



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

16320 Everhart Drive - Weed CA 96094 - Voice 530-938-3281 - Fax 530-938-4739

Application # _____

ECC Member _____

APPLICATION FOR NEW HOME CONSTRUCTION, ADDITION OR MODIFICATION

DATE _____ APN _____ UNIT # _____ LOT # _____

OWNER'S NAME _____

I(We) authorize the LSPOA to send all correspondence regarding this application to the email address noted below: YES ____ NO ____

EMAIL: _____ TELEPHONE _____

CELL PHONE _____

MAILING ADDRESS _____

PROJECT ADDRESS, if different than mailing address _____

CONTRACTOR _____ TELEPHONE _____

IMPROVEMENT DESCRIPTION _____ CELL PHONE _____

Required Information to be submitted with Application

Plot Plan Construction Plans Exterior Colors Exterior Materials Noted Truss Cal. Energy Cal.

DEPOSITS AND FEES

\$ _____ \$ 100.00 Additions / Modifications: Plan Compliance and Cleanup Deposit* Projects under 500 sq.ft. (includes all fences, decks, sheds, re-paint, re-roofing, grading)

\$ _____ \$ 275.00 Additions / Modifications: Plan Compliance and Cleanup Deposit* Projects over 500 sq.ft.

\$ _____ \$3,000.00 New Home Construction: Plan Compliance and Cleanup Deposit*

\$ _____ \$ 20.00 Projects under 500 sq.ft.: Processing and Inspection Fee

\$ _____ \$ 100.00 NHC / Projects over 500 sq.ft.: Processing and Inspection Fee

\$ _____ \$2,000.00 Driveway Apron: Plan Compliance and Cleanup Deposit* Concrete -Per Apron

\$ _____ \$3,000.00 Driveway Apron: Plan Compliance and Cleanup Deposit* Asphalt -Per Apron

\$ _____ \$ 100.00 Driveway Apron: Use Permit - Processing and Inspection Fees

\$ _____ \$ 220.00 New Home Mail Service Fee (for purchase and installation of Cluster Box Units (CBU))

\$ _____ \$ _____ Project Extension Fee New Home Construction – After 1 year for additional 6 months \$50.00
After 18 months for each additional 6 months \$100.00

\$ _____ \$ 35.00 Project Extension Fee Modifications – After 1 Year for each additional 6 months

\$ _____ **TOTAL FEES AND DEPOSITS**

***Note: All deposits are interdependent and will be held until project meets final plan compliance**

Note: Re-Inspection fees vary from \$10 to \$50 depending upon the subject.

Note: All fees and deposits are subject to change by LSPOA Board of Directors

Owners Signature: _____ **Date** _____

If contractor is acting as owner's agent and in behalf of owner, please sign below. Notices to be sent to owner.

Contractor's Signature: _____ **Date** _____



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

16320 Everhart Drive Weed Ca 96094 Voice 530-938-3281 Fax 530-938-4739

NOTICE OF COMPLETION NEW HOME CONSTRUCTION, ADDITIONS OR MODIFICATIONS REQUEST FOR DEPOSIT REFUND

OFFICE USE ONLY

APPLICATION # _____
ECC MEMBER _____

DATE _____ UNIT# _____ LOT# _____

OWNER NAME _____ TELEPHONE _____

PROJECT LOT ADDRESS _____

PROJECT DESCRIPTION _____

I request final inspection from Lake Shastina Property Owners Association of the above project. I understand that an additional \$50.00 re-inspection fee will be charged if the project is not ready for inspection, (**including property pins**) does not comply with plans approved or is currently in violation with any Articles of the CC & R. I affirm that I am the original depositor of all deposits and am hereby entitled to the refund. I understand all deposits are interdependent and will be retained by LSPOA until Final plan compliance is approved and project conforms to CC & R.

Depositor's name: (print) _____ Telephone: _____

Depositor's signature: _____ Date: _____

Depositor's mailing address: _____

Must be sent to the Association office with the top filed in and executed for deposit refund to be processed

OFFICE USE ONLY

Environmental Control Committee: Inspected By: _____ Date: _____

APPROVED: _____ DENIED: _____ Final inspection check list attached or on back.(ECC approval date _____)

Plan changes need to be filed by owner to update approved plans for file Yes _____ No _____

Comments: _____

Re-inspection: Inspected By: _____ Date _____ Charge \$ _____

APPROVED: _____ DENIED: _____ Final inspection check list attached or on back.(ECC approval date _____)

Public Works: Applicable _____ Not Applicable _____ Drainage Final Date _____

Sewer Final Date: _____ Water Final Date: _____ Driveway Apron Final Date: _____



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

GUIDANCE OUTLINE FOR IMPROVEMENT APPLICATIONS

The Declaration of Covenants, Conditions and Restrictions for Lake Shastina (CC&R) shall govern the standards and guidelines of the request and approval procedure, please reference these documents if needed to clarify or further detail is needed. This is found under Article V (process for approval) and Article VI (minimum construction standards).

or other submittals pertaining to improvements shall in no way be deemed to constitute Review and approval by the Environmental Control Committee (ECC) of any proposal, plans satisfaction or compliance with, any building permit process or any other governmental requirements, the responsibility for which shall lie solely with the owner who desires to construct, install, or modify the improvements.

GENERAL ITEMS

All owners who desire to undertake any work of improvements must apply to the Committee (ECC) and receive its prior approval. The application shall be in writing and shall contain all information that is necessary to reasonably evaluate the nature, design, location and extent of the proposed improvement, **including at a minimum, two complete sets of plans and specifications for the improvement project** and such additional information as the ECC may reasonably request. Section 5.1, et al.

Once a proposed work of improvement has been duly approved by the ECC, no material modifications (as defined by ECC) shall be made in the approved plans and specifications therefore and no subsequent alteration, relocation, addition or modification shall be made to the work of improvements, as approved, **without a separate submittal to, and review and approval by the ECC in writing.** Section 5.1 (c).

The ECC shall be entitled to determine that a proposed improvement or component thereof is unacceptable when proposed on a particular lot, even if the same or a similar improvement/ component has previously been approved for use at another location within the properties if factors such as drainage, topography or visibility from roads, common areas or other lots or prior adverse experience with the product, design or components used in construction of the improvement. Finally, it is expressly agreed that the ECC shall be entitled to make subjective judgments and to consider the aesthetics of a proposed improvement project, so long as the ECC acts reasonably and in good faith. Section 5.5.

The ECC meets on the first and third Wednesday of the month, agenda deadlines are noon on the Wednesday prior to each meeting, to be eligible for agenda consideration, staff and all effected departments must have reviewed applicant's plans and applicant must include any changes that may be necessary or requested on those plans. Estimate of checking process is at least **fifteen workdays**. Plans will be checked in the order received; quality and quantity of plans will determine time schedules. There are some exceptions to ECC meeting schedules during winter and holidays.

No residence shall be occupied until the same has been completed in accordance with its plans and specifications and final approval received from the ECC. Section 6.6.

SITE IDENTIFICATION ISSUES

All **property pins** are to be located by owner and be visible prior to ECC inspection of the property. Pins are to be maintained during construction and thereafter by owner.

Proposed improvements **shall be staked on the property prior to ECC inspection**; at minimum, all corners and any other appropriate areas shall be staked. THIS INCLUDES DECK ADDITIONS AND OUTBUILDINGS.

All trees that are proposed for **removal shall be tied with a ribbon.**

CONSTRUCTION ISSUES

The owner shall include a proposed construction schedule.

Association approved Construction Hours:

Monday through Sunday 8:00 AM to 5:00 PM

Exception:

June 15 through September 15 Monday through Friday 7:00 AM to 5:00 PM

Saturday, Sunday and Holidays 8:00 AM to 5:00 PM

No owner shall permit noise, including but not limited to, barking dogs, the operation of excessive noisy air conditioners, **stereo amplifier systems**, television systems, **motor vehicles or power tools**, to emanate from an owner's lot or from activities within the common area, which would unreasonably disturb any other owner's or tenant's enjoyment of his or her lot or common area. Section 8.3.

Upon submission of New Home Construction plans to the Association and payment of deposits and fees as required, an owner and/or contractor, may proceed with clearing of **Brush Only**, from their proposed lot site prior to ECC member site inspection.

Contractor or builder for new home construction shall erect a commercial patented-type chemical toilet at the site **within two working days from the start of construction.**

Owner shall keep drainage courses, ditches and swales on owner's lot, free and clear of all obstructions (including drainage courses, ditches and swales within road right-of-way). Sections 6.13 and 9.4.

Confine building materials and equipment to owner's property; **roads and road right-of-ways cannot be used during construction for this purpose.**

Building materials or refuse must be contained and hauled off site, burning on site is not allowed.

Inspection of foundation forming may be required; this is sometimes the case if tolerances are close or ECC determines it is necessary as part of their process. **At least 2 working days notice must be given.**

No temporary house, trailer, tent, garage or other outbuildings shall be placed or erected on any lot; provided, however that upon written exception the ECC may grant permission for such temporary structure for storage of materials during construction. No such temporary structures as may be approved shall be used at any time as a dwelling place
No residence shall be occupied until the same has been completed in accordance with plans and specifications and final approval received from the ECC. Section 6.4.

Minimum square footage requirements for a **single-family residence is 1200 square feet**, fully enclosed floor area (exclusive of roofed or unroofed porches, decks, terraces, garages, carports or other outbuildings). Section 6.2(a).

Each garage constructed shall have a floor area of **not less than 400 square feet, with dimensions of 20' X 20' or greater.** Sections 6.2(a) and 6.14(a).

Applicant to submit proposed driveway apron profile, using the LSPOA template provided with application. LSPOA will issue a Use Permit once proposed profile has been approved by LSPOA Staff. No work may begin on driveway apron prior to receipt of a Use Permit. A forming inspection is required; **at least 2 working days notification of inspection request must be given.** See specifics under driveway use permit.

All residences must meet the current Zone 16 energy requirements and seismic requirements as required by the project design engineer. The residence must also meet the applicable provisions of all current Federal, State, and local, Building Standards, Codes, and laws as amended by the Building Standards Commission, State of California. Section 6.16(a).

Unless the owner has been granted an extension of time to complete the project by the ECC, construction, reconstruction, refinishing or alteration of any such improvements must be **completed within one year after construction has commenced (approval by ECC).** Section 5.9.

Upon the completion of any improvement work, which ECC approval is required, the owner shall give ECC a written notice of completion, and a County final permit (if applicable). Occupancy prior to final approval of the ECC is a violation of Section 6.6 of the CC&R and County ordinance (without an occupancy permit).

All deposits are interdependent and will be held until project meets final plan compliance and property complies with CC&R.

All work must be completed including clean up of any construction debris, clutter, litter and removal of chemical toilets, trash containers, construction material, location of all property pins and equipment before any consideration of final inspection and return of deposit can be made.

SOME ITEMS THAT SHOULD BE INCLUDED AS PART OF YOUR APPLICATION AND WILL BE ADDRESSED DURING PLAN REVIEW BUT NOT LIMITED TO:

Please Note:

Fence, decks, sheds, tanks and attached room additions follow items marked with * (also see the “Yard Enclosure” or “Deck” and “Deck, Room, Driveway, or Fuel Tank Addition” exhibits attached to application) and create a plot plan showing existing and proposed improvements.

Paint and Re-Roof follow item marked with **

Driveway aprons and Driveways follow item marked with *** (also see the “Roadways” and Driveway” exhibit attached to application) and create a plot plan showing existing home and proposed improvements.

New Home Construction, Additions and Modification not addressed above should address all of the below.

A plot plan drawn to scale (min scale 1" = 20') and we request a separate 8.5" x 11" sheet that should show the following. (A sample plot plan is attached to application that exhibits most of the items below). Section 5.5.

- * *** **Size and shape of lot** (dimensions of lot lines).
- * *** **Location, size and shape of existing improvements** (plot existing structures on lot).
- * *** **Setbacks-lot lines to proposed improvements (end of the eave)** (distance from property line to proposed improvements – end of the eave including gutters). Section 6.3.

Rectangular lots

- Min 20' from front lot line
- Min 20' from rear lot line
- Min 5' from side lot lines

Rectangular lots fronting two streets

- Min 20' from front (Address Street)
- Min 10' from other street (County 20')
- Min 20' from rear lot line
- Min 5' from side lot line

Triangular lots: The setback from the lot line, which is a point (apex of the triangle) shall be measured along a line that joins the apex to the center of the opposite lot line.

Lots with more than four corners curved lot lines: shall be measured inward to a line running parallel to each segment curve from front, side or rear setbacks. Setbacks shall be same as those for rectangular lots.

ECC shall have final setback authority.

- * *** **Location of trees** (all trees 3" diameter or greater measured 48" above grade). Plot trees with proposed trees to be removed clearly, mark as such, **suggest a large X on trees to be cut**).

- * **Fuel tank locations and type, tank screening location, size, type, material, color.**
(Recommended that tank screening be same material and color of house).
- * **Location of heating and cooling equipment** (placed outside of house).
- * **Sidewalks/Decking/Stoops/Stairs** (location, size, type and shape).
- * **Screening devices/Fences** (location, size, type and shape).
- * **Retaining walls and *any grading that change the existing grade of lot*** (recommend SEPARATE PLAN FOR GRADING unless minor in nature that is within the foundation).
- *** **Driveway show dimensions of drive and apron details. Exact location on plot map from property lines** (if corner lot drive should be on secondary road and needs to be min 50' from primary road edge of asphalt).
- *** **Driveway apron:** Apron width (12' min. needs to be increased to 16' min. at asphalt 2' on each side or all 16' min.). Apron location min 5' from PL Type required (swale, culvert, other) Please see Driveway Use Permit for specifics.

Drainage plan showing direction of water flow (drainage should flow into streets where possible, **drainage onto adjacent lots is not permitted.** If drainage not possible to streets show alternative plan including structures in detail). Please include rain gutters and downspouts if any and how they relate to drainage plan.

- * *** **Easements noted in CC & R locations plotted or noted on plot plan.**
Front (standard 10')
Rear (standard 5')
Sides (standard 5')
- * *** **Easements recorded on lot or subdivision map** (show easements that are encumbering lot).

Water (Connection location on plans, show water line from house to meter).

Sewer (Connection location on plans, show sewer line from house to main).

Sewer Low Pressure (Pump and Tank location).

Sewer Septic (Tank & Field location).

- * **Fences must show location, size, material, color and height of fence, posts and gates.**
Please see fence standards for specifics.
- * Fences may be placed along lot lines within some easements provided owner executes an **Agreement** that owner is responsible for removing and re-erecting fence if easement needs to be used. Please see Easement Use Agreement for specifics.

- * Fencing must be **less than 5'** in height behind the front corner of the house and **less than 3'** in height in front yards, forward of the front corners of the house.
- * Fences must be open in construction and must not block views across lot lines. **Solid fences are not permitted** with the exception around the perimeter of a patio or deck.

The following should be shown on house construction plans (detailed plans drawn to scale min scale where possible 3/16" = 1').

Water house shut off and pressure regulator (owner's not meter) (indicate location of both).

Sewer low-pressure system controls (Control panel and Alarm exterior location).

Location of all heating and/or cooling equipment.

- * **Decking, sidewalks, stoops and stairs** (material and color).
- * **Screening devices and Fences** (material and color).
- * **Elevations including foundation** (four - front, back and both sides clearly marked).
- * **Roof slopes (min 4.5 / 12)** please indicate on elevations and show on all roof sides.
- * **Roof overhang (min 18" in width)** please indicate on elevations and show on all elevation sides. Shed overhang min 12". (all measured from finished siding).
- * ** **Rain gutters and down spots** (indicating point of disposal). Must match drainage plan.
- * ** **Full description of exterior materials** (or samples of roofing and siding materials).
- * ** **Full description of exterior base, accent and trim colors.** (the manufacturer's descriptive literature with color sample can suffice, unless not descriptive enough).

Residence may not exceed 35 feet in height (as measured at the highest point of the ridge). Please note this height on elevation drawing.

I have read the above and I am aware of the information it contains. I will incorporate these guidelines into my application and construction process.

Print Owner's Name: _____

Owner's Signature: _____ **Date:** _____

If contractor is acting as owner's agent and in behalf of owner, please sign below. Notices to be sent to owner.

Print Contractor's Name: _____

Contractor's Signature: _____ **Date:** _____

Recording requested by
and when recorded return to:

LAKE SHASTINA
PROPERTY OWNERS ASSOCIATION
16320 Everhart Drive
Weed CA 96094

EASEMENT USE AGREEMENT

Property Owner(s)' _____ request to
place a _____ ("Improvement") in the easement of Unit _____
Lot _____, APN _____ has been approved.

In accordance with the Lake Shastina Property Owners Association CC&R's, by signing below, you acknowledge that there is an existing easement on your property that may, at some point in time, need to be accessed by the Lake Shastina Community Services District, Lake Shastina Property Owners Association, or utility companies or their agents to conduct their normal business and/or affairs.

In the event that the need for access materializes, you acknowledge that your Improvement may need to be removed in order for all their agents to conduct this business. Should this circumstance arise, the removal and replacement of the Improvement will be at the then owner's recordable expense.

By signing below, I hereby agree and acknowledge the above information. I am the legal owner of the property described above, and I acknowledge that this is a legal document binding to all successors and interest on this property.

_____	_____	_____
Property Owner (print name)	Property Owner Signature	Date
_____	_____	_____
Property Owner (print name)	Property Owner Signature	Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SISKIYOU

On _____ before me _____ personally
appeared _____, who proved to me on the
basis of _____ to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

My Commission Expires: _____



Architectural Rule 1

Greenhouses:

Definition: Greenhouse is any and all structures that are permanent or portable, prefabricated or built on site that houses plants of any kind, that exceed any of the following dimensions. 25 inches in height, 48 inches in width, 24 inches in depth.

Size: Maximum 120 square feet, maximum height 10 feet.

Roof Pitch: A pitch at a rise of 4.5 inches in 12 inches or greater. No eaves required.

Panel Material: Clear transparent solid panels must be used on roof and sides, plastic film of any kind is not allowed. Lower section of sides not to exceed 5 feet, can be solid if constructed of the same material and color as framing.

Framing Material: Framing can be cedar, redwood or other material that is painted similar or same as residence. Framing members cannot exceed 6 inches in width and must be spaced a minimum of 2 feet, except for lower section of sides as defined above.

Equipment: Ventilation or any other equipment to operate greenhouse, must be installed inside walls, roof or structure.

Storage: No storage of any kind, other than materials and supplies used to grow plants, is permitted within greenhouse.

Location: Green houses cannot be placed in any easements, and should be outside any association setback requirements and placed to the rear of residence. Location of Green House is subject to the review and approval of Environmental Control Committee.

Adopted: 12/13/2006
Resolution 3-06



Architectural Rule 2

Fences - defining the term "Open" and Fence enclosure exceptions.

1. The term "open" as it pertains to fences or enclosures is defined as 25% minimum see through space. Good neighbor fences, or fences with alternating boards on each side that do not provide at least 25% open space are not permitted. Wood, vinyl or similar slats may be between 2 and 8 inches in width (nominal).
2. The term "perimeter fence or enclosure" does not include limited garden barriers and dog kennels. It is understood that garden fencing is typically used to protect plants from foraging animals such as deer and dog kennels are used to keep pets from escaping.
3. Dog runs or kennels of 200 square feet or less may be allowed in the side or rear yard of a residence. The kennel may be a maximum of 6 ft in height and open with wire openings of 2 inches by 4 inches or less. Only one dog kennel or dog run may be permitted per residence and shall be not be allowed within the recorded easements on each lot.
4. Garden barriers intended to protect gardens may be allowed in the side or rear yard not to exceed 400 square feet or enclose more than 25 % of the rear or side yard. Garden barriers may be a maximum of 8 feet in height, and be constructed of see through wire or mesh with openings of 2 inches by 4 inches or less. Posts and poles shall adhere to the minimum construction standards as outlined in article VI, section 6.15 of this Declaration. No white tipped steel posts are permitted. Fence posts should be of solid earth tones including black, brown, green or natural finished (unpainted).
5. All dog runs, kennels and garden structures must be approved by the Environmental Control Committee as outlined in article V, section 5.1 of this Declaration. Each improvement will be considered on a case by case basis for location, aesthetics and its impact on neighboring lots.
6. Chain link and wire fences are permitted that are earth tone in color which include include brown, green, natural finish (unpainted) or black as defined under article VI, section 6.15(b) of this Declaration.
7. All fences and fencing enclosures shall be measured from the highest adjacent grade. No man made berms, walls, or other landscaping features will be allowed that are intended to violate the height requirements of Article VI, section 6.15 (c) of this Declaration. Necessary retaining walls or other features required for erosion control, etc. will be considered on a case by case basis.

Adopted: June 17, 2010
Resolution 3-10 – Attachment A

FENCES PER CC&R'S

Section 6.15. Fences. It is the desire of the Association that all property lines be kept free and open, one to another, from a visual but not necessarily from a physical point of view. Fences, therefore are permitted to be erected along property lines or within the bounded area of a Lot under the following conditions:

(a) Application to erect a fence shall be submitted to the Committee for review and approval. The application shall include a plot plan showing location of the proposed fence relative to other existing structures and property Lot lines and a complete description of the proposed fence including type, size and height, color, and materials of construction. The Committee shall have 45 days to review and approve or deny the application. A fence or enclosure of any kind may not be erected on any Lot without prior written approval from the Committee.

(b) Fences may be constructed of rock, masonry, wood, or metal or a combination thereof. The fence, however must be open in construction and must not unduly block views across the Lot lines. Solid fences are not permitted with the exception that a solid privacy fence may be erected around the perimeter of a patio or deck. Chain link and stock wire fences with mesh openings of 2-1/2 inches maximum are permitted provided that earth tone colored (brown, green) or natural finish (unpainted) metal fencing and posts are used. Hog or chicken wire fences and white-tipped steel posts are not permitted to be erected on any Lot for perimeter fences or garden enclosures.

(c) Fencing or other enclosures erected in the rear yard (behind the front corners of the home) must be less than five feet (5') in height. Fencing or other enclosures erected in the front yard (forward of the front corners of the house) must be less than thirty six inches (36") in height.

(d) Fences may be placed on Lot lines or within utility easement areas provided that the Owner executes an agreement with the Association stating that Owner will be responsible for removing and re-erecting the fence or will pay for the same in the event that the area has to be accessed for installation or repair of sewer, water, power, or telephone underground utilities.

25% Open Calculations

Width of Slat - Inches	Size of Opening - Inches
1	$\frac{5}{16}$ ($\frac{3}{8}$)
1-1/2	$\frac{1}{2}$
2	$\frac{5}{8}$
2-1/2	$\frac{13}{16}$ ($\frac{7}{8}$)
3	1
3-1/2	1-1/8
4	1-1/4
4-1/2	1-1/2
5	1-5/8
5-1/2	1-7/8
6	2
6-1/2	2-1/8
7	2-1/4
7-1/2	2-3/8
8	2-5/8



Architectural Rule 3

Eaves and Overhangs:

“Eaves” shall be defined as ALL OVERHANGS, including, rake, gable, soffit, etc. ALL OVERHANGS will be a minimum eighteen inches (18”) as measured from finished siding, however, a small percentage of the overhangs associated with decorative accents like (dormer windows, bay windows, etc.) will be considered and approval is at the discretion of the ECC Committee.

Eaves shall be measured at a 90 degree angle (horizontally) from finished siding to the outside edge of the fascia board or roofing material.

The Committee may consider metal fascia gutters as part of the overall overhangs as long as the property owner agrees to maintain said gutters, and not remove them at anytime, without the written permission of the Committee. All roofing gutters, both material and color, shall be approved by the Committee, as outlined in section 5.1 of this Declaration.

Adopted: June 17, 2010
Resolution 5-10 – Attachment A



Architectural Rule 4

Roof Pitch:

The following is the architectural rule adding definition to Article VI, Section 6.11 on roofs and roofing material. A pitch at a rise of four and a half (4 ½") inches in twelve (12") inches or greater shall be required.

A small percentage of the home or other building providing for decorative accents, with a slightly lower pitch like covered porches, deck covers, dormer windows, bay windows, fire wood lean-tos, etc. Each improvement will be considered and approval is at the discretion of Environmental Control Committee however, at no time shall they constitute greater than 15% of the total sq. footage of the roof. Pergolas, arbors, and landscaping structures may be approved with a flat roof as an exception to this rule.

The overriding rule of being aesthetically pleasing and similar to other structures within the neighborhood will prevail.

Adopted: June 17, 2010
Resolution 5-10 – Attachment A



Architectural Rule 5

Outbuildings and Storage Sheds:

Definition: A storage shed is any permanent or portable structure, prefabricated or built on site, which exceeds 36" in height and/or 48" in width and/or 24" in depth and is typically used to store personal belongings, tools, patio furniture, etc. Note: Any shed or outbuilding over 120 sq. ft. shall conform to the Minimum Construction Standards of Article VI, Section 6.1 of the Covenants, Conditions & Restrictions (CC&Rs) of the Governing Documents of Lake Shastina.

EUA: Any portable outbuilding or storage shed placed 5 feet or less from the property line will require an Easement Use Agreement (EUA). An EUA form may be obtained at the Lake Shastina Administration Building.

Location: Any approved outbuilding/ shed shall be installed to the side or to the rear (preferred) of the home only. No outbuilding/shed shall be allowed in any area of a lot that would allow a maximum 3 foot high fence, per Article VI, Section 6.15 (c). Only one outbuilding or shed will be allowed per lot unless the owner can show a reasonable need for more.

Material: It is preferable the Outbuilding/Shed should be constructed of the same material as the existing house whenever possible, in order to maintain aesthetic uniformity within the community. All prefabricated outbuildings and sheds will be considered on a case-by-case basis.

Roofs and Roofing material: Roofs shall be gabled or hipped and shall have a minimum roof pitch of a two (2") inch rise per twelve (12") inch run; flat roofs are not permitted. Outbuilding/ shed roof material and color should match existing house as close as possible. A minimum twelve (12") inch eaves or overhangs are preferred, but not mandatory on outbuildings and sheds. All prefabricated outbuildings and sheds will be considered on a case-by-case basis.

Painting: The structure must be painted (if shed surface material allows) the same color as the house. The CC&R Compliance Officer or ECC member shall conduct a physical inspection of the house with the color sample of the proposed shed, to determine approval. All prefabricated outbuildings and sheds will be considered on a case-by-case basis and must be color coordinated with the primary residence.

Adopted: June 17, 2010
Resolution 6-10 – Attachment A



Architectural Rule 6

New Home Construction Working Hours

Monday through Sunday 8:00 a.m. – 5:00 p.m.

Exception: June 15 through September 15
Monday through Friday 7:00 a.m. – 5:00 p.m.
Saturday, Sunday and Holidays 8:00 a.m. – 5:00 p.m.

30-day notice Shastina News: October 2005

Adopted: November 9, 2005

15-day notice of adoption: November 16, 2005



Architectural Rule 7

Fuel Storage Tanks:

1. Fuel storage tanks that are adjacent (no further than four feet) to any approved building on any lot built and approved by the ECC prior to the year 2005 will be painted or screened. The fuel storage tank will be painted as close in color to the structure that it is adjacent. This painting will be done to the satisfaction of the ECC as required by CC&R 6.8.
2. All fuel storage tanks installed after Jan. 1, 2005 shall be screened by solid fencing or other material to the satisfaction of the committee as required above.

Adopted: December 20, 2011
Resolution 10-11 – Attachment A



Architectural Rule 8

Placement of Recreational Equipment, Play Structures and Clotheslines Architectural Rule

Small play sets, swings, slides, play houses, trampolines, golf and batting practice cages, clotheslines, hot tubs, and small wading pools **do not require** approval of the Environmental Control Committee (ECC) as long as the following is adhered to:

1. These items are placed in the side or rear yard of the primary residence to reduce front yard clutter as viewed from the street, and reduce noise for neighbors.
2. The recreational equipment is not of such a substantial size over 120 sq. feet.

All swimming pools above and below ground are considered an improvement per Article V, Section 5.1(b) and must have approval of the ECC, and will be placed in the side or rear yard.

Adopted: April 24, 2014
Resolution 5-14 – Attachment A



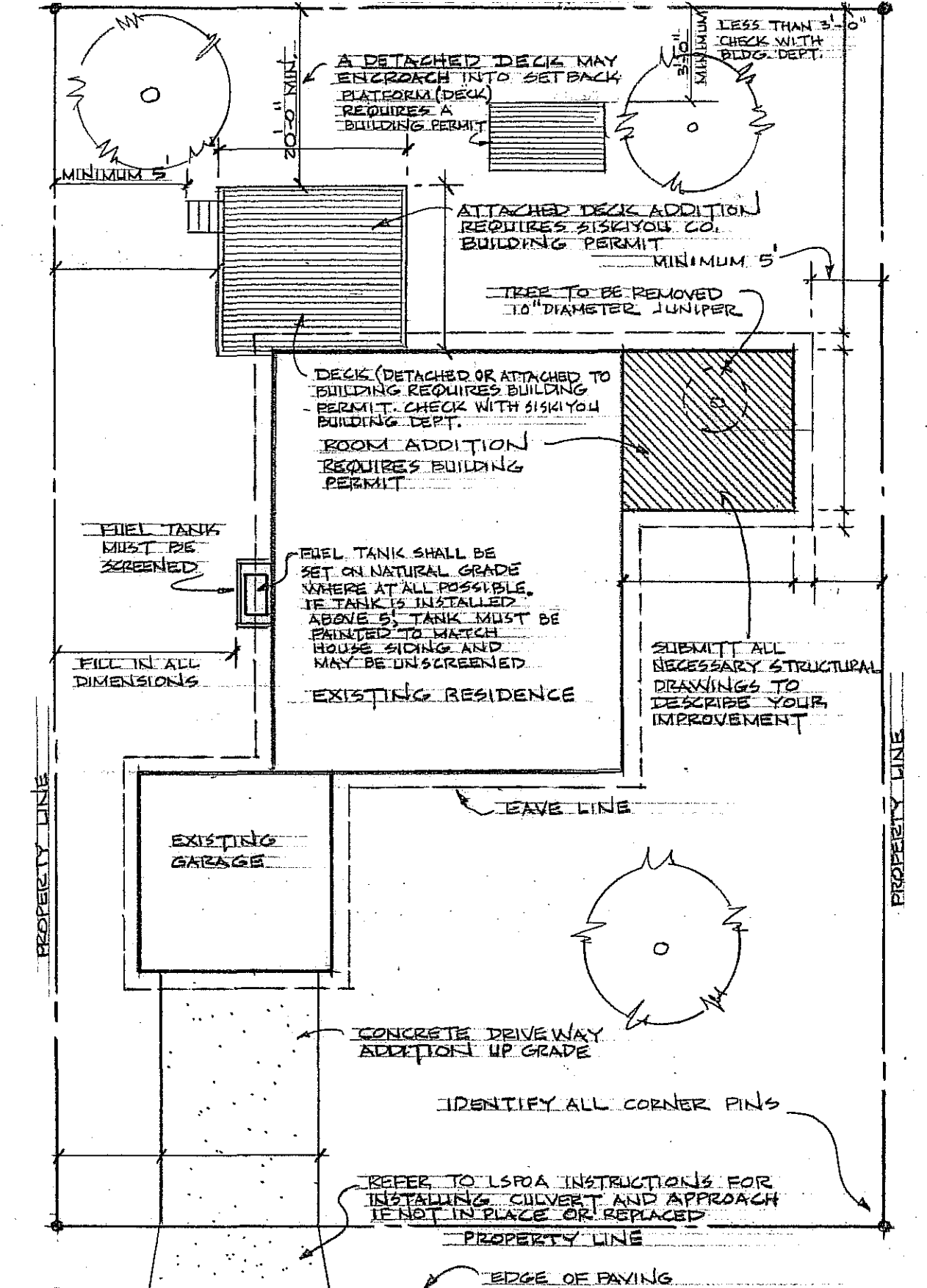
Architectural Rule 9

Grading and Drainage Architectural Rule

Any property that either excavates grades, or fills 3 feet or more of soil or disturbs more than 100 cubic yards of soil is required to get the approval of the ECC for a grading and drainage plan. Included in the application will be a detailed grading and drainage plan that will include the following:

1. A plan at a scale of no less than one inch equals forty feet that shows the area to be excavated and the land falling within 100 feet of the perimeter of the area to be excavated. All plans submitted shall be of a quality that can be easily understood and of such accuracy that compliance can easily be checked.
2. Seal and signature of an engineer/architect registered in the State of California.
3. Existing topography at contour intervals of one foot or five feet where the slope exceeds 25%, based on mean sea level.
4. The breadth, depth, and slope of the proposed excavation, and existing excavation where applicable, and the estimated duration of the excavation, and calculated cut/fill quantities.
5. All surface drainage patterns including wetlands and standing water. Proposed drainage modifications and any drainage facilities being installed.
6. Location of all easements, property lines and existing utilities on the property.
7. Location and width of all public roads and rights-of-way adjacent to the subject property.
8. Any and all existing or proposed retaining walls including drainage facilities for same.

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E.C.C. APPROVAL REQUIRED PRIOR TO COMMENCING PROJECT CONSTRUCTION.

DECK, ROOM, DRIVEWAY, OR FUEL TANK ADDITION
SITE PLAN (MINIMUM STANDARDS)

MINIMUM SCALE 1" = 20'-0"

7-16-01
 REVISION B- 21-01 10-22-01

**LAKE SHASTINA PROPERTY OWNERS ASSOCIATION
USE PERMIT APPLICATION**

Date: _____ Application #: _____ Unit #: _____ Lot #: _____

Applicant: _____ Telephone: _____

Cell Phone: _____

Address: _____ APN #: _____

Fee and Deposit: An Inspection and Processing fee of \$100 and a \$2,000 Use Permit Compliance and Cleanup deposit are required with submittal of this application. For asphalt road encroachments the required Use Permit Compliance and Cleanup deposit is \$3,000.

Applicant to provide the following with submittal of this application and fees:

1. **Plot plan showing exact location of driveway apron.**
2. **Proposed profile for driveway apron; applicant to prepare profile using blank template provided herewith.**

The undersigned hereby applies for permission to excavate, construct and/or otherwise encroach on Association right-of-way by performing work outlined on the plot plan and profile submitted with this application.

As indicated by signature below, the applicant agrees to do the work in accordance with the general provisions provided herewith and subject to the inspection and approval of the LSPOA Public Works.

Upon LSPOA approval of applicant's profile, LSPOA will issue a Use Permit to applicant. *No work may begin on driveway apron prior to receipt of a Use Permit.*

NOTE: ** All deposits are interdependent in that no single deposit will be refunded until all four (4) of the following applicable conditions have been met to the satisfaction of the ECC and/or Public Works:

1. Construction completed in accordance with approved profile and specifications.
2. Driveway apron has been completed in accordance with Use Permit.
 - a. Use Permit Inspections: Owner / Applicant is responsible for requesting LSPOA perform two required Driveway Apron Inspections; one Forming inspection prior to pouring (two-days notice is required) and one Final inspection. If a re-inspection is required, due to not passing the initial Forming and/or Final inspection, each re-inspection is subject to a \$10.00 deduction from the refund of the Use Permit Compliance and Cleanup deposit.
3. Clean up of the construction site.
4. Any and all monetary fines or penalties are paid in full.

The total deposit or portion thereof, shall be retained to assure full compliance, to assure proper and timely completion and to reimburse LSPOA for damage to roadway or common facilities per CCR Section 5.6 (d). If in compliance, a refund will be made within thirty (30) days after notice of completion if permit is issued for encroachment only, separate from any other improvement project.

Profile drawn by:

Print name _____

Signature _____

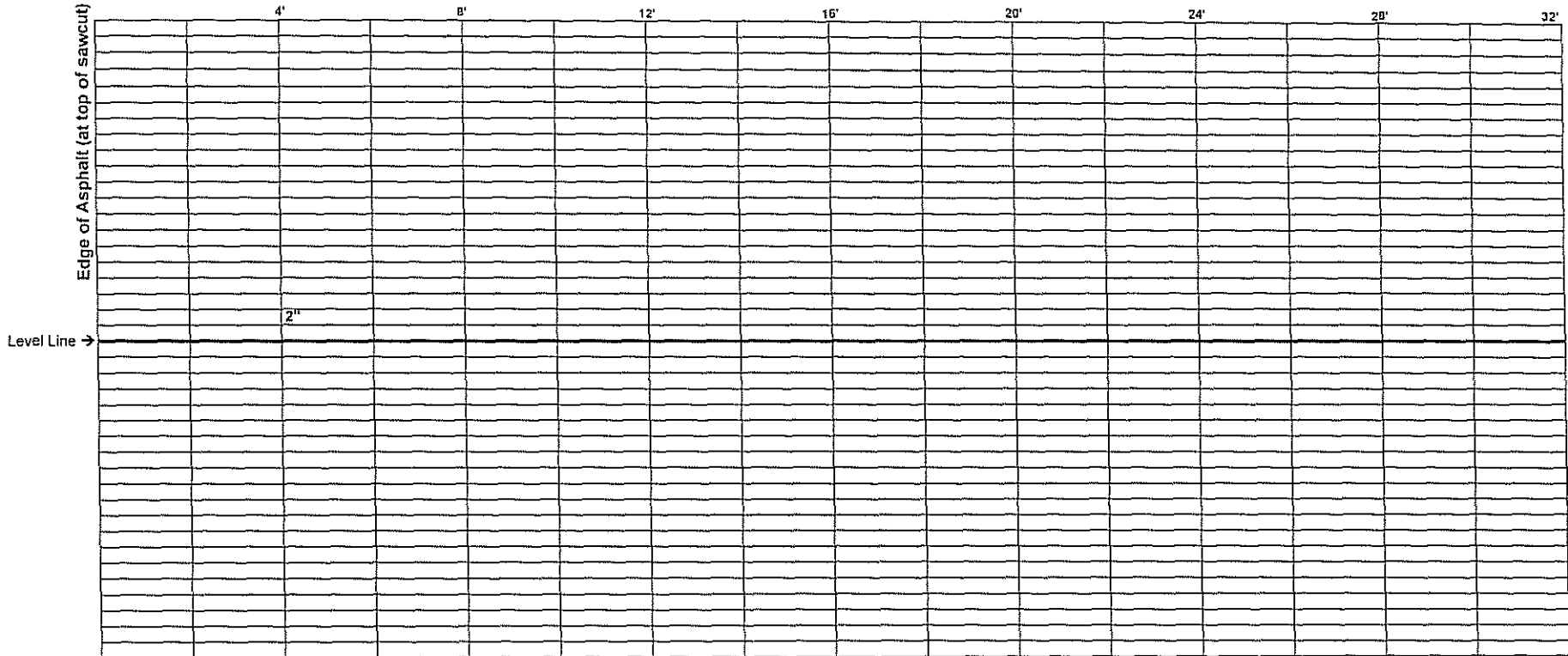
Date _____

DRIVEWAY PROFILE

Prepared by: _____

Unit: _____ Lot: _____

Date: _____



Each horizontal line above and below level line represents 2 inches.

Slope not to exceed 16%.

Saw cut edge of asphalt, not more than 4 inches into road.

Make connection to asphalt as per General Provisions.

Use circled dots (⊙) to show lay of land

Office Use Only
Application No.: _____
Public Works Approval: _____
Date: _____

USE PERMIT

LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

USE PERMIT

I. GENERAL PROVISIONS (INDIVIDUAL)

1. **Definition:** The term "USE" is used in this permit in reference to any type of ingress, egress and/or any other use of property of the Property Owners Association's and their right-of-way.
2. **Acceptance of Provisions:** It is understood and agreed by the Permittee that doing any work under this permit shall constitute acceptance of the provisions. This permit shall not be effective until the duly executed counterpart has been delivered to the Administration Office, hereinafter referred to the LSPOA.
3. **Prior Right:** It is understood and agreed that the LSPOA and others who provide services to members of the Association, have a prior right to their use of right-of-ways.
4. **Notice Prior to Starting Work:** Before starting work for which an inspection is required, i.e. forming inspection, as stated on the face of the USE PERMIT, the Permittee shall notify the LSPOA. Such notice shall be given at least two working days in advance of any work.
5. **Inspection:** Driveways require three inspections by LSPOA Engineer or LSPOA representative. The first inspection determines the type of drainage needed prior to the issuance of permit (see general provision g. p. #14). The second inspection is to inspect all forming prior to pouring concrete. The third is the final inspection (see g. p. #18 and #29). If a re-inspection is required, due to not passing the initial Forming and/or Final inspection, each re-inspection is subject to a \$10.00 deduction from the refund of the Use Permit Compliance and Cleanup deposit.
6. **Property Owners Permission:** Whenever necessary to secure permission from abutting property owners, such authority shall be secured by the Permittee prior to starting work. Permission shall be in writing and a copy on file in the LSPOA office. Any joint use will require easement deeds to be drawn and recorded at the Permittee's expense.
7. **Work Site Permit:** A copy of the permit shall be kept at the work site visible to the general public and LSPOA inspectors.
8. **Traffic Protection:** The Permittee shall cause to be placed, erected and maintained all warning signals, lights, barricades, signs and other devices or measures essential to safeguard travel by the general public over and at the site of work authorized herein.
9. **Minimum Interference with Traffic:** All work shall be planned and carried out so that there will be the least possible inconvenience to the traveling public.
10. **Right-of-Way Cleanup:** The Permittee shall, at all times during the progress of the work, keep the roadway in as neat and clean a condition as is possible and upon completion of the work grated herein, shall leave the roadway in a thoroughly neat, clean and usable condition. All rock and debris shall be removed at the expense of the Permittee. If excess concrete is left by truck

USE PERMIT

cleaning chute on adjacent lots or in right-of-way, the cost to remove shall be deducted from refund of deposit.

11. **Material Storage:** No material shall be stored within 8 feet from the edge of pavement or traveled way unless specifically granted on the face of the permit.
12. **Construction Standards:** All work shall conform to recognized standards of construction as defined in the CAL-TRANS Standard Specifications Manual.
 - a. **Road Base.** In order to retain lateral support for edge of paved roadway the top 4 inches of shoulder shall be road base (Class II aggregate) 4 feet in width wherever possible at a slope of 4% away from edge of pavement.
 - b. **Exposed Utilities.** If during work granted by this permit, utilities are exposed, the appropriate agency and LSPOA shall be notified. Each agency notified shall be responsible for providing any special instructions (including any requirement for visual inspection) to the reporting party within a reasonable time mutually agreed upon by the reporting party and the agent for the utility exposed. Any damaged utility shall remain open for inspection and necessary repairs and shall not be re-covered by Permittee until permission has been granted by the owner of the exposed and/or damaged utility.
13. **Borrow and Waste:** Only such borrow and waste will be permitted and within the limits as set forth on the face of the permit.
14. **Liability of Damages:** The Permittee is responsible for all liability for personal injury or property damage which may arise out of the work herein permitted, or which may arise out of failure on the Permittee's part, to perform his obligations under this permit in respect to maintenance and general provisions. In the event any claim of such liability is made against LSPOA, or any department officer or employee thereof, Permittee shall defend, indemnify and hold them and each of them harmless from such claim.
15. **Care of Drainage:** If the work contemplated shall interfere with the established drainage, ample provision shall be made by the Permittee to provide for it as may be directed by the LSPOA. If required on the face of permit, culvert endwalls shall be installed concurrently with construction of foundation work. This is to ensure access to property without encroaching on adjacent properties not owned by the Permittee and to ensure minimum damage to paved roadway and shoulder of the roadway leading into the construction site.
16. **Maintenance:** The Permittee agrees to exercise reasonable care to maintain properly the work area and to exercise reasonable care in inspection for and immediately repairing and making good any damage to any portion of the roadway which occurs as a result of the maintenance of the roadway or as a result of the work done under this permit, including any and all damage to the roadway which could not have occurred had such work not been done or such use not placed herein. Maintenance shall include, but not limited to, cleaning and keeping free from debris and deleterious vegetation, especially trees, from all roads and road right-of-ways. Concrete may not be secreted over the surface of the road. If this occurs and is not cleaned up, an immediate \$10.00 per square foot charge shall be deducted from deposit prior to refund.

USE PERMIT

17. **Depth of Pipes:** The depth of pipes and/or conduits shall be specified on the face of the permit.
18. **Completion and Inspection:** Immediately following completion or at the first opportunity during the next normal working day, Permittee shall notify LSPOA Engineer or Administration Office for final inspection. After USE PERMIT is signed by Engineer, Permittee shall deliver original USE PERMIT to Administration Office and sign completion notice.
19. **Time Extension:** An extension of time may be approved by LSPOA. Applicant must submit, in writing, a request for extension, stating reason and date when work will be completed. Approval by LSPOA will be evidenced by a new copy of this permit properly annotated and signed.
20. **Recourse:** If there is a difference of opinion in regard to LSPOA requirements, provide the Administration Office with calculations and a letter from a licensed engineer supporting your conclusion. This information will be reviewed by LSPOA and a written answer will be given within 10 days, stating the method required. There are maps in the Administration Office that may be of assistance. Final decision rests with the governing LSPOA Board of Directors.
21. **Responsibility for Other Underground Utilities:** LSPOA will not be held responsible for any damage to any underground or other facilities that have been caused during the course of work authorized by this permit. Note: See g. p. #12 b. for instruction when utilities are exposed and/or damaged during excavation.

II. ADDITIONAL PROVISIONS PERTAINING TO PRIVATE DRIVEWAYS

22. **Drainage Types:** After visual inspection of building site, the LSPOA shall determine the type of drainage to be utilized when connecting building site to the roadway utilizing the LSPOA right-of-ways. This drainage across the driveway can take one of two forms; i. e. a swale or culvert. Wherever possible, a swale will be recommended. When a culvert is required, said culvert shall be not shorter than 12 feet or less than 16 gauge and shall be installed as specified on face of permit in accordance with specifications and drawings provided herewith.
23. **Driveway Radius:** Driveway shall approach at 90 degrees to the roadway from property line unless otherwise approved on the face of permit.
24. **Driveway Material:** Driveway surfacing material between property line and road surface shall be concrete, pavers or asphalt and placed in accordance with the standard drawing (see below regarding asphalt road encroachments).

Asphalt road encroachments (between edge of pavement and property line) per Board action on July 14, 2004: Applicant pays a refundable deposit of \$3,000.00 to cover cost to bring apron into compliance if initial installation is not installed as designed. Balance of deposit to be refunded after installation has been brought into compliance.

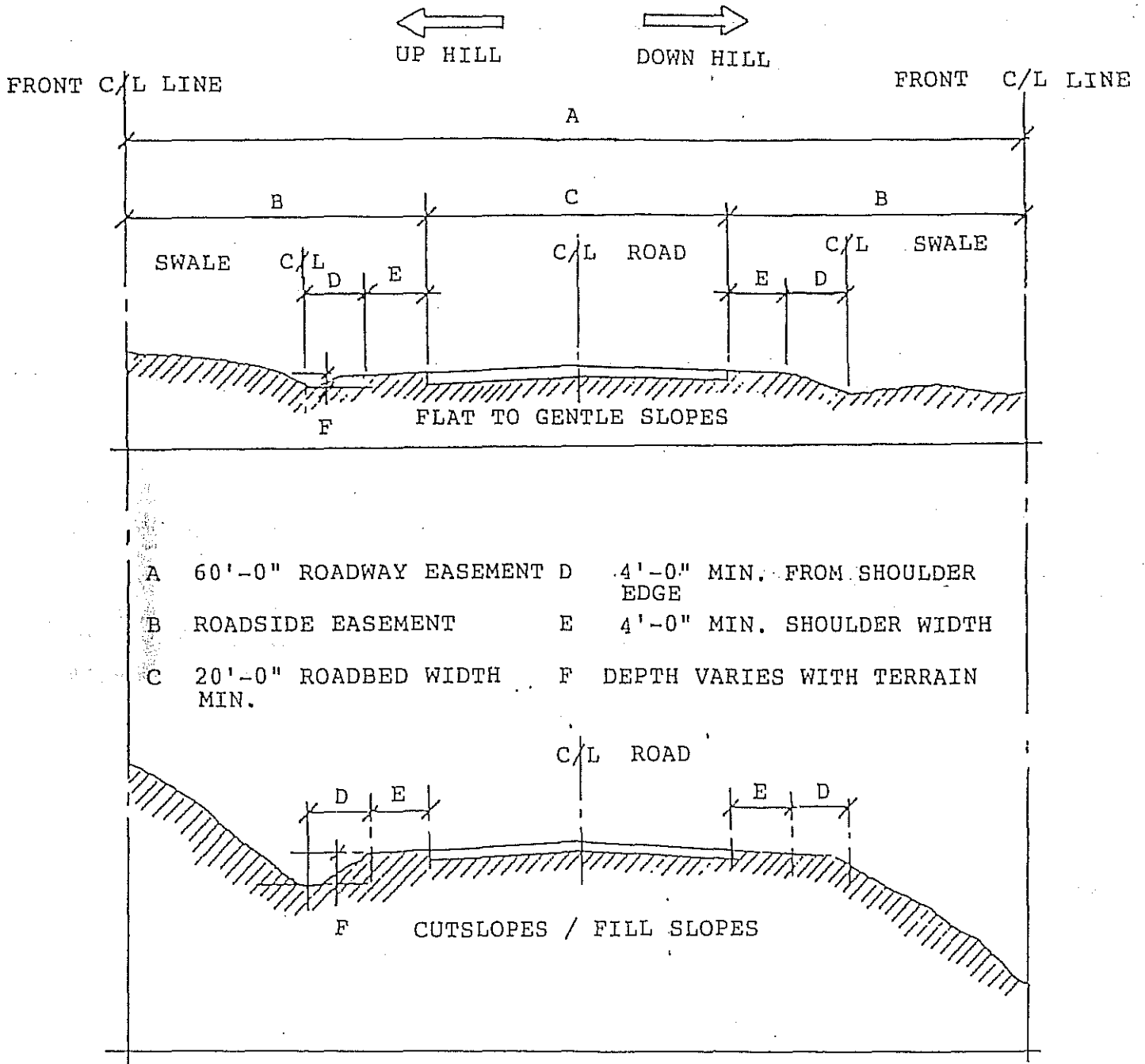
25. **Driveway Shoulders:** Finished driveway grade, at point of connection, shall be as specified on the standard drawings; i. e., the first 4 feet from edge of pavement shall be 4% slope away from edge of pavement. An expansion joint or weakened plane is required 4 feet from edge of pavement.

USE PERMIT

26. **Erosion:** All earth work shall be constructed so as to positively prevent erosion onto the roadway.
27. **Driveway Slope:** Driveway slope to be in accordance with the standard drawings; i. e., maximum of 16% unless otherwise approved on the face of the permit.
28. **Head and Endwalls:** A concrete, or rock with concrete, headwall and endwall shall be required to prevent vehicles from crushing the ends of the culvert (see standard drawings). Concrete shall encompass the culvert thereby providing a footing to support weight of endwalls of any vehicle which may drive over edge of culvert. If rocks are used with concrete, a 4" separation between rocks is required. Top of endwalls shall be at least level with driveway surface, if not higher.
29. **Culvert Ownership:** All culverts, after inspection and acceptance by LSPOA, shall become the property of the LSPOA. Nevertheless, repair or replacement due to misuse or abuse shall be the responsibility of the property owner otherwise routine maintenance will be the responsibility of the LSPOA. NOTE: Property owners can assist in keeping maintenance cost down by keeping culvert(s) on their property free of debris. Do not block openings in culverts for any reason; otherwise paved surfaces may be undermined.
30. **Conduits:** If any utility company desires placement of conduit for future access, the Permittee shall place any conduit provided by said utility company as indicated on face of permit.

NOTE: THIS PERMIT IS ISSUED IN ACCORDANCE WITH THE APPROVED LAKE SHASTINA STANDARD DRAWINGS, AND NO WARRANT IS MADE OR IMPLIED WITH REGARD TO LOCATION OF PROPERTY PINS OR THE OWNERSHIP OF THE UNDERLYING FEE TITLE TO THE REAL PROPERTY INVOLVED. PERMITTEE IS ADVISED TO DETERMINE OWNERSHIP OF THE REAL PROPERTY INVOLVED AND TO OBTAIN PERMISSION FROM THE OWNER TO ENTER ONTO AND OCCUPY SAID REAL PROPERTY.

ROADWAYS - CROSS SECTIONS/EASEMENTS & DESIGN DIM'S - LAKE SHASTINA

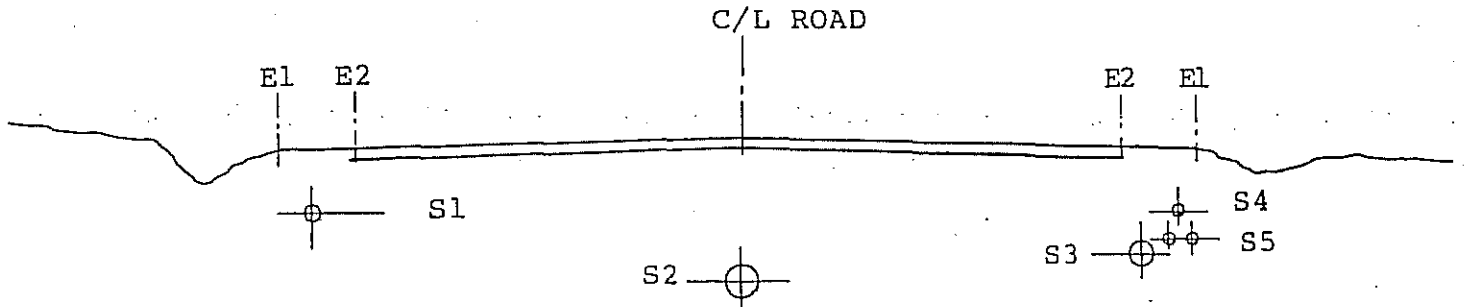


- A 60'-0" ROADWAY EASEMENT
- B ROADSIDE EASEMENT
- C 20'-0" ROADBED WIDTH MIN.
- D 4'-0" MIN. FROM SHOULDER EDGE
- E 4'-0" MIN. SHOULDER WIDTH
- F DEPTH VARIES WITH TERRAIN

NOTE: 1. ROADBEDS ARE NOT ALWAYS CENTERED WITHIN 60'-0" EASEMENT
 2. SHOULDER WIDTHS MAY EXCEED 4'-0" MIN. WIDTH IN PLACES

NEW HOME CONSTRUCTION - LAKE SHASTINA

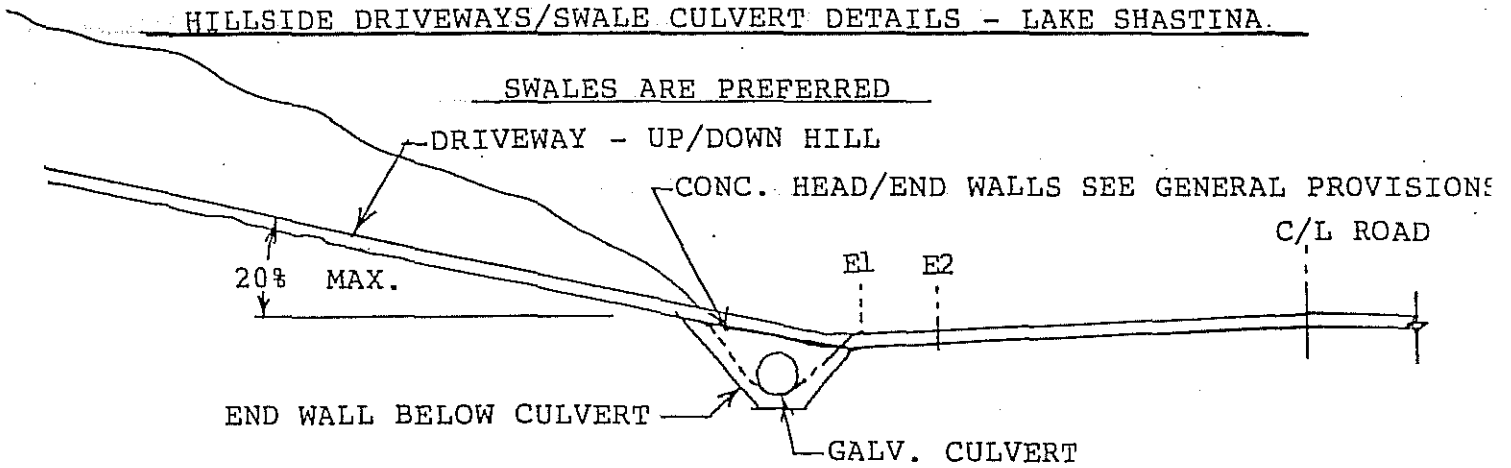
UTILITIES / SERVICES - TYPICAL LOCATION - LAKE SHASTINA



- | | |
|--------------------------------------|---------------------------------|
| E1 EDGE OF SHOULDER _____ JSC | S2 GRAVITY SEWER SYS. _____ CSD |
| E2 EDGE PF ROADBED _____ JSC | S3 WATER SYS. _____ LSMWC |
| S1 LOW PRESSURE SEWER SYS. _____ CSD | S4 TELEPHONE _____ PAC.TEL |
| | S5 ELECTRIC _____ P.P.&L |

NOTE: ALL UTILITIES WILL VARY IN BURIED DEPTH & LATERAL LOCATIONS
SHOULDER UTILITIES MAY BE OPPOSITE OF THAT SHOWN

HILLSIDE DRIVEWAYS/SWALE CULVERT DETAILS - LAKE SHASTINA.

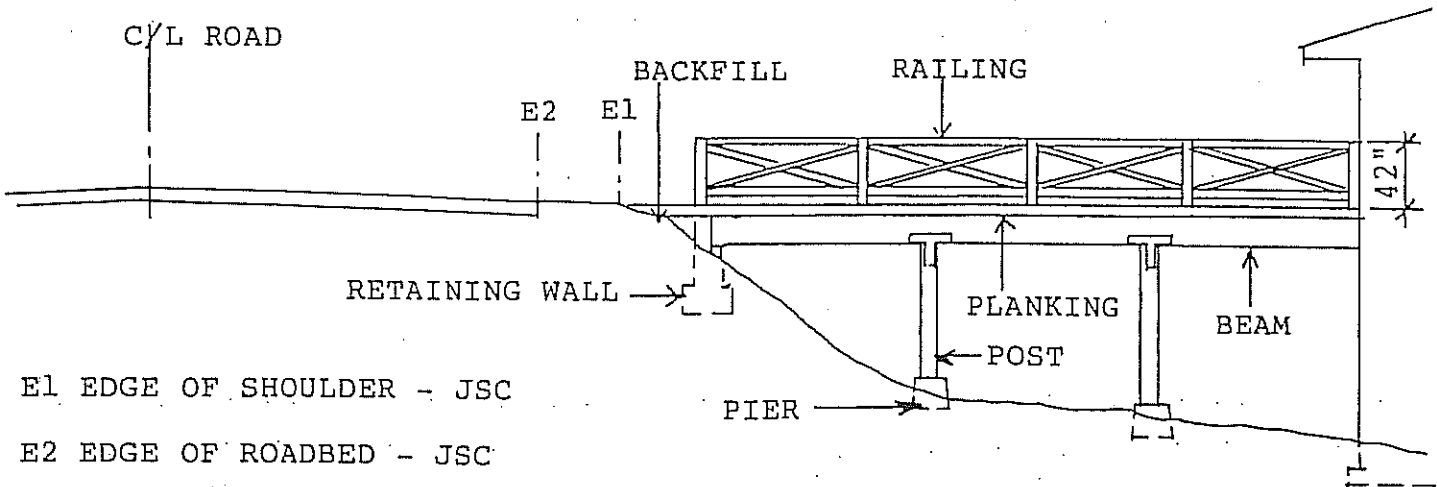


NOTE : SEE SHEET 4 of 6

E. C. C. DATE REV. 2-86 SUBJECT GENERAL INFORMATION
NEW HOME CONST. - LK. SHASTINA

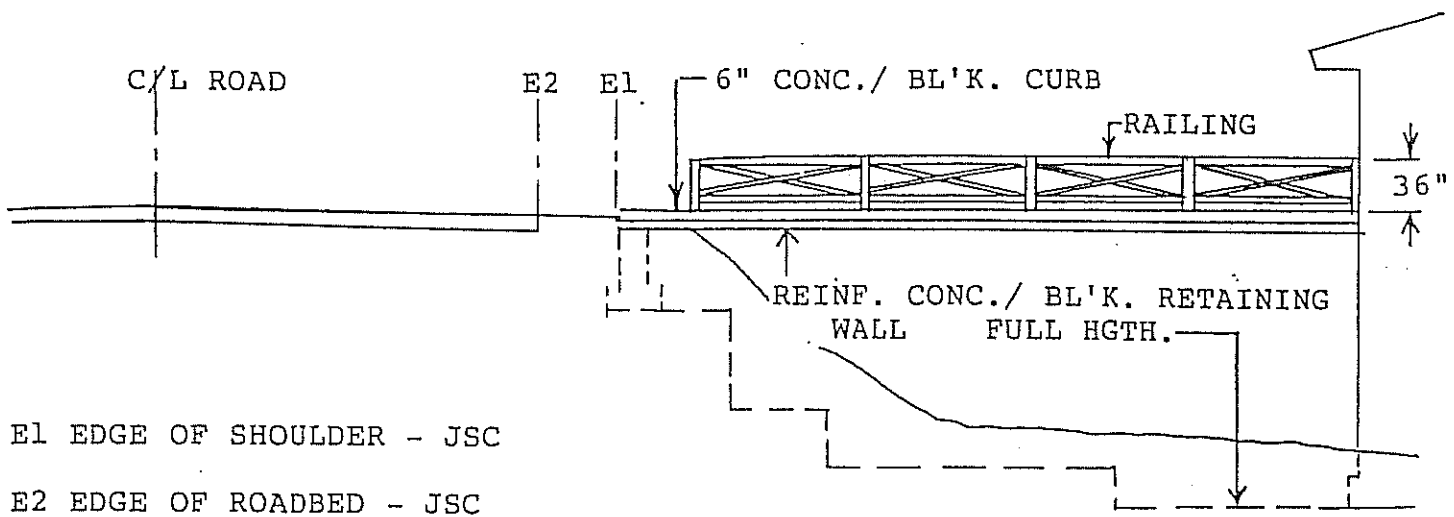
DRIVEWAYS / BRIDGE TYPE - LOW LOT ACCESS - LAKE SHASTINA

ARCHITECT / ENGINEER DESIGN RECOMMENDED.



DRIVEWAYS / REINFORCED WALL TYPE - LOW LOT ACCESS - LAKE SHASTINA

ARCHITECT / ENGINEER DESIGN RECOMMENDED



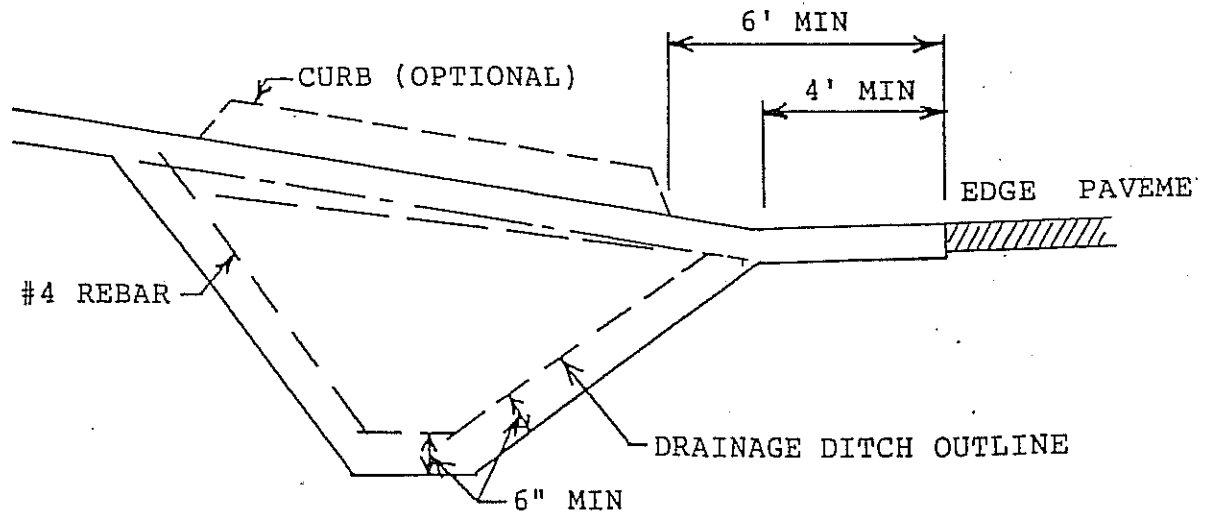
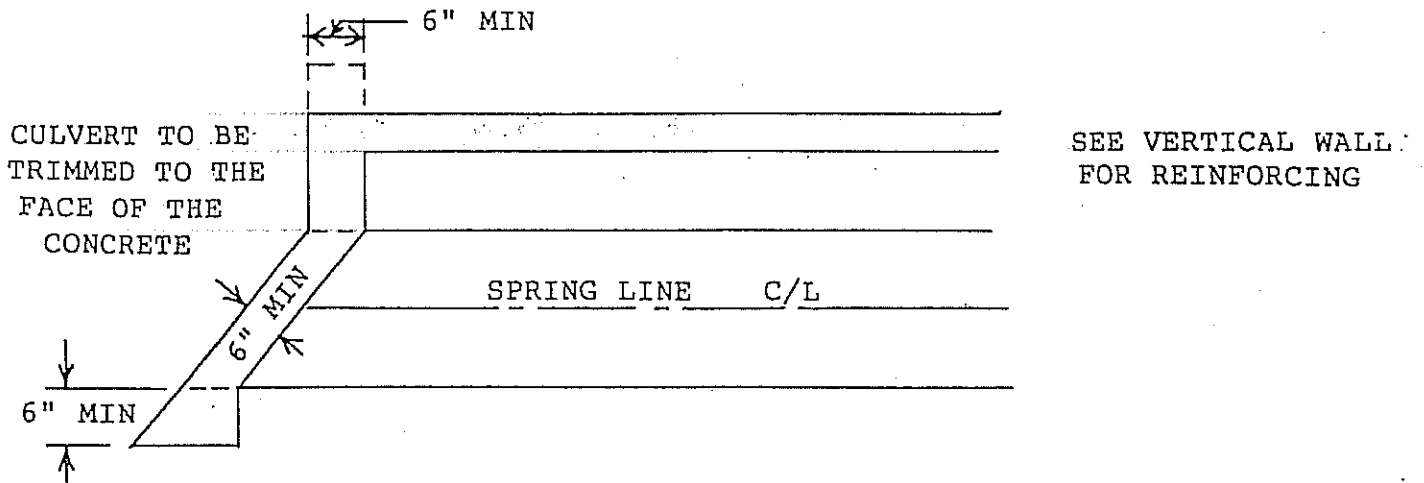
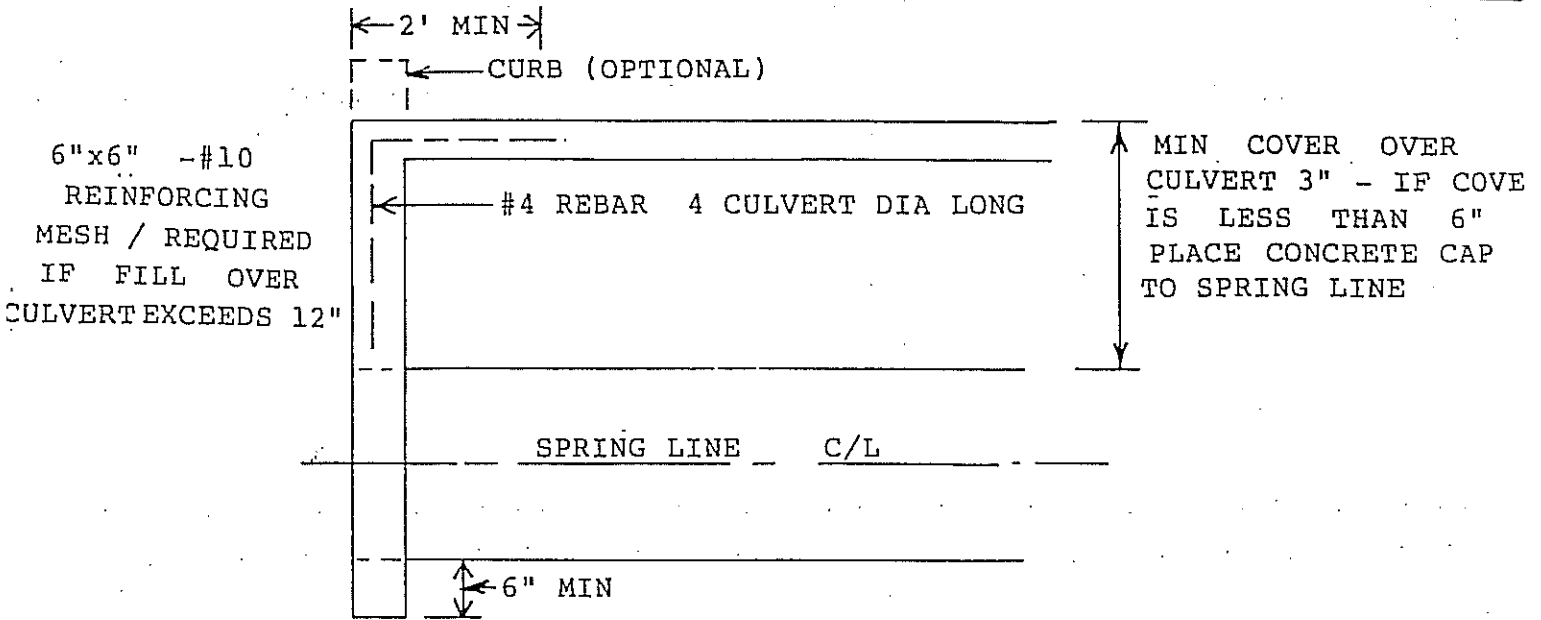
- NOTE: 1. EARTH DIKED BRIDGING FOR DRIVEWAYS BETWEEN E1 (EDGE OF SHOULDER) AND HOUSE IS NOT RECOMMENDED
2. REFER TO PAGES 1,2, AND 4 ALONG WITH GENERAL PROVISIONS OF THE USE PERMIT COVERING DRIVEWAYS / REQUIREMENTS

SHASTINA STANDARDS

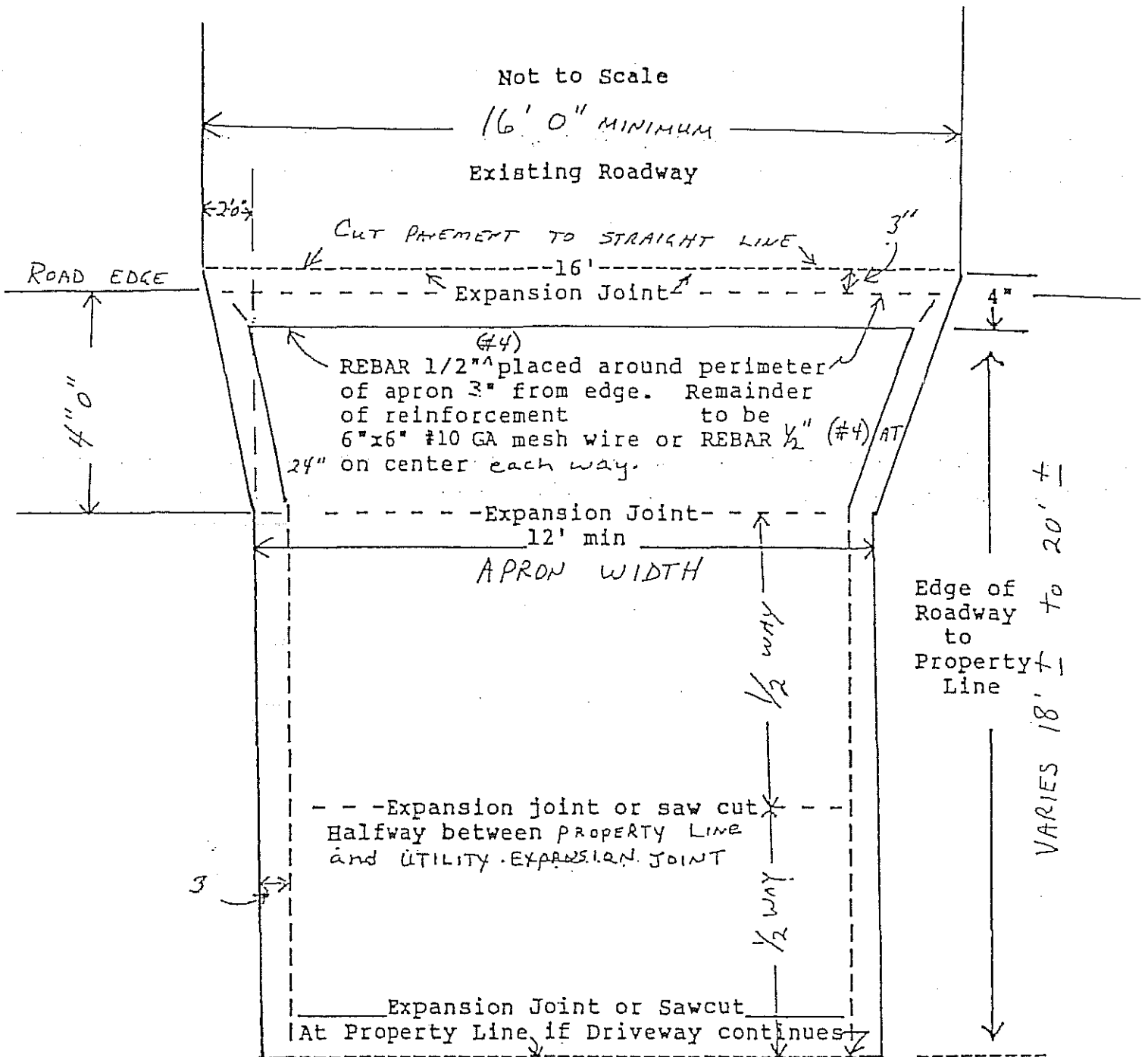
CULVERTS

INSPECTIONS REQUIRED
 SEE BELOW

HEAD / END WALL MINIMUMS



CALL FOR INSPECTIONS PRIOR TO STARTING JOB OR PLACING CONCRETE AND FINAL
 NOTE: SPECIFICS MAY CHANGE



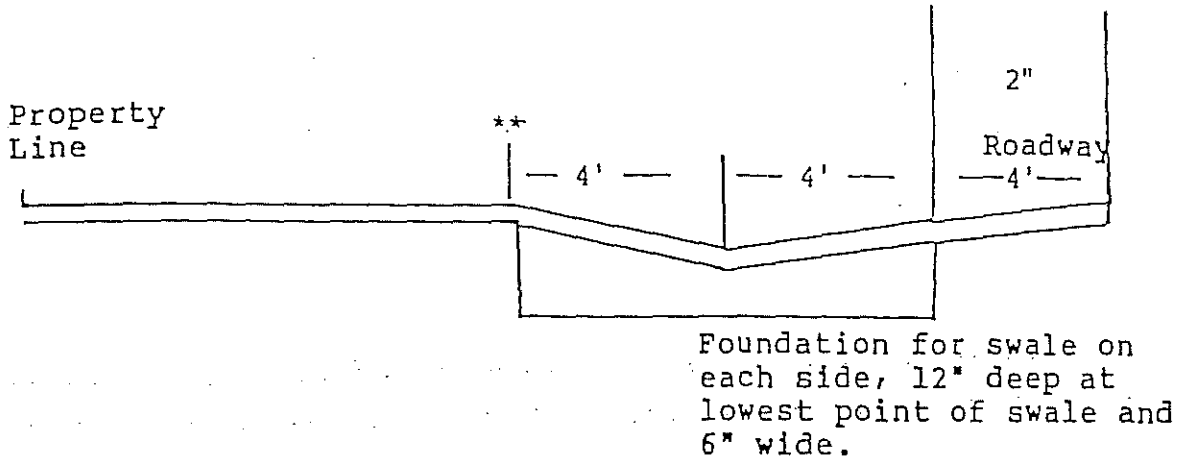
Existing Roadway must be sawcut to provide a smooth surface for the expansion joint (no more than 4").

Expansion joint to be of cellulose (asphalt impregnated)

Driveway surface, if approved for a swale must be at ground level.

DRAWING "B"

Not to Scale



- * Level line may be above or below ground line
- ** must be at least 4' but may extend to property line
- *** All measurements are taken from a straight line from edge of roadway to ground at edge of property

Maximum depth of Swale - 10" (If more, a culvert will be specified)

