Somersett Aesthetic Guidelines

Further information regarding these guidelines can be found in Somersett’s governing documents.

Effective April 6, 2015
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1.0 Introduction

The Somersett Aesthetic Guidelines (Guidelines) are intended to provide guidance to property owners, Builders, Architects and Designers for all development 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 Somersett. The Guidelines will be administered and enforced by the Somersett Aesthetic Guidelines Committee (AGC) in accordance with procedures set forth in the Somersett Declaration of Covenants, Conditions and Restrictions (CC&R’s) recorded with the State of Nevada, and as may be amended thereafter, and the most recent approved version of the Somersett PUD. In the event of any conflict between the Guidelines and the CC&R’s, the CC&R’s and Somersett PUD shall govern and control.

The Guidelines may also be updated by the AGC. 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 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 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 Community. The CC&R's accompanying these Guidelines have been adopted and recorded to establish the community Association (“Association”) and the Association rules and regulations.

The Somersett community will be constructed in phases. These Guidelines address any residential Improvements on all Lots in all proposed phases of the area covered by the Somersett 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, Builder and their design team familiarize themselves with these Guidelines and thoroughly understand their requirements prior to design and construction. All design submittals will be carefully reviewed so that the requirements in these Guidelines are met or exceeded.

1.1 Somersett Design Philosophy

1.1.1 Design Philosophy

Somersett is a master planned golf community located in West Reno. Remarkable Sierra Nevada vistas, city lights, Truckee river views, and hidden canyons at the foot of Peavine Mountain, create the setting for Somersett. This setting, combined with over 1,000 acres of open space, an 18-hole championship course designed by KBR (a collaboration between Tom Kite and golf course architects Roy Bechtol and Randy Russell), a nine-hole, Canyon Nine par-three golf course and over 28 miles of trails connecting neighborhoods and the Town Center, combine to make Somersett one of the finest residential and recreational communities in the Reno area. The Town Center, the gathering place for the community, is the
setting for The Club at Town Center: a resort-style social, fitness and swim center with pools, tennis courts, game rooms and serves as the Community Information Center.

Somersett 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, the preservation of the natural environment and the conservation of resources and energy.

1.1.2 Objectives
The design philosophy for Somersett incorporates three major objectives:

- **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.

- **To establish a strong landscape framework throughout the Community.**

The landscape design at Somersett 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.

- **To establish Somersett 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 Somersett so that homes are created to reflect this understanding. Great care has been taken in the planning and design of Somersett to ensure that the natural beauty is maintained while providing a diverse recreational, residential community.

1.1.3 Governing Documents and Guidelines
The Somersett Aesthetic Guidelines have been developed in accordance with the governing documents of Somersett Owners Association. These documents below may also provide clarification for areas presented in the following pages:

- Seconded Amended and Restated Declaration of Covenants, Conditions and Restrictions of Somersett (CC&R’s), dated March 3, 2005.
- Articles of Incorporation for Somersett Owners Association, dated December 5, 2002.
- Somersett Owners Association Rules and Regulations, effective April 1, 2013.
- Somersett Board Resolution for Contractor Rules & Regulations
- Somersett Master Association Sign Guidelines, Board approved on December 4, 2008.
- Somersett Planned Unit Development Handbook (PUD).
2.0 Architecture Requirements
The following section sets forth Guidelines and standards for structures to be constructed on any Lots including appearance, massing, height, color and materials. Any standards not addressed shall comply with the most recent approved version of the Somersett PUD. The AGC guidelines may be updated with recommendations from the AGC committee and approval of the SOA Board of Directors.

Objectives
- To encourage diversity of design and produce a harmonious community.
- 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 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 Somersett Theme
The Somersett architectural theme is derived from traditional regional architectural styles such as Mountain, Ranch, Tahoe, Tuscan and Prairie. These styles are typically simple, 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 pallets are important components of the Somersett theme.

Overly stylized, pretentious or avant-garde houses are not compatible with the Somersett 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 and are expected to meet the Somersett theme.

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

2.2 Building Height
Objective: 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.

General Guidelines

Building Height Measurement
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 Committee with SOA board approval to exceed the maximum building height. Upon completion of the home 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

Objectives:

- To minimize the monotony of several identical building elevations along the street and in public viewing areas.
- To ensure that a diverse community aesthetic is achieved and to avoid a “cookie cutter” effect within Neighborhoods.

2.3.1 Exterior Elevation Design Requirements

No identical (like or mirrored) front, back or side elevations can be repeated on any lots within the development except as approved by AGC.

2.4 Building Forms and Massing

Basic architecture, including rooflines, articulation and fenestration, shall be carried around on all sides of the home. Roof form and building massing should 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, usually with a dominant front-facing roof element.
- On custom home sites, where front-facing garages are proposed, they shall be reviewed and considered on a case-by-case basis. They shall be set back to the rear of the Lot, or set back a minimum of 4 feet behind the front façade or solid courtyard wall of the house. Garages shall be turned to face the side yard setback whenever possible and shall face away from highly visible orientations. Variance requests will be considered by the Committee. 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 what is specified in the PUD.
- One to two story, asymmetrical structures; No two story homes with full daylight basements will be approved. Homes must be massed, terraced and articulated such that there are no three story sections. The Committee has full discretion over what will be acceptable.

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.

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 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.
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%

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. Overly stylized entries are not permitted.

2.5 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. Dormers and other three dimensional elements shall be used to add “texture” to roof forms. Flat roofs, including adobe style roofs are discouraged, but will be considered on a case by case basis and allowed only at the discretion of the AGC.

Dormers
- Shed, hip or gable dormers, which may utilize additional decorative bracing, beams and or exposed rafter ends.

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

Eave Depths
- Typically 2 to 3 feet, with a minimum of 2 feet. Eaves less than 2 feet will be considered on a case by case basis and be allowed at the 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. Asphalt shingles, granular faced metal shingle or ”S” tile panels, plastic, vinyl, or rubber roofing materials, wood shake and wood shingle roofs are prohibited. Clustered housing may request a variance for 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. Rain chains will be considered and must be reviewed by the AGC prior to installation. They must fit the theme/style of the home’s color/design/landscaping.

**Chimneys**

- All chimneys and related safety features (such as spark arrestors) must comply with applicable local, state and federal ordinances. A residence must include at least one chimney when a fireplace is indicated. Chimneys on exterior walls must be an integral element in the building design. In order to anchor the building to the site, chimneys must continue to the ground, and be integrated and compatible with the materials and character of the main structure. Spark arrestors cannot be visible. A decorative metal chimney cap is required. Wood burning or other solid fuel fireplaces are only allowed if consistent with Washoe County District Health Department regulations. Production home builders may request a variance to direct vent a fireplace.
  
- Due to fire danger present in this region, all chimneys must be equipped with UL or ICB0 approved spark arrestors, including outdoor fireplaces. Open outdoor wood burning fire pits are prohibited. Gas fire pits are authorized but must be submitted and approved by the AGC. An architecturally designed chimney cap must be installed by the owner on all chimneys to cover exposed metal spark arrestors. Both chimney cap and spark arrestor 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.

**Vents and Roof Top Equipment**

- Roof top equipment and/or large vents are to be grouped and concealed in roof or wall structures that match the materials and style of the buildings. Vents must be painted and where possible, vents should penetrate roofs to the rear of the house. HVAC units cannot be roof mounted.

2.6 **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 (except for stone, fiber cement siding 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 masonry, stonework, and/or wood accents/siding on exterior walls may produce a careful orchestration of textural qualities. Plywood, aluminum and vinyl siding are prohibited.

- 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.
- 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. In all cases; custom and production, the AGC reserves the right to require additional material or adjust the placement.
Somersett Owners Association
Aesthetic Guidelines

• Use of traditional materials such as stone, brick, wood, stucco, and roughhewn beams are requested for accent materials.

**Exterior Wall Design**

• Buildings shall include a significant degree of texture such as that provided by stucco, shingles, shiplap boards, board and batten, and stone. Siding 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. 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. Horizontal and vertical offsets must be introduced to limit long, blank wall surfaces. A good rule is at lengths 10'-0” vertical, 20'-0” horizontal, or as requested by the Committee. Projections and indentations must be a minimum of 2 feet.

**Materials**

• Stone veneer - Natural stone (field stone, granite, rustic ledge stone, large river rock or manufactured stone) may be used for battered foundations that are visible 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 uncoursed 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 infill walls above a stone, stone veneer or brick base foundation. Walls shall have a “hand-crafted” appearance utilizing wavy textures or a troweled pattern in a light to medium texture. Stucco walls shall be complemented by wood or stone details. Large, unbroken, flat planes of stucco will not be permitted. Refer to Section 2.9, for approved colors.

• 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.

2.7 Doors and Windows

In general, window and door placement design shall utilize vertically proportioned groups and/or three sided bay windows. Fenestration design including grids shall be consistent on all sides of the building. All windows and doors shall be designed to create texture and shadow.
General Guidelines:

- Accent Windows
  - An arched or geometric, grid-pattern in the upper window of a double-hung window is requested. Repetitive patterns of arched windows are not allowed. Shapes shall be simple and understated.
  - Round windows 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 requested and should support and enhance the home’s architectural style.
  - Security doors must be reviewed and approved by the AGC.
- Shutters
  - Use of shutters for energy efficiency and safety requires the approval of the AGC. All submittals must be accompanied by a written variance request.

2.8 Building Projections and Accessory Structures

Any modifications or changes to the original approved plan must be approved by the Aesthetic Guidelines Committee and include but are not limited to: building projections, architectural extensions, accessory structures, dog houses, porches, trellises and/or arbors. All Materials and colors must be the same as that of the existing, main structure including but not limited to: Material type, style, color, size, architectural character, matching roof slopes, etc.

General Guidelines:

- Porches
  - 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 and shall be designed as an architectural extension of the residence. Courtyard walls cannot extend outside the building envelope.
- 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.
2.9 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 or pastel colors 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.

General Guidelines:
- **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**
  - Dark earth tones (greens, reds 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, landscaping, sitting
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 establish a strong landscape framework throughout the community that both unifies and blends
  buildings, roads and landscape structures into the environment.
- To create outdoor spaces that are natural extensions of indoor spaces.
- To design outdoor spaces that provide shade, shadow and texture.
- To utilize plants, landscape structures and details that respond to the unique climate and setting while
  minimizing impact to neighborhood home site views.

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 Somersett Owners Association 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 pools, pool covers, courtyard walls, accessory
buildings and related Improvements), with the exception of AGC approved fencing, utility connections,
 driveways 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

3.1.1 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 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. Such proposals must be requested in writing, submitted with the plans, and indicated on the submitted plans.

- Walkways, patios, driveways, walls, retaining walls, water features, etc., located outside of the building envelope must be a minimum of five feet (5’) from the property line and/or sidewalk unless a variance is approved by the Committee.
- When applicable location of structures added, attached or outside of the residence must adhere to the setbacks established in the Somersett Planned Unit Development Handbook.

3.3 Grading
All grading shall emphasize minimizing disruption of the site and fitting new improvements to the site. All grading proposals shall comply with the approved civil improvement grading plan, original lot plot plan and maintain intended drainage patterns.

Objectives
- Minimize site disturbance by use of hillside adaptive architecture.
- To retain the character of the site’s natural rolling topography.

3.3.1 General Guidelines
- 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.
- Slopes are not to exceed 3:1 unless it can be demonstrated that a steeper slope is the only possible design solution. Natural slopes are to be used instead of retaining structures wherever feasible. The use of riprap for slope stabilization is not allowed unless otherwise approved by the AGC. When structures provide the only feasible solution, they are to follow the natural contours of the land. All retaining structures require the approval of the AGC.
- All cut and fill slopes are to be re-vegetated with native plant materials and blended into the surrounding environment. Re-vegetation shall be completed as soon as possible and erosion control measures shall be implemented upon completion of grading. The approved vegetation mix is available from the AGC.

3.3.2 Criteria
All proposals for grading on Lots shall emphasize blending buildings into the terrain using the following additional criteria:
- Flat pad grading should be avoided where possible. 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 as part of the landscape restoration plans.
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.

General Guidelines
- Slopes between 2:1 and 3:1 must be stabilized.
- All retaining walls, which are visible from public areas (street, golf course and/or Common Areas), shall be constructed of approved Somersett stone types. A dry stack pattern, structural in appearance is required. Other wall materials are acceptable provided they are located in the Building Envelope and are out of public view, and are approved by the AGC.
- Where retaining walls exceed 4 feet in height, stepped-back or terraced wall structures with ample planting pockets are to be used (minimum 5 feet planting area). A licensed civil engineer shall design any walls in excess of 48 inches in height, from the top of 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.
- Retaining walls may be located outside the Building Envelope. A variance request must be submitted for retaining walls outside the building envelope greater than 4 feet. A minimum 5 feet landscaped separation is required between the back face or any retaining wall structure and 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.
- Walls may not 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 in areas not visible from public areas, may be a maximum of 24 inches high.
- 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.
- If walls over 30 inches in height are located closer than 10'-0” to a property line they may be required to include an approved barrier or railing at the top of the wall.

3.5 Drainage
Please refer to the 2nd Amended and Restated CC&R’s Section IV, Section 4 “Interference with Drainage”.

Objectives
- To provide positive drainage away from proposed structures.
- Natural drainage channels are to be protected and where practical existing drainage patterns maintained.
- Drainage criteria for Lots emphasize reducing erosion, runoff and adverse impacts to water quality.

3.5.1 General Guidelines
- All drainage improvements on a Lot shall be designed by a licensed civil engineer or architect.
- A separate Site Plan shall be provided showing the grading and utility connections. The Plan shall be no less than 24” x 36” in size and designed to a designated engineering scale. The Plan needs to indicate existing contours, proposed contours, spot grades on driveways and swales, top of wall and bottom of wall grades, drainage arrows indicating direction of drainage, invert and outlet elevations of
any drainage pipes and structures, finish floor of all levels in house and grade at foundation. The existing and proposed grades along the house shall also be accurately shown on the architectural elevations.

- If installed, gutters and downspouts are requested to direct drainage from the roofs to on-site drainage collection areas and/or street drainage systems. In no event shall gutters and/or downspouts drain onto adjoining Lots. If the existing lot is below the street grade drainage onto common area, parks, trails and golf courses may be allowed. However, proper erosion control measures will be required. Gutters must complement the architecture and color scheme of the home as well as the existing drainage patterns.

- 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. Drainage to any area outside of the lot is the responsibility of the property owner.

- Ponds and artificial water features may be built only within the Building Envelope area. Exceptions may be granted provided they are fully approved by the AGC.

- Materials and sizes of all culverts at driveways, if applicable, are to be approved by the AGC.

- Headwalls, armoring, and similar drainage structures, visible off-site are to be built of stone, gabions or other materials approved by the AGC. Concrete or metal pipe ends are to be concealed.

- 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 may be directed to curb sleeves. Discharge shall not be directed onto neighboring Lots, driveways, and/or foundations, common area, parks, trails and golf courses.

- Minimal use of landscape irrigation on Lots is requested to limit runoff and erosion.

### 3.6 Courtyards, Outdoor Stairs, Patios and Decks

**Objectives**

- To create outdoor spaces through the use of plantings, walls, and architectural devices and/or landscape structures that utilizes materials, which augment the architecture, and materials of the building.

- To create outdoor "rooms" which are natural extensions of the indoor rooms of the Residence.

- To design outdoor Improvements that respond to the site's topography and characteristics.

- To incorporate small to medium size garden trees in patio/terrace areas to provide shade, scale and to soften buildings and walls.

**3.6.1 General Guidelines:**

- 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 natural materials is requested, such as stone, chipped stone or decomposed granite. Other materials such as concrete, concrete pavers, brick, block, stone and/or similar materials may be approved, provided their colors complement the residence and the surrounding landscape.

- The coloring and texturing of concrete is requested in order to avoid the starkness and reflectivity of “white” non-colored concrete. This is required for custom homes.
• Designs are to minimize the use of several different types 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, 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 not acceptable). 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. Long, straight courtyard walls are discouraged. Decorative gates shall be wrought iron or wood plank style. Encompassed square footage should not exceed first floor square footage excluding the garage area square footage.

3.7 Freestanding Walls, Fences and Gates

Objectives
• To design walls, fences and gates that are related to and are natural extensions of buildings.
• To achieve privacy through careful building and planting design, minimizing the need for privacy walls and fences.
• Utilize vegetation to define outdoor spaces and provide for screening.

3.7.1 General Guidelines
• In order to unify the Community landscape, there are generally two types of fencing at Somersett: 6’ Privacy capped cedar fencing (allowed only on Production Homes) and two or three rail split rail fencing. In addition, freestanding or retaining walls within publicly viewed areas shall use a dry stack pattern. No fencing is allowed in front yard areas.
• Only one fence or wall may be erected along any property line.
• 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 Somersett 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 Somersett PUD).
• Any modifications to your home’s fencing, as installed by your builder, must be approved by the AGC before construction begins.
• Fences/walls will not abut sidewalks on corner lots. A minimum 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 Somersett PUD).
• Three-rail split rail fencing is approved for all boundary line fencing. 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 Grade Split Rail fence is a low, 48 inch high three rail fence to be used along rear property lines of custom homes. This fence shall be informally aligned to follow the topography so that it blends into the landscape and reflects traditional ranch fencing. 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 may be standard grade. Pony or jumbo grade is prohibited.
- Neighborhood homes at Somersett utilize split rail fencing in side and rear yards. Dark green vinyl coated 16 gauge containment wiring, with see-through opening dimensions not less than 1 inch by 1 inch or to exceed 2 inches by 4 inches, is the only approved containment wire that can be used to line two rail and/or three rail split rail fencing. Wire must be attached to the inside face (side NOT exposed to public view). Wire must cover the full height of the fence, from the ground to the top rail. Wire may not extend above the top rail. No other screen fences are allowed.
- 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. Prefabricated vinyl coated “garden fencing” (larger openings leading down to smaller openings) will also be accepted, as long as the smallest opening dimension is not less than 1” X 1”. Plastic fencing, poultry netting, and any non-vinyl-coated wiring are expressly prohibited.
- 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 planting so that the wall face is softened with plantings. Walls and/or fences shall adjust their alignment to fit with the topography and avoid long straight lines or rigid geometry.
- Solid fencing is only allowed on production home lots, as installed by the builder. These fences should be a maximum in 6 feet height and will transition to split rail at the end of the fence. Solid fencing is not allowed on corner lots or at the rear property line unless approved by the AGC. All solid wood fencing shall be sealed with two coats of “Olympic” 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.
- All freestanding walls, which are visible from public areas (street, golf course and/or Common Areas), shall be constructed of angular native rock. A dry stack pattern, structural in appearance, is required. Other wall materials may be acceptable provided they are located in the Building Envelope and are out of public view.
- Approved materials for freestanding walls out of public view include angular native rock, stucco, and simulated stone. Stucco may be used only when it closely relates to the materials and style of the
Residence and the wall is an architectural extension of the building. In general, stucco is to be used with stone or simulated stone. When using stone, either a dry-laid appearance (“dry-stacked”) or a pattern laid with minimized mortar joints is preferred. Simulated stone may be used only if it has a dry-laid and structural appearance, or if it has stucco overlay. Simulated stone must be approved by the AGC.

- Gate designs shall be made of metal or wood with metal accent.
- Fences shall transition at gate locations and at property corners by utilizing a minimum of 6” x 6” posts.
- 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.
- 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 of fence must be submitted for review and approval by the Committee.

### 3.7.2 Fence Details

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

- 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. Prefabricated vinyl coated “garden fencing” (larger openings leading down to smaller openings) will also be accepted, as long as the smallest opening dimension is not less than 1” X 1”. Plastic fencing, poultry netting, and any non-vinyl-coated wiring are expressly prohibited.
3.7.3 Pet Enclosures

- Pet enclosures shall be contained within the Building Envelope area at the rear yard or side yard areas not closer than five (5) feet from the property line fenced in compliance with local ordinances and appropriately screened from the street and/or adjacent Lots.
- Chain link fence is not permitted for pet containment areas. Wrought iron, tubular steel, aluminum or solid wood to match the builder installed fencing is requested for pet containment areas (only to the extent of enclosing the pet enclosure area not for larger portions of the total yard). Colors must be compatible with the residence.
- Solid pet enclosure covers are not permitted unless approved by the Committee.
- 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.

3.8 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.

3.9 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.

3.10 Driveways and Garages

Objectives
- To minimize visibility of paved areas from neighboring Lots through careful siting, design, use of architectural devices and use of plant materials.
- To encourage the use of special enhanced paving materials that includes, 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.
- To minimize visibility of parking areas and garages through planting, architectural projections and thoughtful siting of garages.

3.10.1 General Requirements

- Recessed garage doors (minimum of 12 inches) are required.
- A Porte Cochère may be allowed, with approval from the Aesthetic Guideline Committee
- Driveways shall generally be a maximum of 16 feet wide and a minimum of 9 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 must be a minimum of 5 feet from the property line and shall be designed and landscaped in an aesthetically pleasing manner.

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- Maximum driveway slope shall be 14%.
- Only one driveway entrance is allowed per property unless specifically approved by the Committee.
- Side-facing garages shall be used wherever possible to minimize views of garage doors from the street.
- Where hardships due to terrain or access occur front loaded garages may be allowed. 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 façade of the residential building. Where front facing garage doors are allowed, a maximum of 20 linear feet of garage doors shall face the street. All garages shall be located within the Building Envelope.
- Driveways must be a minimum of five feet from side property line.
- Carports are not allowed. Disproportionately large garages are discouraged.
- Mailbox monuments are not allowed. The U.S. Post Office mandates that “gang/cluster” type boxes are used within Somersett.
- Driveway and yard 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.

**Materials**

- Approved materials for private driveways include concrete, brick, cobble, stone, and concrete pavers. Concrete stamping to simulate traditional materials, the use of a combination of materials such as stone and brick, or utilizing planted median strips are requested.
- Large areas of uncolored, un-textured concrete are discouraged. Variances for surface material on driveways over 100 feet and/or 10% continuous grade will be considered upon request. An enhanced paving materials apron must be installed at the street. Asphalt is prohibited.
- 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 or gravel driveways and parking areas are not permitted.
- Coloring and texturing concrete is requested. Colors of finish paving materials shall complement proposed buildings and integrate well with the surrounding earth tone colors.

**Garage Guidelines**

- Front-loaded garages, when allowed, shall be set back a minimum of 24 feet back from the sidewalk edge so that parking in front of the garage does not block sidewalks.
- Side-loaded garages are requested where feasible. Side-loaded garages may be located in front of the main façade, provided they are a minimum of 15 feet back from sidewalk and guest parking arrangements do not block sidewalk.
- Design solutions that break up the mass of multiple-car garages and utilize side-entry garages are requested.
3.10.2 Production Home Driveways
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. Paver borders may be added, but require the approval of the AGC committee and must match existing pavers.

3.11 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 Somersett 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 Somersett. 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 ten 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 Owner is to be notified of the meeting results within ten 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 to the AGC for review at a regularly scheduled meeting.

4.1 Design Review Process
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 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 models and/or individual homes. 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 CC&R's and the Somersett 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. Most of 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
  o Submit progress design &/or final design documents
  o 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**
  o Finish Floor Elevation (FFE) for height of home
  o Building Completion inspections and Landscaping inspections

**4.2 Approved Contractor Guidelines**

Design submittal drawings must be prepared by an Architect licensed in the State of Nevada. Design submittal drawings prepared by a Residential Designer, licensed in the State of Nevada, may be considered, contingent on pre-qualification by the Somersett 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 or Owner. All plans must be accompanied by a Landscape Data Checklist.

**4.2.1 Landscape Installation Period**

The AGC may grant extensions to the landscape installation completion requirements for cause, if a variance request is submitted by the owner for consideration and approval. 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 winter time weather conditions.

**4.2.2 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 Somersett AGC. The package shall be bound in an 8½ 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.
4.3 Design Review 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 existing site conditions, constraints, orientation of buildings, building design, vehicular, and pedestrian access, original plot plan (showing building envelope and maximum structure height), the proposed use of exterior materials and colors and conceptual landscape design. All documents must be dated with the most current creation or revision date. The package shall include two full size copies (a minimum of 24”x 36”) and one reduction to 11”x17” of the following drawings and/or materials:

- **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 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.

- **Site Plan**: A final site plan (minimum scale 1”=20'-0”) of each area that indicates proposed building footprint(s) with finished floor grades, property boundaries and easements, setbacks, scale and north direction, utility locations, existing vegetation, existing and proposed one foot contours, areas of cut and fill, drainage, limits of construction and location of construction fencing, construction staging areas, proposed roads, driveways, sidewalks, decks, retaining walls, fencing and any other proposed improvements. Proposed driveways shall include spot elevations at all changes in slope and drainage. 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.

- **Floor and Roof Plans**: Building plans (minimum scale ¼” = 1’-0”), including floor plans with finish floor elevations for each level of building(s) and roof layout indicating 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 door and window locations and sizes and the location of all exterior mechanical systems. Production Builders must submit for each proposed model.

- **Elevations**: Elevations (minimum scale ¼” = 1’-0”), including roof heights, notation 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.
  
  - 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**: A conceptual landscape plan at 1” = 20’ minimum showing irrigated areas, areas of ornamental planting (non-native), areas of native planting, areas of re-vegetation and/or slope stabilization, a plant material list, fire management zone, water features, re-vegetation areas, patios, fencing, walls (including top of wall and bottom of wall elevations), decks, proposed materials, pools,
spas, lighting, pet containment areas and any outbuildings or other structures (including but not limited to play equipment) and any other significant proposed landscape elements. The proposed landscape plans shall include:

- **Grading Plan** - Include existing and proposed contours at one-foot intervals, spot elevations, drainage patterns, and rim and invert elevations.
- **Planting Plan** - Include plant material legend, which lists common and botanical names, plant sizes and plant quantities that are keyed to locations on plan(s). Locate rock outcrops, decks, sheds, trellises, patios, fences and walls (with heights indicated), service yards, fountains, outdoor kitchens, driveways, and any other freestanding structures on the plan.
- **Irrigation Plan** – Indicate the location of all temporary and permanent irrigation systems, including controller type and size of equipment.
- **Lighting Plan** – Indicate the location of all proposed outdoor lights and address markers. Submit cut sheets of all proposed light fixtures and indicate the lighting control strategy. Please note that up-lighting (directional lighting) is not permitted, per Somersett’s PUD.

**Details**

Provide design details to sufficiently represent the visual expression of the building(s), exposed connections, and material interfaces. Include soffit/fascia details, window head and sill details, railing details, and any other information necessary to describe the building’s exterior. *Pictures are recommended with submittals.*

**4.4 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. Each sample must include the lot address. In some cases actual samples of the building materials may be requested for certification.

- Roofing and window material(s) and color(s)
- Exterior wall and trim material(s) and color(s)
- Gutters and downspout materials and color
- Exterior doors (including garage doors and the main entry door) with color
- Concrete finish 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

**4.4.1 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. Additional design review fee may be required by the committee for longer than six (6) re-submittals.

**4.4.2 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 all plans.
4.4.3 **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 thousands of dollars 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.

4.4.4 **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 Variance Request to the AGC Committee for consideration and approval. It is the owner’s responsibility to (1) inform the AGC Committee when the Building Permit is issued, and (2) request from the AGC Committee when a completion inspection is to be scheduled.

4.4.5 **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 approved final design documents, in either the site plan or the exterior elevations, must be submitted in writing to the AGC for review and approval prior to making the improvements.

4.4.6 **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.

4.5 **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.

4.5.1 **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.

4.5.2 **Request for Variance**
The AGC recognizes that each Lot has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the AGC has the authority to 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 at the sole discretion of the AGC, and that the approval of deviations shall be limited to only the most creative design solutions to unique situations. Prior to the AGC approving 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 deviation shall not adversely affect adjoining Lots or the Somersett community as a whole.
4.6 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. The AGC shall set a meeting date to review the appeal and notify
Owner of such date. The Owner or representative must be present at the meeting to review the appeal. The
AGC shall render a decision at a scheduled meeting and provide the reasons for denying or approving the
appeal in writing within 30 days. Should the owner wish to further appeal the decision, the Owner may
submit, in writing, an appeal to the Board of Directors for their review at their next scheduled Executive
Session.

4.7 AGC Approval Time Limitation
All construction 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 re-submission
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.

4.8 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 a
Committee member or its 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

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. It is therefore important that the three dimensional character of each home be considered.

If you have a Custom lot then all aspects of the landscape are the homeowner’s responsibility, including the street parkway strip landscaping. Any modifications to your street parkway or landscape strip; front yard landscaping or property fencing must receive prior approval from the AGC. Modifications would include but are not be limited to any and all regarding, planting of trees, shrubbery, and ground cover, addition of statuary, water features, fencing removal, additions or modifications, and removal/addition of turf, rock, soil, bark, boulders or Decomposed Granite (DG).

Individual homeowners are responsible for irrigation and maintenance of all street right-of-way landscaping. The Association may require all lot owners on the same Street or area to plant and maintain a similar type of landscaping.

All plans and/or modifications must be prepared by a Nevada licensed landscape architect or Nevada licensed landscape contractor and approved by the AGC before construction begins.

Landscape Objectives

- To incorporate techniques, which limit the landscape’s water demands such as using drought tolerant plants and xeriscape techniques.
- To utilize new plantings to frame outdoor spaces, lessen the impact of new structures and to screen use areas.
- To incorporate indigenous species in planting designs as a routine consideration.
- 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.

Maintenance

All landscaping shall be maintained to ensure the health and long-term viability of the landscape. 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 own lots and street parkway or landscape strip that is alongside their lot.

- 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 committee.

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 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.

### 5.1 Landscape Requirements

All visible areas of yards not hardscaped must be landscaped with turf, ornamental plantings, or a combination thereof. Gardens and lawns shall harmonize with the native terrain and natural beauty of the community and also appropriately blend with any adjacent landscapes whether common area, private home sites or golf course. Design should incorporate techniques, which limit the landscape’s water demands, such as using drought tolerant plants.

- The approved plant materials is not considered to be inclusive but is representational of recommended plants that are requested at Somersett and are suited to the climate, soil conditions and community theme.
- Landscape plans must provide complete plant nomenclature for easy identification. The size should be given as well as the quantities of each type proposed to be used in each planting group. The plant and shrub sizes are to be specified in gallons. A Landscape Data Sheet must be submitted with the Landscape Plan. Planting selections should strive to maximize color during all four seasons.
- An irrigation plan must be submitted along with your landscape plan and checklist. It must be prepared by a landscape architect or irrigation consultant to ensure efficient water usage.
- The AGC will take into account the various relationships between the home, the site and adjacent homes, views, golf courses, public areas and other amenities in making decisions regarding specific landscape plans.
- The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, or define patio or outdoor areas. Tree size should be indicated by height and/or caliper.
- Climate influences shall be considered in the planting design in order to get maximum benefit from plant materials. Evergreen trees along the north and west sides of buildings will diffuse winter winds. Deciduous trees along the south and west sides of buildings will provide summer shade while allowing winter sun to enter the home.
- All lot areas disturbed during construction must be addressed by the landscape plan, either by re-vegetation using native plants or as a portion of the installed landscape materials.
5.1.1 Landscape Design Considerations

- Landscape improvements shall incorporate, rehabilitate and enhance the existing site, incorporate indigenous species and minimize areas of intensive irrigation. Retention of native habitat is requested.
- A gradual transition shall be made from the more ornamental and “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 yards, terraces and pools are to be restricted to areas defined by buildings; walls, plantings or other defined edges, and are primarily permitted within the Building Envelope. Issues of drainage or landscape design may be considered as exceptions.
- Drainages and/or riparian areas are to be protected from disturbance during construction.
- Building improvements shall be designed around any existing major trees or shrubs on the Lot. Tree protection and fertilization 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.
- Utilize temporary construction fencing to protect native, undisturbed lot areas.

5.1.2 Plant Material Selection

- 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.
- Plants that require little maintenance are to be favored over those that require constant spray or pruning. The minimal use of pesticides is requested to naturalize plantings to the site and for health and safety concerns.
- Plant materials used for erosion control are to establish rapid surface stabilization. Ground covers and sod are to be installed using local materials and approved local practices.

5.2 Plant Material Requirements

The following are the minimum planting requirements. All plant materials should be chosen from the Somerset Approved Plant Palette. Planting designs should avoid formal groupings of trees and shrubs, and use more organic, natural groupings of plant materials, as they would grow naturally.

5.2.1 Front Yard Planting Requirements

- One front yard tree per 30 lineal feet of street footage. Trees shall be 2 inch minimum caliper for deciduous trees and an 8 foot minimum height for evergreen trees.
- Front yard may consist of a combination of turf, shrubs, boulders, groundcover and perennials. Shrub quantity shall be calculated at a rate of 3 shrubs per 100 sq. ft. of planting area. Shrubs shall be a minimum of 5 gallon size. Perennial and groundcovers may equate to 1/3 of the required shrub count and be a minimum of 4” pot size.
- Shrub beds shall be covered with an approved mulch material to reduce wind erosion, run-off, and retain moisture.
5.2.2 Mow Strip (Parkway Strip) Planting Requirements
Somersett residents may plant the landscape mow strip on their property, defined as the area between the sidewalk and back of curb, with one of the two plant materials listed below as allowed by the City of Reno’s approved PUD.

- One non-fruit bearing canopy trees planted every 40 lineal feet of parkway strip. Gaps between trees will not exceed fifty feet except at intersections. Trees shall be a minimum of 2” caliper. Evergreen trees are not allowed. A single tree species along each individual street is preferred. See 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.
  - Turf, as installed by the builder. This material requires spray irrigation. Turf should be of the same type as planted in the front yard area.
  - If the front yard is xeriscaped, approved junipers must be planted in the mow strip area. Juniper horizontallis Wiltonii (blue rug). Blue carpet juniper is a very low growing juniper (4-6”). An alternative would be juniper horizontallis “Glomerata” (6”). The junipers must be a minimum 3-gallon size, planted in a triple row and space 3’ apart in a triangular layout as indicated below. Junipers require drip irrigation. Juniper mow strips should only use one type of low growing Juniper.

5.2.3 Side Yard Planting Requirements (Behind Front Fencing)
- One tree for each side yard area. Trees shall be a minimum 2” caliper for deciduous and/or 8’ overall height for evergreen.
- If the side yard is less than 10’, a tree may not be required and will be determined on a case-by-case basis.

5.2.4 Rear Yard Planting Requirements
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.
- 3 Trees in rear yard, each a minimum 2” caliper deciduous and/or 8’ overall height for evergreen. Trees shall be planted a minimum of 3’ from any fence.
• Rear yard may consist of patio space, turf, shrubs, boulders, groundcover, and perennials. Shrub quantity shall be calculated at a rate of 3 shrubs per 100 sq. ft. of planting area. Shrubs shall be a minimum of 5 gallon size. Perennial and groundcovers may equate to 1/3 of the required shrub count and be a minimum of 4” pot size.
• Shrub beds shall be covered with an approved mulch material to reduce wind erosion, run-off, and retain moisture.

5.3 Water Conservation
Water conservation is requested. The principals of “Xeriscape” (dry landscape) are requested. Well-done Xeriscape can typically reduce irrigation water by more than 50 percent, compared with traditional designs dominated by lawn areas. Some 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. Somersett 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.
• All gardens require some maintenance including mowing, pruning, weeding and fertilizing.

5.4 Turf Areas
Turf areas shall be installed as sod and be of a reasonable size and shape and located where they augment and extend outdoor use areas.
• When turf is used, it must cover a minimum of 25% of the yard. The turf shall come in contact with the patio and/or walkway and not be an isolated, floating “island”. Turf areas shall be a minimum of 6’ wide.
• Artificial or synthetic turf is not allowed in the front yard of the home site. A limited use of artificial or synthetic turf will be considered in rear and side yard on a case-by-case basis. Samples of the turf must be provided upon submittal of plans.
• No turf shall be planted within three 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 turf management aids in soil erosion, dust stabilization, climate moderation and groundwater recharge.
• Turf cannot be established by seeding.

5.4.1 Shrub Areas
• Shrub areas are defined as those areas that can be planted. Areas not consisting of patio or walkway, turf, building, drainage (dry-creek-bed), etc.
• The square footage of shrub areas is to be used for shrub quantity calculations. Shrubs are to be planted at a rate of 3 shrubs per 100 sq. ft. of shrub planting area. Shrubs shall be a minimum of 5 gallon size. Perennial and groundcovers may equate to 1/3 of the required shrub count and be a minimum of 4” pot size. There should be a balance between deciduous and evergreen shrubs installed to accomplish interest in the landscaping throughout the year.

• A Landscape Data Sheet must be submitted with the Landscape Plan. The landscape plan cannot be approved without a landscape data sheet having been submitted, exceptions to the Landscape data sheet requirement may be made for Custom Home Landscape plans.

• Perennials from Sunset Zone 3 are approved for use in addition to those listed in the plant palette.

• All shrub areas are to be covered with an approved mulch material.

5.5 Rock and Mulch Materials
All areas planned to incorporate rock or mulch must use one of the approved rock/mulch materials to prevent dust and/or erosion. Only one type of rock or one type of mulch and decomposed granite (DG) can be used on each lot. Rock mulch of various sizes is requested; however a minimum size of 1½” is required. The AGC may approve the limited use of smaller 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 rock/mulch materials are:

• Decomposed Granite (Flat areas only to prevent erosion)
• ROCK MULCH: Ginger, Nevada Gold, Ox, Pink Mountain, River/Cobble, Lodi Gold, Sierra Red, and Cocoa Lava Rock

5.6 Slopes
Landscaping and irrigation for cut 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. The homeowner shall 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 Somersett Country Club and will be installed and maintained by the appropriate owner.

5.7 Irrigation and Backflow Protection
Objectives
• To minimize the amount of landscape irrigation required through water sensitive design.
• To utilize irrigation systems that provides efficient water coverage and minimizes water usage and runoff.
• To ensure adequate levels of irrigation using automated irrigation systems, designed in accordance with all local and state laws, rules and regulations governing or related to irrigation systems, with a controller and valves to promote optimal plant growth and more rapid establishment of a mature landscape.
• To use drip systems instead of above-ground sprays heads in planter areas and for trees.
• To obtain an Irrigation Permit from the City of Reno for installation of an irrigation system.

Irrigation Requirements:
• Irrigation is required to establish and maintain landscape plantings on each lot.
• Irrigation systems must be automatic with a controller and valves. Drip systems will be utilized instead of above ground spray heads in planter areas and for trees. 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.

• 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 their front property line.

• 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 is strongly requested such as drip irrigation and or moisture sensors. All planter areas shall utilize drip systems instead of over-head spray types. All drip tubing must be below ground.

• All irrigation heads, where used, are to be adjusted to minimize run-off. All irrigation heads adjacent to paved areas, curbs and turf shall be of a pop-up type.

• No spray irrigation allowed within three feet of any fence or structure.

5.8 Drainage

Drainage considerations, on your individual home site, including swales, must be maintained as indicated on your original plot map.

• Site drainage must be considered when designing your landscaping and indicated on your landscape plan submittal.

• No structure 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 channels.

• Although the AGC will review drainage plans, the lot owner is fully responsible for water runoff and drainage control of their lot.

• 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&R’s Section IV, “Interference with Drainage.”

5.9 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 fire pits are prohibited. Gas fire pits are authorized but must be submitted to and 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.

5.10 Lawn Edging
Concrete curbing, colored concrete, and recycled bender board are allowed. Black plastic lawn edging and precast concrete edging is prohibited. Lawn edging must be designed so as not to disturb the drainage or to trap water.

5.11 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 any plans for native vegetation removal.
- Any removal of native vegetation shall not increase the visual impacts on adjacent Lots or off-site visibility of the house.

5.12 Hardscape
- Hardscape refers to all components of a home site other than the home itself, planted landscape areas, and shade structures.
- 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.
- Patio space 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.
- Walkways, patios, driveways, walls, retaining walls, water features, etc., located outside of the building envelope must be a minimum of 5’ from the property line and/or sidewalk unless a variance is approved by the Committee.

5.13 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.

**Objective:** To create the aesthetic look of one property and not a home surrounded by vacant lots.

**Guidelines**
- Transition from the landscaped property to a native landscape look. “Vacant” lots may not just have a solid mulch treatment (ex. DG), but natural native treatment.
- If the vacant lot includes a mow strip, it must be landscaped according to the guidelines set forth for mow-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.
5.14 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 your 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.
- Any landscape features, such as fountains, outdoor kitchens and spas, etc., must be screened from golf course view with evergreen material and properties should transition to the golf course.

5.15 Exterior Lighting

Somersett is a Dark Sky community; up-lighting (directional lighting) is prohibited.

- Lighting may be used to enhance the overall design concept of the home in an aesthetically pleasing manner
- Exterior building lighting is permitted to enhance doors, garages and porches.
- Exterior lighting and pool lighting must not infringe upon adjacent neighbors.
- 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.
- Up-Lighting is not allowed in Somersett per the Planned Unit Development (PUD). All landscape lighting shall be domed lighting and will be 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.
- Color and style of lighting must be submitted.

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 of 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.

- The design of remodels and alterations must match the existing home in regard to scale, mass, proportion, color, material use, detailing, roof slope, etc. 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 are encouraged to make 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, driveways, walls, retaining walls, water features, etc., located outside of the building envelope must be a minimum of 5’ from the property line and/or sidewalk unless a variance is approved by the Committee.

- When applicable location of structures added, attached or outside of the residence must adhere to the setbacks established in the Somersett PUD.

6.3 Miscellaneous Structure
Outdoor structures such as decks, trellises, gazebos, storage sheds and playground equipment may be included within the building envelope when approved by the Committee. All structures must be in compliance with the most recent approved version of the Somersett PUD and City of Reno ordinances.

Sport courts such as tennis, racquetball, basketball etc., and/or pools, pet enclosures, and/or similar Improvements are to be located within the designated Building Envelope and effectively screened from view off-site. Such Improvements will be evaluated on a lot-by-lot basis taking into consideration visibility and site and grading considerations. Variances may be granted for Improvements outside the building envelope at the sole discretion of the Committee. Refer to Article 4, Section 35 of the CC&R’s.
General Guidelines:

- The same guidelines that apply to architecture apply to landscape structures, trellises, storage sheds and gazebos. Height shall be in proportion to the main residence.
- 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 discouraged 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.

6.4 Trellises, Pergolas, & Arbors

- Trellis's are attached to the home, Pergolas are detached, and Arbors are detached from the home and smaller in size
- 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 Somersett 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. Solid roofs are not allowed.
- 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 preferred. 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 the existing home colors and should serve as an accent to trim or fascia colors. Off-white is acceptable; bright white is prohibited.
- All Trellis or Pergola Posts must be a minimum of 6"x6" (I Beam style Posts that achieve a minimum size of 6"x6" are also acceptable). A picture of the area 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 Somersett.

6.5 Storage Sheds

- Storage sheds that are visible from street view of the home must be submitted to the AGC for review. All Visible portions of any shed are required to match the home in both color & Material
- Storage Sheds are to be constructed in such a manner as to conform to and enhance the home, Storage sheds must meet the same criteria as that defined in 'Miscellaneous Structures'.
(Aluminum/Prefabricated storage sheds prohibited). Wood or similar fabricated style sheds allowed.

- Samples of paint colors and materials shall be submitted with the plans.

### 6.6 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. A variance 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.

### 6.7 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 review 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 plans.
- Material and color sample must be submitted with plans, when using Trex or a similar material.

### 6.8 Pools, Spas & Water Features

The location of swimming pools, spas and water features shall address relationships between indoor and outdoor features, setbacks, wind, sun, site terrain, home site proximity to open space, 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.
6.9 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 'Miscellaneous Structure - General Guidelines' for additional requirements for play structures. Bright or fluorescent colors are discouraged; natural earth tone colors preferred.
- 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.

6.10 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.
The plants listed below are suitable for general use at Somersett.

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.

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Native</th>
<th>Revegetation</th>
<th>Erosion Control</th>
<th>Fire Retardant</th>
<th>Drought Tolerant</th>
<th>Streets/Right-of-Ways</th>
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(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. Aspens may not be planted within or adjacent to turf areas, and also may not be where there is a potential to affect neighboring properties.
### Evergreen Shrubs

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<th>Botanical Name</th>
<th>Native</th>
<th>Revegetation</th>
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<th>Fire Retardant</th>
<th>Drought Tolerant</th>
<th>Streets/Right-of-Ways</th>
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</tr>
<tr>
<td>Mormon Tea</td>
<td>Ephedra viridis</td>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mountain Mahogany</td>
<td>Cercocarpus montanus</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mugo Pine</td>
<td>Pinus mugho</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Oregon Grape</td>
<td>Mahonia aquifolium</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sandy Sage</td>
<td>Artemisia filifolia</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boston Icy</td>
<td>Parthenocissus tricuspidata</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clematis varieties</td>
<td>Clematis species</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>English Icy</td>
<td>Hedera helix</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Honeysuckle</td>
<td>Lonicera sempervirens</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Silver Lace Vine</td>
<td>Polygonum auberti</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
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<tr>
<td>Trumpet Vine</td>
<td>Campsis radicans</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>Virginia Creeper</td>
<td>Parthenocissus quinquefolia</td>
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<td></td>
<td></td>
<td>X</td>
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<tr>
<td>Wisteria</td>
<td>Wiseria sinensis</td>
<td></td>
<td></td>
<td></td>
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### Ground Covers

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Native</th>
<th>Revegetation</th>
<th>Erosion Control</th>
<th>Fire Retardant</th>
<th>Drought Tolerant</th>
<th>Streets/Right-of-Ways</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ajuga</td>
<td>Ajuga reptans</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bearberry</td>
<td>Cotoneaster dammeri</td>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cotoneaster varieties</td>
<td>Cotoneaster species</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Creeping Oregon</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grape (part shade)</td>
<td>Mahonia repens</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwarf Periwingle</td>
<td>Vinca minor</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Honeysuckle</td>
<td>Lonicera japonica</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>Ivy (shade)</td>
<td>Hedera helix</td>
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<td></td>
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<tr>
<td>Kinnickinick</td>
<td>Arctostaphylos uca-ursi</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>Lavender Cotton</td>
<td>Santolina chamaecyparissus</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
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<td></td>
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<tr>
<td>Pinemat Manzanita</td>
<td>Arctostaphylos nevadensis</td>
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<td></td>
<td></td>
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<td></td>
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<tr>
<td>Prostrate Germander</td>
<td>Teucrium chamaedrys</td>
<td></td>
<td></td>
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<tr>
<td>Sabina Juniper</td>
<td>Juniperus Sabuna</td>
<td></td>
<td></td>
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<td>Sedum varieties</td>
<td>Sedum</td>
<td></td>
<td>X</td>
<td></td>
<td>X</td>
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<tr>
<td>Snow in Summer</td>
<td>Cerastium tomentosum</td>
<td></td>
<td></td>
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<tr>
<td>Spreading Juniper</td>
<td>Juniperus horizontalis</td>
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### Ground Covers (cont.)

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Bontanical Name</th>
<th>Native</th>
<th>Revegetation</th>
<th>Erosion Control</th>
<th>Fire Retardant</th>
<th>Drought Tolerant</th>
<th>Streets/Right-of-Ways</th>
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<tbody>
<tr>
<td>St. John's Wort</td>
<td>Hypericum calycinum</td>
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<td>X</td>
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<tr>
<td>Sunrose</td>
<td>Helianthemum nummularium</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>Thyme</td>
<td>Thymus species</td>
<td></td>
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<tr>
<td>Winter Creeper</td>
<td>Euonymus fortunei</td>
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</table>

### 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 additions to those listed below.

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Bontanical Name</th>
<th>Native</th>
<th>Revegetation</th>
<th>Erosion Control</th>
<th>Fire Retardant</th>
<th>Drought Tolerant</th>
<th>Streets/Right-of-Ways</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bluebeard</td>
<td>Caryopteris</td>
<td></td>
<td></td>
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<tr>
<td>Evening Primrose</td>
<td>Oenothera missouriensis, caespitosa, berlandieri</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Gaura</td>
<td>Gaura lindheimerii</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Gooding Verbena</td>
<td>Vernena goodingi</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>Penstemon pinifolia</td>
<td>Pineleaf Penstemon</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Penstemon strictus</td>
<td>Rocky Mountain Penstemon</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Perennial Zinia</td>
<td>Zinnia grandiflora</td>
<td></td>
<td></td>
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<tr>
<td>Peruvian Verbena</td>
<td>Verbena peruviana</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>Prairie sagebrush</td>
<td>Artemisia ludoviciana</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>Rock Verbena</td>
<td>Verbena pulchella</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Russian Sage</td>
<td>Perovskia atriplicifolia</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Sulfur Buchwheat</td>
<td>Eriogonum umbellatum</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Threadleaf Coreopsis</td>
<td>Coreopsis verticillata</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Vervian</td>
<td>Verbena rigida</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Yarrow</td>
<td>Achillea ‘moonbeam’</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

### Grasses

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Bontanical Name</th>
<th>Native</th>
<th>Revegetation</th>
<th>Erosion Control</th>
<th>Fire Retardant</th>
<th>Drought Tolerant</th>
<th>Streets/Right-of-Ways</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basin Wildrye</td>
<td>Elymus conereus</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td>X</td>
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<tr>
<td>Blue Fescue</td>
<td>Festuca ovina ‘Glaucia’</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Blue Oat Grass</td>
<td>Helicotrichon sempervirens</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deer Grass</td>
<td>Muhlenbergia rigens</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Fountain Grass</td>
<td>Pennisetum setaceum</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hard Fescue</td>
<td>Festuca ovina ‘Covar’</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indian Ricegrass</td>
<td>Oryzopsis hymenoides</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Kentucky Bluegrass</td>
<td>Poa pratensis</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maiden Grass</td>
<td>Miscanthus sinensis Gracillimus</td>
<td></td>
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<tr>
<td>Nevada Bluegrass</td>
<td>Poa nevadensis</td>
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<tr>
<td>Sheep Grass</td>
<td>Festuca idahoensis</td>
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</tbody>
</table>
7.0 Somersett Aesthetic Guidelines Committee

7.1 Somersett Aesthetic Guidelines Committee Membership
The AGC will consist of three to seven members who serve at the discretion of the Board. Each person shall hold office until such time as he/she has resigned or been removed or his/her successor has been appointed. One of the members shall be the “AGC Design Administrator” unless the Board chooses to have the management company personnel serve as an administrator of the committee.

7.2 Membership Requirements
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. One member, the “AGC Design Administrator”, shall be appointed by the AGC in writing. The AGC may retain the services of a consultant as needed.

7.3 Meetings
The AGC shall meet at least monthly 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 comply with the time schedule as created annually. The AGC shall make every effort to review and process all complete application packages as per the schedule. However, the AGC shall not be liable for extenuating circumstances.

7.4 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 obtaining, from the SOA, a copy of the most current Guidelines.

7.5 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 Declarant or the Association as set forth in this document and the CC&R’s.

7.6 Expenses
All professional members of the AGC shall be entitled to reimbursement for services described herein. All 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.

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.

Revised February 25, 2015 (Effective 04/06/15)
The Somersett Owners Association
Aesthetic Guidelines

- The development or manner of development of any land within Somersett.
- 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 Guidelines.
- Performing any other function pursuant to the provisions of the Aesthetic Guidelines.

8.0 Definitions

Unless the context otherwise specifies or requires use of the following words or phrases when used in these Design Guidelines shall have the following meanings:

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 committee and SOA Board.

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


Association: The term “Association” shall mean the Somersett 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 Somersett. 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 Somersett 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 circumference measured 6” from the ground.

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.

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, impervious 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.

Production Builder Lot: A Lot being developed by a Production Builder.

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 or topographic structure of a site, typically expressed in contour lines. Contour lines are the primary two-dimensional ground form. Contour lines show 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 Somersett’s guideline.
9.0 Sample Landscape Planting Plan

*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.
## AGC Submittal Descriptions

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Fee Amount</th>
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<tr>
<td><strong>Custom/Architectural:</strong></td>
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<td>Review Fee Portion</td>
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<td>Final Inspection Portion</td>
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<td>Refundable Portion after passed inspection</td>
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<tr>
<td><strong>Additions/Structures/Remodel:</strong></td>
<td><strong>$1,000.00</strong></td>
</tr>
<tr>
<td>Including casitas, sun rooms, or any architectural changes, as well as additions to the structure whether freestanding or attached.</td>
<td></td>
</tr>
<tr>
<td>Review Fee Portion</td>
<td>$250.00</td>
</tr>
<tr>
<td>Final Inspection Portion</td>
<td>$125.00</td>
</tr>
<tr>
<td>Refundable Portion after passed inspection</td>
<td>$625.00</td>
</tr>
<tr>
<td><strong>External Changes:</strong></td>
<td><strong>$300.00</strong></td>
</tr>
<tr>
<td>Including paint/color changes, mow strip, landscaping, water features, play structures, hot tubs, solar, trellis, sheds, or any other exterior change to the property or home.</td>
<td></td>
</tr>
<tr>
<td>Review Fee Portion</td>
<td>$75.00</td>
</tr>
<tr>
<td>Final Inspection Portion (of any times from 1-4)</td>
<td>$40.00</td>
</tr>
<tr>
<td>Refundable Portion after passed inspection</td>
<td>$185.00</td>
</tr>
</tbody>
</table>
Somersett Owners Association
Aesthetic Guidelines

The following details the procedure for submitting improvements for review by the Aesthetic Guidelines Committee:

1) Submit one (1) completed copy of the Aesthetic Guidelines Request Form, Indemnity Agreement, and appropriate construction drawings, to:

Somersett Owners Association
Attention: AGC
7650 Town Square Way
Reno, NV 89523
Fax: (775) 787-4511

Drawings must include location and screening of equipment, site plan, setbacks, materials, colors and any information pertinent to the proposed improvement such as brochures, pictures, etc.

2) Upon review of your plans by the Committee, you will receive written notice of their approval, rejection or conditional approval within fourteen days of the meeting.

CONSTRUCTION/INSTALLATION IS NOT TO BEGIN UNTIL WRITTEN APPROVAL OF PLANS IS OBTAINED BY THE AESTHETIC GUIDELINES COMMITTEE AND/OR PLANS HAVE BEEN STAMPED.

To avoid delays please ensure forms and plans are complete prior to submittal, and comply with the guidelines. All submittals must be received 5 business days before the next regularly scheduled review meeting.
Somersett Owners Association
Aesthetic Guidelines

INDEMNITY AGREEMENT

OWNER (identified below) is the owner of property located within Somersett Owners Association and wishes to commence construction of improvements (hereinafter the "improvements") set forth as attached hereto.

CONTRACTOR (identified below) has been hired by Owner to effect the improvements.

CONSTRUCTION of the improvements is subject to the Declaration of Covenants, Conditions, and Restrictions for Somersett Owners Association, as well as certain Rules and Regulations of the Somersett Owners Association and/or Aesthetic Guidelines Committee.

THE ASSOCIATION and the AGC may (but are not obligated to) exercise supervisory responsibility with respect to ascertaining that Contractor's operations and improvements comply with the Rules and Regulations, Design Guidelines and CC&Rs.

CERTAIN INDEMNITIES are required of the Owner and Contractor, as follows, prior to commencement of construction of any improvements.

ACCORDINGLY, OWNER AND CONTRACTOR hereby agree to construct the improvements in accordance with the Rules and Regulations, Design Guidelines and Declaration of Covenants, Conditions and Restrictions of Somersett Owners Association.

OWNER shall be responsible for the conduct of Contractors, its employees and agents within Somersett Owners Association. Owner and Contractor understand and agree that violations of the Rules and Regulations may be met with a warning, stop work order, lien assessments, and/or revocation of Contractor's right to enter Somersett property.

OWNER AND CONTRACTOR hereby indemnify Somersett Owners Association and the Architectural Review Committee, and agents thereof, and hold them harmless against and from any and all liabilities, claims, losses, damages and expenses connected with the improvements or construction of the improvements.

AGREED AND ACCEPTED this _______day of _____________________, 20____.

"OWNER"  
__________________________________________  
Name(s)  
__________________________________________  
Street Address  
__________________________________________  
City/State/Zip  
(_____)_____________________________  
Phone Number(s)  
__________________________________________  
Signature

"CONTRACTOR"  
__________________________________________  
Name(s)  
__________________________________________  
Street Address  
__________________________________________  
City/State/Zip  
(_____)_____________________________  
Phone Number(s)  
__________________________________________  
Signature
Somersett Owners Association
Aesthetic Guidelines

Homeowner’s Name: ____________________________________________________________

Property Address: ____________________________________________________________

Mailing Address (if different): ________________________________________________

Home Number: (____)___________ Alternate: (____)_____________________________

Email: ____________________________________________________________________

I/we request approval of the installation of the following alterations to our property:

☐ Landscaping  ☐ Trellis/Sun Room  ☐ Play Structure  ☐ Paint Color Change

☐ Home Addition  ☐ Full Custom Home  ☐ Other

Comments & Notes about work:
_________________________________________________________________________
_________________________________________________________________________

Included with Submittal:
(Please verify within the guidelines the specific forms required based on the submittal)

☐ Plot Plan  ☐ Pictures of Existing Conditions  ☐ Material Samples

☐ Color Swatches  ☐ Plan Drawings  ☐ Landscape Data Sheet  ☐ Payment

To Be Constructed By: _______________________________________________________

Address: __________________________________________________________________

Email: ____________________________________________________________________

By providing your contractors email address, you are authorizing the association to provide AGC comments and letters directly to the contractor in addition to you as the owner.

I hereby acknowledge that I am submitting plans that follow the Guidelines set forth by Somersett and the PUD and have provided as much detail as possible to represent my plans. I understand that my plans will be reviewed by the Aesthetic Guidelines Committee at the next scheduled meeting and that I may choose to attend. If choosing to attend, notification will be given to the SOA upon submittal of plans. Additionally I understand that my contractor must follow the Contractor Rules and Regulations adopted by the Somersett Board of Directors.

_________________________________________________________________________
Homeowner’s Signature  Date
LANDSCAPE DATA SHEET – This sheet must be submitted with your landscape plans.

Name: ____________________________________________________________________________

Address: ___________________________________________________________________________

Landscape Data:
Total Rear Yard Area: _____________________ sq. ft. (Includes back (rear) and side yard)
Side Yard Widths: _______ ft. _______ ft.
Turf Provided:   _________________________ sq. ft.
Total Hardscape Area: ____________________ sq. ft. (Patio, Concrete, Pavers, Sidewalks & Pathways)
Total Mulch/Planting Area: ________________ sq. ft.
Trees Provided: _______________ (3 trees required in backyard, and 1 tree required in each side yard)
Shrubs Provided: ______________ (3 shrubs per 100 sq. ft. of planting area is required)

- Total Patio / Sidewalk area will not exceed 50% of the total yard areas. A minimum of 75% of the patio/sidewalk area will be decorative pavement.
- The Total rear yard area – turf Sq. footage – Hardscape Sq. Footage = Your Planting Area
- Trees must be a minimum of 2” caliper for deciduous trees, and 8’ in height for evergreen trees.
- Please note that the total mulch square footage is considered your planting area, unless otherwise noted on the plan, and requires 3 shrubs per 100 Sq. Ft.

Variance requests if required:

Mulch Data:
Mulch Type & Size (if not from approved mulch list, please provide a rock mulch sample for review):

Lawn Edging (concrete curb, colored concrete or recycled bender board):

You need to have the following for the Committee to review:
Plans should be to-scale with the scale indicated on the plan itself

- Original To-scale Plot Plan
- Picture of Existing Conditions
- Planting Plan

Include plant material legend including quantities sizes and location of trees and shrubs. Indicate rock outcrops, decks or patios, fences and walls (with heights indicated), service yards, and any other freestanding structures (any sheds are expected to match the home in color and material, and the shed location must be indicated on the plan and compliant with setback requirements).

- Irrigation Plan – All temporary and permanent irrigation systems
- Lighting Plan – If lighting is to be installed in the landscaping

Locate in detail all proposed outdoor lights. Submit cut sheets of all proposed lights fixtures and indicate the lighting control strategy. Please be aware that no up-lighting (directional lighting) is allowed in the community.

- Supporting Manufacturer’s Detail and hard samples

Patio Details, Trellis Plan and details, Fountain/Water Feature Rendering, Hardscape Materials & Samples, Brochures and/or Manufacturer Specifications and color photos (trellis, lighting, water features, play sets, hot tubs, fire pits, BBQ's, etc) Samples and Cut Sheets/Installation details for any proposed artificial turf (artificial turf not allowed in front yards)