

THE TRAILS SUBDIVISION

ARCHITECTURAL RULES AND GUIDELINES

REVISED: September 9, 2002

Where a conflict exists between these Rules and Guidelines and the following restrictions, codes, laws, regulations, and etc., the following shall take precedence (listed in ascending order):

- 1) CC&R's
- 2) Town of Mammoth Lakes
- 3) Mono County
- 4) State of California
- 5) U. S. Federal Government

- 1. The architectural plans must include a site plan. Site planning should consider the view and privacy of adjoining lot owners and minimize disturbance of existing trees and major rock outcroppings.
- 2. The living area must be 1800 square feet minimum excluding the garage.
- 3. The garage must accommodate a minimum of two cars. It is suggested that driveways be constructed of asphalt or concrete pavers. Poured concrete driveways are discouraged because of likely damage during the severe winter environment.
- 4. Early completion of landscaping is encouraged. It is suggested that a landscape plan be submitted concurrent with the architectural plans. In no event shall the following schedule be exceeded:

<u>Timing After Occupancy</u>	<u>Minimal Landscaping</u>	<u>Extensive Landscaping</u>
First summer	Submit plan Complete landscaping	Submit plan
Second summer		Significant progress (earth contouring, hardware, etc.)
Third summer		Complete landscaping
- 5. The home exterior shall be built of a combination of a minimum of two of the following:
 - a) Either cedar or redwood siding.
 - b) Stucco.
 - c) Natural stone.The second texture must cover a minimum of 2 vertical feet across the front of the house.
- 6. Masonry material shall not end at a building corner.
- 7. Roof material shall be high quality standing seam steel. The valley between seams shall be 18 inches nominal and the minimum thickness of the steel shall be 24 gauge. Colors other than already existing in the tract may not be employed unless a sample is submitted to and approved by the Architectural Committee.
- 8. No trees shall be removed without the approval of the Architectural Committee.
- 9. Fencing is permitted under the following conditions if first approved in writing by

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the Architectural Committee prior to installation.

- a) Maximum height shall not exceed 42 inches.
 - b) Fencing shall enclose backyard and side yards only.
 - c) Cyclone fencing and cinder block shall be prohibited.
 - d) Horizontal or vertical supporting structure shall be located on the inside facing the house.
10. Window frames shall be color compatible with the elevations and no mill finish aluminum shall be permitted.
 11. A wood burning fireplace shall include a chimney chase. A pellet stove or a gas burning fireplace may include a chimney chase at the owner's discretion. Metal stacks visible atop any chimney chase shall be enclosed with a cupola. The cupola shall be shaped typical to those already existing in the Trails and painted to match the roof color.
 12. Metal garage doors are acceptable only if shaped to simulate wood.
 13. The following shall not be permitted:
 - a) Heating and/or air conditioning equipment mounted on the roof.
 - b) Freestanding shed structures.
 14. All exposed mechanical vents on roof shall be painted to match the existing roof color. All exposed mechanical vents on exterior siding of house shall be painted to match the existing siding color.
 15. A signed set of approved plans must be obtained from the Architectural Committee prior to commencement of construction.
 16. The garage door and entrance door shall be stained a natural wood color or painted a shade of the siding color or a shade of the trim color (Note: The color of the window frame is not considered the trim color). Aesthetically pleasing variations to this rule may be employed with prior written approval of the Architectural Committee.