



CUSTOM HOME GUIDELINES

WHEREAS, the Somerset Owners Association is a non-profit Corporation duly organized and existing under the laws of the State of Nevada; and

WHEREAS, Somerset Owners Association Board of Directors shall have all the powers of a non-profit corporation organized under the laws of the State of Nevada, subject only to such limitations on the exercise of such powers as are set forth in the Articles, the Bylaw, and the CC&Rs; and

WHEREAS, the Board of Directors has delegated authority to the Aesthetic Guidelines Committee to review and rule on submittals based on the approved guidelines; and

WHEREAS, the Association already has guidelines established in the approved Aesthetic Guidelines last dated August 18, 2012 and regulations for construction with the Planned Unit Development (PUD) with the City of Reno last dated February 2009; and

WHEREAS, the current Aesthetic Guidelines provide definitions of Applicant, Custom Lot, Production Builder, Production Builder Lot, and Production Home; and

WHEREAS, this policy is intended for the areas of Boulders, Eagle Chase, Champion Hills and Riverside; and

WHEREAS, it is the intent of this policy to allow the Board of Directors to further define the application and definition of custom home design requirements as they relate to the construction of homes by production builders in certain areas of the community; and

NOW THEREFORE, BE IT RESOLVED:

The Board of Directors shall adopt the following Custom Home Guidelines:

- For the areas identified in the PUD as Estate Homes, the AGC will maintain the requirement of no identical (like or mirrored) front, back or side elevations being repeated on any lots within a development except as approved by the AGC. Any approval that does not meet the requirement of no duplicated elevations within the development shall be considered an exception or variance to the established guidelines.
- Production Builders shall meet all of the same design requirements of a custom home within a development as are applied to individual owners for Estate areas as outlined in the Aesthetic Guidelines.
- All exceptions and variances to the established Aesthetic Guidelines approved by the AGC at its discretion shall be explained in writing and submitted to the Board of Directors.
- The Board of Directors, at its sole discretion, can choose to review, modify or let stand any variance or exception submitted to it from the AGC.
- For all applications for which the AGC approves a variance or exception, such approval shall be considered preliminary until the next regularly scheduled Executive Committee meeting to give the Board of Directors the opportunity to act prior to final approval to the applicant.
- A development shall consist of an area uniquely identified in the PUD with the type of home permitted, number of homes, and overall acreage. (Ex. 2C within Village Two)
- AGC approvals shall be considered tentative until all parts of the application (e.g. architectural, plot plan, etc.) have been submitted and evaluated. Final approvals will not be given in a piecemeal basis.

The Custom Home Guideline was duly adopted by the action of the Board of Directors on Thursday, September 5, 2013.

By: 
Board President

Attested By: 
Board Secretary