall be no higher than (3) feet above finish grade or as approved by the AGC.
- Second story decks must be submitted by an AGC approved Residential Designer or Architect and will be reviewed by the AGC and be permitted and built in accordance with local building regulations. The AGC will review all second story decks on a case-by-case basis with approval being based on several factors i.e. view impact to neighboring properties, privacy impact, aesthetics, continuity with existing built environment, etc.
- Deck stain color must be indicated on plans and a color sample submitted with the plans.
- Material and color sample must be submitted with plans, when using Trex or a similar material.

6.6 Pools, Spas & Water Features

The location of swimming pools, spas and water features shall consider and adequately address relationships between indoor and outdoor features, setbacks, wind, sun, site terrain, home site proximity to open space, neighboring property, public areas and/or golf courses.

- Pool equipment and other noise generating equipment must be located such that it imposes the minimum disturbance to adjacent properties. All such equipment must be properly screened. Enclosure or screening structure must match similar to the architecture of the home and use the same materials.
- The size and shape of swimming pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements.
- Pools, spas, water features, and associated equipment enclosures must architecturally relate to the house and other structures in their placement, mass and detail.
- Iron pool fencing is required and must be installed according to local standards. Ensure that the fencing is only surrounding these features and not used as perimeter fencing.
- Above ground pools are not permitted.
- Pool construction must conform to all local building codes and be installed by a licensed contractor.

6.7 Outdoor Play & Sports Equipment

- Basketball Standards or other fixed sports apparatus may not be installed or attached to the front of any dwellings, garage or side yard forward of the mid-point of the house.
- Portable basketball standards, sports apparatus, skate board ramps, trampolines and other play equipment visible from the street, common area or golf course must be stored out of site after daily use.
- No basketball standards, other sports apparatus, swing sets or play equipment may be permanently placed, installed or erected on any lot or attached to any structure unless such apparatus is approved by the AGC.
- Play structures must be of sensible design and utilize natural wood or plastic materials in earth tones. Refer to Section 6.3 'Miscellaneous Structure - General Guidelines' for additional requirements for play structures. Bright or fluorescent colors are not allowed; natural earth tone colors should be used.
- All trampolines installed on a property require AGC approval. Any visible portions of trampoline standards should utilize earth tone colors and be screened by landscaping from common area view.

6.8 Solar Panels

- Use of solar panels should enhance roof features. Solar panel type, reflective quality and placement must receive written approval of the AGC.
- Submittals must include: Site plan, roof plan, all proposed equipment, material sample(s), manufacturer cut sheets and specifications, exterior elevations and energy/solar analysis calculations. Plans must be to scale and all solar panels must be shown accurately and to scale on all plans.

- All visible hardware, panel frames, cables, connectors, electrical panels, other devices, etc. must be of a color or be painted to match the adjacent surfaces or materials as closely as possible; i.e. roof mounted equipment, etc. must match the roof; exterior wall mounted equipment, etc. must match the wall color. Any devices and equipment mounted on grade level must be provided with bronze or other AGC approved colors. No natural anodized (clear, raw aluminum) will be allowed.



7.0 Somerset Aesthetic Guidelines Committee

7.1 Somerset Aesthetic Guidelines Committee Membership

The AGC shall be composed of seven Board appointed members; one primary and one alternate Board member, four qualified members of allied physical design professions (civil engineer, architect, landscape designer, construction manager, etc.) who are independent professional service providers and one Association unit owner member in good standing. AGC members shall be subject to removal at any time by the Board, and any vacancies existing from time to time shall be filled by appointment of the Board. A quorum of the AGC shall consist of a majority of members. A decision may be rendered by a majority of members at a meeting at which a quorum is present.

7.2 Membership Requirements

Professional members of the AGC need not be members of the Association. Membership must include a design professional who is a State of Nevada licensed Architect, a State of Nevada Landscape Architect or Contractor and a State of Nevada licensed Engineer. The AGC may retain the services of a consultant as needed.

7.3 Meetings

The AGC shall meet two times each month or as needed to properly perform its duties. The AGC shall keep and maintain a record of all actions taken by it. The powers of the AGC relating to design review shall be in addition to all design review requirements imposed by state, federal and local jurisdictions. The AGC shall make every effort to review and process all complete on-time application packages as per the schedule. However, the AGC shall not be liable for extenuating circumstances.

7.4 Expectations of Timeline for Approval

All submittals must be received at least five business days before the next regularly scheduled review meeting in order to be added to the agenda. A large project (i.e. Custom Home) might take several meetings prior to approval. The Board of Directors reviews any appeals of AGC decisions at its Executive Sessions, which occur once per month. Any appeal to the Board of Directors must be filed within 20 days of the decision rendered. Board of Directors decisions are final and cannot be reheard.

7.5 Amendment of Aesthetic Guidelines

The Board of Directors may adopt updated Guidelines based on recommendations from the AGC members. Any adoptions will be noticed on Board Agenda's and discussed during the Board meetings. Owners are responsible for assuring they have the most recent copy of the Guidelines from the SOA.

7.6 Functions of the AGC

It shall be the duty of the AGC to consider and act upon such proposals or plans submitted to it in accordance with the design review procedures established by these guidelines, to amend the Design Guidelines as deemed appropriate, and to perform any duties assigned to it by the Association as set forth in this document and the CC&R's.

7.7 Expenses

All professional members of the AGC shall be entitled to reimbursement for services described herein. All professional members shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any AGC function or duty. Requests for reimbursement shall be supported by adequate documentation and shall be submitted to and approved by the Board of Directors. The Board of Directors shall appoint members to the AGC and shall set compensation for professional members.

7.8 Non-Liability

Provided that the AGC members act in good faith and in accordance to the Business Judgment Rule, neither the AGC nor any member shall be liable to the Association, Declarant, any Builder, Owner or any other person for any damage, loss or prejudice suffered or claimed for:

- Approving or disapproving any plans, specifications and other materials, whether or not defective.
- Construction or performing any work, whether or not pursuant to approved plans.
- The development or manner of development of any land within Somerset.
- Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
- Performing any other function pursuant to the provisions of the Aesthetic Guidelines.

7.9 Accommodation for a disability

If someone with a disability desires an accommodation regarding the design or architectural guidelines that likely would not otherwise be approved by the association, that person must provide the association with a written statement signed by a medical provider stating that the owner has a disability and for that disability, the owner needs a specific accommodation. The association will consider all such requests and follow the law with respect thereto, granting all requests for reasonable accommodations. Notwithstanding the foregoing, the association shall follow applicable law and where a person's disability is readily apparent, no statement will be required from a medical provider for the board to consider the request for any accommodation relating to the disability.

7.10 Installation of improvements without AGC approval

Installation of any improvements that are subject to approval as defined in the preceding sections without AGC approval of a properly submitted plan will result in a violation. A plan submittal with the required fees for the installed improvement will be required documenting the as-built condition as well as showing any additional improvements necessary to comply with the guidelines. The installed improvement shall be subject to all guideline requirements. The violation will result in the loss of the refundable portion of the deposit at a minimum and may be subject to additional fines.

Approved Plant Palette Effective December 2002

The plants listed below are suitable for general use at Somerset.

Plants listed below are categorized as natives, those recommended for revegetation purposes, those suited for erosion control, fire retardant plants for use in the fire management zone, drought tolerant plants, and those suitable for planting along streets and within the street right-of-ways.

The plant listings are grouped into Deciduous Shade Trees, Small Deciduous Trees, Evergreen Trees, Deciduous Shrubs, Evergreen Shrubs, Vines, Ground Covers, Perennials and Grasses.

Common Name	Botanical Name	Native	Revegetation	Erosion Control	Fire Retardant	Drought Tolerant	Streets/Right-of- Ways
Deciduous Shade Trees							
Autumn Blaze' Maple	Acer freemani x rubrum				X		X
Black Locust	Robinia pseudoacacia					X	
Burr Oak						X	
English Oak							
Ginkgo				X	X		
Green Ash varieties: 'Patmore', 'Summit' and 'Marshall Seedless'	Frazinus pennsylvancia				X		X
Japanese Pagoda Tree	Sophora japonica					X	
London Plane Tree	Platanus acerifolia						
Norway Maple varieties	Acer platanoides						X
Red Horeschestnut	Aesculus carnea						
Red Maple	Acer rebrum						X
Red Oak	Quercus rebra						
Sweetgum	Liquidamber styraciflua						X
Thornless Honey Locust varieties	Gleditsia triacanthos			X	X	X	X
White Ash varieties: 'Autumn Applause' and 'Autumn Purple'	Fraxinus Americana					X	X

Common Name	Botanical Name	Native	Revegetation	Erosion Control	Fire Retardant	Drought Tolerant	Streets/Right-of-Ways
Small Deciduous Trees							
Cardinal Royal' European Mountain Ash	Sorbus aucuparia						
Chokecherry varieties	Prunus virginiana						
Crabapple varieties	Malus species					X	X
Eastern Redbud	Cercis canadensis					X	X
Flame' Amur Maple	Acer ginnala				X		
Flowering Pear	Pyrus calleryana				X	X	X
Hawthorne varieties	Crataegus species						X
Japanese Tree Lilac	Syringa reticulate						
River Birch	Betula nigra				X		
Tartarian Maple	Acer tartaricum				X		
Evergreen Trees							
Austrain Pine	Pinus nigra						
Bosnian Pine	Pinus leucodermis						
Jeffrey Pine	Pinus jeffreyi	X	X				X
Pinon Poine	Pinus edulis and P. monophylla						X
Ponderosa Pine	Pinus ponderosa	X	X				X
Deciduous Shrubs							
Alpine currant	Ribes aplinum						X
Apache plume	Fallugia paradoxa	X	X				X
Barberry varieties	Berberis species						X
Beauty Bush	Deutzia gracilis						
Bitterbrush	Purnus x cistena	X	X				X
Blue Mist Spiraea	Caryopteris clandonensis						
Boxwood varieties	Buxus species						
Burning Bush	Euonymous alts 'compacta'						
Butterfly Bush	Beuddleia species						X
Cinquefoil	Potentilla						
Cistena Peach	Prunus x cistena						X
Cliffrose	Cowania mexicana	X	X				X
Cotoneaster varieties	Cotoneaster species						X
Desert Peach	Prunus andersonii	X	X				

Common Name	Bontanical Name	Native	Revegetation	Erosion Control	Fire Retardant	Drought Tolerant	Streets/Right-of-Ways
Deciduous Shrubs (cont.)							
Dogwood species	Cornus stolonifera, Cornus stol. 'var'					X	
Dwarf Blue Arctic Willow	Salix purpurea 'nana'					X	
Dwarf Cranberry Bush	Viburnum species						
Dwarf Flowering Almond	Prunus glandulosa						
Euonymous varieties	Euonymous species						X
Fern Bush	Chamaebatiaria millefolium	X	X				X
Flowering Quince	Chaenomeles japonica						X
Forsythis	Forsythis species						X
Garden Rose varieties	Rosa species						
Golden Currant	Ribes aureum		X				X
Greenleaf Manzanita	Arctostaphylos malvaceous		X	X			X
Mock Orange varieties	Philadelphus species						X
Mountain Mahogany	Cercocarpus ledifolius						X
New Mexico Privet	Forestiera neomexicana						X
Privet varieties	Ligustrum species						X
Pyracantha varieties	Pyracantha species						
Rabbitbrush	Chrysothamnus nauseosus	X	X			X	
Rose varieties	Rosa species						
Sandy Cherry	Prunus besseyi					X	
Scotch Broom varieties	Genista species					X	
Serviceberry	Amelanchier alnifolia						
Shrubby Cinquefoil	Potentilla fruticosa					X	
Silver Buffaloberry	Shepherdia argentea		X			X	
Smoketree	Cotinus coggyria					X	
Spirea varieties	Spiraea species					X	
Sumac varieties	Rhus species						
Tatarian Honeysuckle	Lonicera tatarica						
Viburnum varieties	Viburnum species				X		
Weigela varieties	Weigela species						
Witch Hazel	Hamamelis virginiana						
Woods Rose	Rosa woodsii	X	X				

(1) Aspen are specifically prohibited by the City in all public right-of-ways; they may be allowed, however, in limited quantities as part of a community-wide riparian restoration and on individual lots, subject to the City's approval. Nursery-grown Aspen of the more drought-tolerant variety 'Kiabab' are to be used. Careful handling is required during transplanting to prevent damage to the trunk and outer bark, which makes the trees more susceptible to disease.

Common Name	Botanical Name	Native	Revegetation	Erosion Control	Fire Retardant	Drought Tolerant	Streets/Right-of-Ways
Evergreen Shrubs							
Big Sagebrush	Artemisia tridentata	X	X		X		
Cotoneaster varieties	Cotoneaster						
Dwarf Spruce varieties	Picea species						
Fourwing Saltbush	Atriplex canescens	X	X		X	X	
Mormon Tea	Ephedra viridis	X	X			X	
Mountain Mahogany	Cercocarpus montanus	X	X			X	
Mugo Pine	Pinus mugho				X		
Oregon Grape	Mahonia aquifolium				X		
Sandy Sage	Artemisia filifolia					X	
Boston Ivy	Parthenocissus tricuspidata					X	
Clematis varieties	Clematis species						
English Ivy	Hedera helix			X			
Honeysuckle	Lonicera sempervirens					X	
Silver Lace Vine	Polygonum aubertii					X	
Trumpet Vine	Campsis radicans					X	
Virginia Creeper	Parthenocissus quinquefolia						
Wisteria	Wiseria sinensis					X	
Ground Covers							
Ajuga	Ajuga reptans				X		
Bearberry	Cotoneaster dammeri		X	X		X	
Cotoneaster varieties	Cotoneaster species					X	
Creeping Oregon Grape (part shade)	Mahonia repens						
Dwarf Periwinkle	Vinca minor						
Honeysuckle	Lonicera japonica						
Ivy (shade)	Hedera helix						
Kinnickinick	Arctostaphylos uca-ursi					X	
Lavender Cotton	Santolina chamaecyparissus				X	X	
Pinemat Manzanita	Arctostaphylos nevadensis					X	
Prostrate Germander	Teucrium chamaedrys					X	
Sedum varieties	Sedum				X	X	
Snow in Summer	Cerastium tomentosum			X		X	

Common Name	Botanical Name	Native	Revegetation	Erosion Control	Fire Retardant	Drought Tolerant	Streets/Right-of-Ways
Ground Covers (cont.)							
St. John's Wort	Hypericum calycinum				X	X	
Sunrose	Helianthemum nummularium						
Thyme	Thymus species					X	
Winter Creeper	Euonymus fortunei			X		X	
Perennials							
Garden Annuals and Perennials (flowers, fruits, vegetables.)							
There are hundreds of annuals and perennials appropriate for home gardens. Any perennials that are hardy to							
Sunset Zone 3 are approved for use, in addition to those listed below.							
Bluebeard	Caryopteris						
Evening Primrose	Oenothera missouriensis, caespitosa, berlandieri					X	
Gaura	Gaura lindheimerii						
Gooding Verbena	Verbena goodingii						
Penstemon piniifolia	Pineleaf Penstemon						
Penstemon strictus	Rocky Mountain Penstemon						
Perennial Zinnia	Zinnia grandiflora						
Peruvian Verbena	Verbena peruviana						
Prairie sagebrush	Artemisia ludoviciana					X	
Rock Verbena	Verbena pulchella						
Russian Sage	Perovskia atriplicifolia						
Sulfur Buchwheat	Eriogonum umbellatum					X	
Threadleaf Coreopsis	Coreopsis verticillata						
Vervian	Verbena rigida						
Yarrow	Achillea 'moonbeam'				X		
Grasses							
Basin Wildrye	Elymus conereus	X	X			X	
Blue Fescue	Festuca ovina 'Glauca'						
Blue Oat Grass	Helictotrichon sempervirens						
Deer Grass	Muhlenbergia rigens						
Fountain Grass	Pennisetum setaceum						
Hard Fescue	Festuca ovina 'Covar'						
Indian Ricegrass	Oryzopsis hymenoides	X	X			X	
Kentucky Bluegrass	Poa pratensis						
Maiden Grass	Miscanthus sinensis Gracillimus						
Nevada Bluegrass	Poa nevadensis						
Sheep Grass	Festuca idahoensis						

Junipers are approved in the mow strip only

8.0 Definitions

These Design Guidelines shall have the following meanings unless the context otherwise specifies or requires use of the following words or phrases:

Accessory Apartment: Any ancillary building, which is a fully functional living unit including a kitchen, bathroom etc., which may be rented for income, provide residence in barter for personal services, or accommodate a family member who wishes to live in a separate structure on the same Lot.

Accessory Structures: Detached garages, detached workshops, detached storage, detached living space; i.e. In-Laws quarters/Casita, or other such structures as may be defined at the discretion of the AGC.

Aesthetic Guidelines (Guidelines): The review procedures, restrictions, and construction regulations adopted and enforced by the SOA as set forth in this document and as amended from time to time by the AGC and SOA Board.

Applicant: Builder, Owner, Representative or a Person with a proprietary interest in real property within the boundaries of the Somerset Planned Unit Community who submits any application to the AGC.

Architect: A licensed Architect in the State of Nevada.

Artificial Turf: Surface of synthetic fibers made to look like natural grass. It is most often used in arenas for sports that were originally or are normally played on grass. However, it is now being used on residential lawns and commercial applications as well.

Association: The term “Association” shall mean the Somerset Owners Association, and/or any Neighborhood Association; whichever is appropriate in the context.

Batter: A backward slope of the face of a wall as it rises.

Building: Any structure securely affixed to the land, having a roof supported by columns or walls, and entirely separated on all sides from any other structure by space or by walls in which there are no communicating doors, windows or openings, which is designed or intended for the shelter, enclosure or protection of persons, animals, chattels or property of any kind.

Builder: A person or entity engaged by a Builder/Owner for the purpose of constructing any Improvement within Somerset. The Builder and Builder/Owner may be the same person or entity.

Builder’s Bond: The deposit that the Builder/Owner is required to deliver to the Somerset AGC prior to commencing a Construction Activity.

Building Coverage: A building or buildings may cover the total allowable portion of the lot as depicted in the original lot plot plan.

Building Envelope: Each Lot contains an area described as the “Building Envelope.” The “Building Envelope” is defined as the area in which all Improvements (including outdoor amenities such as pools, patios, ancillary buildings and related Improvements) may be made to the Lot.

Building Height: The maximum height of any home shall be 35 feet. The height of the building shall be determined as defined in the 1994 Uniform Building Code. More stringent restrictions may be imposed on certain lots.

Building Setback: The minimum distance between the property line and the nearest portion of a structure on the property as defined by the PUD.

Caliper: Tree trunk circumference measured 6" from the ground and/or root bulb.

Common Areas: Those areas which are used, owned or managed jointly by a group of residences, businesses or association(s). Common Areas may include but are not limited to open spaces, parking areas, pathways and parks.

Construction Activity: Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any Site.

Construction Site: An area upon which construction activity takes place on the lot on which the house, structure or landscaping is being built.

Construction Vehicle: Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction. Any activity and/or transport equipment, supplies or workers to a Construction Site.

Custom Lot: A Lot being developed by a single Owner in a designated Estate lot as indicated in the PUD.

Declaration of Covenants, Conditions and Restrictions (CC&Rs): A document establishing restrictions on uses within the PUD, creating the Design Review Board and establishing Common Areas for the ownership and maintenance by the Association.

Excavation: Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation or soil testing), including any trenching, which results in the removal of earth, rock or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.

Fill: Any addition of earth, rock or other materials to the surface of the land, which increases the natural elevation of such surface.

Finished Floor Elevation: The elevation of the constructed floor finish.

Gabion: A galvanized wire basket filled with stones and used in constructing an abutment or retaining structure.

Hardscape: Inorganic, impermeable building and paving materials placed on the ground to form a permanent driving or walking surface (i.e., driveways, walkways, pool decks, etc.).

Improvement: Any changes, alterations and/or additions to a Lot, including any excavation, fill, residence or buildings, outbuildings and/or Accessory Apartments, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, landscape plantings, fences, signs and any structure of any type or kind.

Landscape Architect: A person licensed to practice landscape architecture in the State of Nevada.

Landscape Contractor: A person licensed to practice landscape contracting in the State of Nevada.

Lot: Any parcel of real property designated by a number on the Plat of PUD for any portion of the Property, excluding Common Area. When appropriate within the context of these Design Guidelines, the term "Lot" shall also include the Residence and other Improvements to be constructed on a Lot.

Member: Each person or entity that holds a membership in the Association.

Minimum Square Footage: The sum of the gross horizontal areas of all floors of a building measured from the interior of all exterior walls, including but not limited to, lofts, stairways, fireplaces, halls, habitable attics, bathrooms, closets, and storage or utility/mechanical areas; and not including crawl space, garages or areas designed for parking or loading within the building. The entire area of basements, which have any exposed exterior walls with windows and/or doors, shall be included in the Minimum Square Footage calculations for these Guidelines. Subterranean basements will not be included.

Owner: Any person, firm, corporation or other entity that owns an interest in any Lot. The Owner may act through an agent provided that such agent is authorized in writing to act in such capacity.

Production Builder (Builder): Builder who is building and constructing similar housing in volume on lots not defined as Estate lots in the PUD.

Production Builder Lot: A Lot being developed by a Production Builder in a lot that is not defined as Estate lot in the PUD.

Production Home: Any residence that has been built on a Production Builder Lot.

PUD: Planned Unit Development

Residence: A private, single-family dwelling constructed or to be constructed on any Lot.

Residential Designer (Designer): A licensed Residential Designer in the State of Nevada and pre-qualified by the AGC.

Story: That portion of any building (including garage) included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and the ceiling next above it. Any portion of a story exceeding fourteen feet (14') in height shall be considered as an additional story for each fourteen feet or fraction thereof. If the finished floor level directly above a basement or cellar is more than six feet (6') above grade, the basement or cellar shall be considered a story.

Topography: The basic landform and relative elevation of a site, typically expressed in elevation contour lines. Contour lines are two-dimensional ground form depictions labeled with the elevation (3rd dimension). Contour lines show elevation, landform and the relationship of landform.

Turf/Sod: Consisting of grass and grass roots to maintain through watering and manicuring for a clean green appearance. Plug planting is not considered turf or sod for the purpose of Somerset's guideline

**Please note that the sample Landscape plan is provided to emphasize the level of detail that the AGC expects for a landscape submittal. A Landscape planting plan needs to be submitted with the Landscape data Sheet, which is located on page 57. The sample landscape plan should not be submitted as your landscape plan.*