

**MONTREUX  
DESIGN REVIEW COMMITTEE**

**DESIGN GUIDELINES**

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## DESIGN GUIDELINES

The creation of a new place, particularly a new home, is an exciting and challenging process. It involves a delicate balance of dreams and reality, of possibilities and limitations, and of functional, aesthetic, and budget considerations. It must be approached carefully, for what you build here will always be a part of this community. But it should also be enjoyed as an opportunity to contribute your own ideas and dreams to the developing reality of Montreux.

The Design Guidelines have been prepared to help you through the process of designing and building your own part of Montreux. Their intent is to insure the preservation of the natural beauty of the site and the maintenance throughout the community of the high level of quality that has been established as the standard.

While these Guidelines encourage the creative individuality of homes specifically designed for their sites, they also aim to maintain the quality and visual integrity of the community. Thus, their role is both to assist you in developing plans that are well suited to your site, and to protect your investment by assuring that all other homes in the community also meet these standards.

Before you start the design process, read these Guidelines along with the Contractor Rules and Regulations thoroughly in order to understand Montreux's overall design goals and the process that should be followed for design review. Then, spend some time on your home site to appreciate its possibilities and its constraints. Select a professional architect to help you translate your ideas into actual plans, and be sure he or she is well acquainted with the design philosophy for Montreux set out in these Guidelines. Obtain a good survey of your site to serve as a foundation for your home and landscape plans.

We are looking forward to working with you.

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### I. INTRODUCTION

The following Design Guidelines describe the considerations the Design Review Committee ("COMMITTEE") will apply in reviewing the site planning, architectural design, and landscaping plans for your new home at Montreux. The Contractor Rules and Regulations attached and made a part of this document detail the construction regulations that your builder must observe while your home IS under construction. These two documents set out the exact procedures that should be followed during the design review process. Also incorporated within these documents are the composition and operation of the COMMITTEE.

There are a few general points you should keep in mind when reading these Guidelines. First, remember that the COMMITTEE'S responsibility is to accommodate creativity and appropriateness of home design while maintaining standards of quality and integrity. To do this best, we have chosen not to adopt a group of rigid rules concerning maximum height, small and unworkable building envelopes and the like. Instead these Guidelines are generally broad indications of goals and objectives, combined with some clear prohibitions and requirements. Please understand that this approach has left a relatively large area open for the COMMITTEE'S judgment. In exercising that judgment, we will use our best efforts to make decisions In keeping with the design objectives on which Montreux is founded. However, there may be individual decisions on your home or others with which you do not agree. We hope there will be very few of those and that you will be understanding of the difficult balances we must make. But please let us know your thoughts, because our goal is to build a community of which you are tremendously proud.

Second, you will notice many capitalized terms in these Guidelines. Any of those terms which are not at the beginning of a sentence or a proper name represent terms which are defined in the Declaration of Covenants, Conditions, and



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<b>BUILDING ENVELOPE</b>	<p>those particular areas of potential and of concern to the overall community's cohesiveness.</p> <p>The building envelope is the part of each site within which all structures-and foundations must be located. The building envelope for each site will be specific in order to protect and preserve the natural features of the site and, as much as possible, to maximize views for neighboring properties. The building improvements may not encroach on any required minimum setback, except for irrigation facilities and a single driveway access no wider than 14 feet crossing the front setback. Some sites may not require building envelopes.</p>
<b>SITE PREPARATION</b>	<p>No significant excavation or fill will be permitted on any lot except where specifically allowed by the <b>COMMITTEE</b> due to terrain considerations. Strong efforts should be made to balance cut and fill with minimal use of retaining walls and engineered building pads.</p> <p>Retention of trees over 12 inches in diameter or over 30 feet in height.is very strongly encouraged. Cutting, removal or pruning of any trees which IS necessary for the development and landscaping of any site must first be approved by the <b>COMMITTEE</b>. Only pruning of dead limbs, removal of dead trees and stumps, and cutting and removal of trees with a trunk diameter of 6" inches or less which are bowed, leaning, severely misshapen, diseased, or sparsely needled may be done without pre-approval of the <b>COMMITTEE</b>.</p>
<b>GRADING AND DRAINAGE</b>	<p>The goal of the land planners and landscape architects at Montreux has been to preserve the natural existing topography, rock features, and vegetation as much as possible. Improvements have been carefully planned to minimize alteration of the existing topography. These goals should be carried through to all levels of development, including individual home sites. Significant grading of your</p>

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<p><b>ACCESS DRIVES</b></p>	<p>site should not be necessary and is not desirable for sensitive siting of improvements. Any minor grading that is required should be done so as to maintain the natural existing softness of the terrain using natural rounded and varied contours, not sharply defined and regular slopes. Great care should be taken in all grading work to avoid disruption of root systems of trees by trenching within the dripline or by either cutting or filling in such areas.</p> <p>Drainage swales or washes interrupted by site improvements or additional drainage structures created by such improvements shall be constructed or reconstructed of natural materials properly placed for positive operation of the drainage system. Structures that are artificial in appearance, such as exposed drainage pipe, must be avoided. Erosion is to be controlled in all circumstances. Special care must be taken during Construction to protect and retain exposed earth.</p> <p>Access drives in many cases will have a significant impact on the site, as seen from the road. Consequently, great care should be given to the planning and design of access to your home. Wherever possible, buildings should be oriented so that access is indirect, and garage openings do not directly face the road. From the garage, drives should move toward the roadway following the natural contours of the site and meandering around and between existing trees and rock outcrops. Long straight runs, even if possible, should be avoided in order to maintain a natural appearance and preserve important natural features, such as trees, rock outcrops, and drainage ways. Generally, roadbeds cut into the slope are preferable to using fill. Cut banks should have the natural, rolling character of surrounding terrain and should be replanted with native planting material.</p> <p>It will be encouraged that each lot be accessed only by a single driveway with a single cut into the roadway. The paved surface of an access drive may not exceed 16 feet in width</p>
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<p><b>ON-SITE PARKING</b></p>	<p>where it crosses the road right-of-way and the front setback of the lot. Driveways and/or parking surfaces may not encroach into any side setback without approval of the <b>COMMITTEE</b>. Some limited encroachment may be considered where unique terrain, vegetation constraints, or limited lot width may warrant. The proposed driving surface is subject to approval by the <b>COMMITTEE</b>.</p> <p>Driveway and parking area materials close to the home may vary as they relate to individual architecture, but should always maintain a finished quality. Drainage across or under driveways, where required, should be integrated into the design of the drive or apron. All of the access drive, which is located between the roadway and the plane of the home, which is closest to the roadway, shall be an approved hard surface.</p> <p>Each site must have an enclosed garage for at least three cars totally within the building envelope and clear of all required setbacks. Parking of trailers, boats, motor homes or other large recreational vehicles on any site for more than 24 consecutive hours is prohibited, unless such equipment is completely screened so that it is not visible from the golf course, any roads or neighboring properties.</p>
<p><b>PAVING</b></p>	<p>It is the goal at Montreux to limit the impervious cover of the ground to the optimum area commensurate with the needs of access and gracious living. Excessive areas of pavement will be discouraged. Paving materials for driveways, paths, steps, patios and other areas should have dull, non-reflective surface and earth colors that blend well with the natural surroundings. Treatment of common areas at Montreux will emphasize natural rock, rock wall pavers, and stained rock form concrete. Paving materials, which repeat, reflect, or refer to this theme, will be strongly encouraged.</p>

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<p><b>FENCES AND WALLS</b></p>	<p>The greatest preservation of the natural environment at Montreux would be achieved if no fences were to be built. We understand, however, that there is a functional need to enclose areas for privacy and for protection of children and containment of pets. Fencing, where required, should be designed to appear as an extension of the architecture and design materials and used only where necessary. Natural plantings should be used to further mask the fence and its location on the site selected so as to be as unnoticeable as possible from the road and surrounding properties. Fences utilized as sightscreens must be conceived as an integral part of the overall design of the building and not simply a tacked-on element dictated solely by function.</p> <p>In no case will walls or fences be permitted arbitrarily to delineate the lot although it is understood that such walls or fences may define pet runs or small yards, courtyards or terraces in close proximity to the residence for the purpose of privacy. Privacy or screen walls must not exceed six feet in height, measured from existing natural grade, and they may not encroach into any required setback. Ornamental iron or other metal fencing is discouraged and may not be used without specific approval of the <b>COMMITTEE</b>. Chain link or wire fencing is prohibited,</p> <p>Structural retaining walls may not exceed an above-grade height of five feet. Multiple terraced retaining walls must be utilized where the overall height of retained earth exceeds five feet. Retaining walls may be constructed of cast concrete, hand stacked native rocks or concrete masonry units; however, all exposed wall surfaces and edges must be treated with an approved finish, such as stone veneer, so as to blend unobtrusively with its natural surroundings.</p>
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<p><b>TERRACES AND DECKS</b></p>	<p>Outdoor living will certainly be one of the great pleasures of having a home at Montreux. The nature of the land forms will influence the choice among on-grade yards, terraces, and raised decks to provide the best spaces for that purpose. Yards and terraces should be designed so as to be an extension of the architecture, while also responding to the land's natural contours. The landscape should provide a key element in a comprehensive design that integrates the man-made features with the natural terrain and vegetation. Natural materials such as stone walls should be used as a transition to more contained man-made landscapes set among Montreux's natural open spaces.</p> <p>Decks should be very carefully designed to preserve the beauty of the home as seen from the golf course and neighboring properties. Great care must be taken to aesthetically consider the undersides and finish of decks and terraces, especially on upper hillside sites. Where the vertical distance from the underside of a ground floor deck structure (along its perimeter edge) exceeds 30 inches above finish grade below, the deck edge must be skirted with wood siding or other finish to screen the cavity beneath the deck. The only exception is for decks overhanging living space below where access and light must be preserved for these living areas. In these cases, great care must be taken to support the deck with elements of sufficient visual substance which they appear to be integrated in design with the residence itself. Simple posts or similar support systems for such decks will not be acceptable.</p>
<p><b>SWIMMING POOLS AND SPAS</b></p>	<p>The size, shape, and location of swimming pools and spas, if any, must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. Pool and equipment enclosures must be related in design to the house and other structures through the use of</p>

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<p><b>EXTERIOR LIGHTING</b></p>	<p>walls or courtyards so that they appear to be a visual extension of the home. Inflatable bubble covers will be unacceptable.</p> <p>Outdoor lighting will be carefully reviewed to assure that neighboring properties are protected from the view of bright light sources. No floodlighting will be permitted, and illumination necessary for evening activities must be directed downward and be only bright enough to provide for the safe traverse of steps and paths. Subtle lighting of design elements will be encouraged, while more ornate lighting types such as colored lights or extensive yard lighting will be prohibited. Along the same lines, exposed light sources are discouraged in favor of a softer down lighting that reduces glare and better lights the surfaces of roads and walks. Bright night lighting of tennis courts or other sports or play areas for night use will not be allowed~</p> <p>Lighting fixtures located along driveways will be permitted only if the <b>COMMITTEE</b> approves their design. and placement. Such fixtures must be on posts between 18 inches and three feet in height and constructed of wood or metal in a color that is compatible with the house. Hoods over lighting elements must be fixed in place to direct light downward, and must be constructed of wood or metal with a permanent finish in a color compatible with the house. No lighting fixtures other than lot identification signs along driveways may be installed within 20 feet of the pavement of the road on which the homesite is located. Light fixtures may not be located closer than 15 feet to each other.</p>
<p><b>OUTDOOR STORAGE</b></p>	<p>Outdoor areas housing trash containers, firewood, clothes lines, maintenance or service equipment such as lawn mowers and snow blowers or overflow storage shall be screened from all adjacent properties by a wall or fence conforming with Section H above, or in another manner acceptable to the <b>COMMITTEE</b>.</p>

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<b>ANTENNAE AND SATELLITE DISHES</b>	No antennae or satellite dishes which are over 18" in diameter visible from any part of the golf course, the Common Areas of Montreux, or neighboring properties will be permitted.
<b>HEATING AND COOLING EQUIPMENT</b>	No roof mounted or wall mounted heating or cooling equipment will be permitted. Any exterior heating and/or cooling system components must be ground mounted adjacent to the residence and hidden from view of the golf course, roadway, or neighboring properties. Such equipment must also be insulated for noise so as not to be heard, wherever possible, from the golf course or neighboring properties.
<b>UTILITIES</b>	Utility services are all stubbed to a property line of each site. The extension of services from these stub locations to the residence shall be the responsibility of each owner. All utility extensions must be underground and must be routed to minimize disruption to the natural landscape and to avoid as much as possible root systems of trees over 6" in diameter. All disturbed areas of the site must be treated as described in Section III of these Guidelines. All meter panels must be screened so that they are not visible.
<b>HOME SITE IDENTIFICATION AND SIGNAGE</b>	In order to create continuity within Montreux, a standard form of address and resident identification sign and standard location for placement of such signs will be established by the <b>COMMITTEE</b> and all identification signs used will comply with that standard. If separate neighborhoods are established within Montreux, each neighborhood may use a standard identification sign which is compatible in materials and color with such standard, but which is of a different design.

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<p><b>MAILBOXES AND NEWSPAPER HOLDERS</b></p>          <p><b>III. ARCHITECTURAL DESIGN</b></p>          <p><b>STYLE</b></p>	<p>No additional signage of any kind will be permitted, except directional, information or traffic signs provided by the developer or Montreux Association and temporary construction signs approved by the <b>COMMITTEE</b>. A standard real estate sale or lease sign will be available for sale by the <b>COMMITTEE</b> upon request.</p> <p>Due to service restrictions and guidelines of the U.S. Postal Service, mail delivery to individual mailboxes for each home is no longer available for new construction. Montreux will develop a mail service plan acceptable to the Postal Service, establishing a single approved design for the structures on which mailboxes shall be mounted. Montreux will construct each structure prior to issuance of a Certificate of Occupancy on any residence, which will use that structure. Each owner will pay his pro rata share of the cost of construction of the structure on or in which his box is located, and may not construct any other facility on his site for this use.</p> <p>The following design standards have been developed in response to aesthetic goals and environmental considerations at, Montreux. The purpose of these standards is not to create look alike residences, or to suggest that they should all use identical finishes, but rather to create a harmonious design approach compatible with the land itself. No one residence or structure should stand apart in its design or construction from the environment which it occupies. Rather, each should make its own contribution to a harmonious whole by reflecting in its own way the Design themes which make up the look of Montreux.</p> <p>There is not one design style that is required, however, a European Alpine style is desired at Montreux. Rather, the goal of design harmony is to be achieved through the use of a controlled range of complimentary materials</p>
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	<p>and colors, natural wood siding, stucco, native stone, and some metals, slate or concrete shake type tile roofs in mid to dark ranges of earth tones. Using these materials, a very wide range of designs can be a comfortable part of and enhance the natural environment at Montreux. However, certain design styles, while having a beauty of their own, are so closely associated with other times and other places that their use would distract from the harmony of the Montreux community. Examples of such inappropriate styles are southern plantation, and Santa Fe adobe. Similarly, experimental or radical building designs, although they may have many merits, are not in keeping with the quiet, more European Alpine character upon which Montreux is built, such designs will not be approved.</p>
<p><b>DESIGN REPETITIONS</b></p>	<p>No repetition or near repetition of the exterior of any approved residence in Montreux will be permitted, except that an individual neighborhood may elect to permit or encourage such duplication within its boundaries in the interest of continuity of design on a grouping of small sites.</p>
<p><b>SIZE</b></p>	<p>There is no predetermined maximum size of residences at Montreux. However, homes, which are excessively large for their sites and their contexts, can distract from the setting and will be reviewed carefully by the COMMITTEE. The minimum square footage of any main dwelling is 2,500 square feet, and detached servants quarters or guest quarters, if allowed by the County and the COMMITTEE, shall not exceed 1,500 square feet.</p>
<p><b>HEIGHT OF STRUCTURES</b></p>	<p>There is no fixed maximum height for buildings in Montreux. However, the <b>COMMITTEE</b> will consider suitability of building height to the site and its surroundings in order to minimize the impact of structures on sensitive natural areas and to preserve as much as possible the views, from neighboring common areas, the golf course, and the mountains.</p>

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<b>ROOFS</b>	<p>Visually, the roof is probably the single most important element in the overall building Design. All residences at Montreux must have pitched roofs. Steeper pitches are most appropriate for settings with tall trees nearby. Flatter pitches are most suitable on sites with lower, more rolling topography. Sites with very strong slopes should utilize roof forms, which reflect the slope of the land beneath. Mansard roofs are prohibited.</p> <p>Because of fire hazard, wood shakes or shingles are prohibited. For continuity, all roofing should present the appearance of high quality wood shake roofing, achieved through slate, flat concrete or tiles. A list of approved materials may be obtained from the <b>COMMITTEE</b>. Colors will be limited to dark earth tones. Any type of barrel or "S" tiles, or asphalt roll roofing is prohibited. No bright or reflective colors or materials shall be permitted on roofs. The use of major rooftop elements such as dormers, chimneys, or skylights, if any, should enhance the form of the roof and appear to be an integral part of the roof, not an appendage.</p>
<b>FOUNDATIONS</b>	<p>The foundation walls or wood stem walls that connect the house to the ground, particularly on sloped sites, can be just as important as the roof in their impact on the overall design and on the relationship of the home to the surroundings. Therefore, design and material selection for this important element should be adequately planned and budgeted. The use of "heavy" natural materials to form a base provides a natural transition to the ground. Whatever the material, it should be an extension of other elements such as walls or terraces and not accentuate a break between them. Exposed posts and cross-braced under-structures are unsightly, especially to neighbors, and provide no visual connection to the ground. Visible surfaces of concrete masonry or concrete</p>

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<p><b>GARAGES</b></p>	<p>foundation walls and piers may not exceed 12 inches above finished grade unless they are faced with approved masonry. Surfaces not faced with approved masonry must receive a stucco or mortar- wash finish and be painted to blend unobtrusively with adjacent materials. Wood siding that extends from walls down over foundation walls to cover foundation surfaces should smoothly follow grade lines, not the steps in the concrete foundations. Foundation walls which occur under a skirted deck such that they are no longer visible are exempt from the facing requirements stated above.</p> <p>Each residence must have an enclosed garage for at least three cars. Carports are prohibited. Garages should be designed to open to the side or rear of the house if at all possible. If garages open toward the road, great care must be taken to design their openings to be as subtle as possible. All garage doors must be high quality and equipped with automatic door openers.</p>
<p><b>EXTERIOR MATERIALS</b></p>	<p>Exterior materials should generally be natural materials that blend and are compatible with the native landscape. The predominant exterior material will consist of stucco, natural stone or indigenous wood species, including beveled or tongue- in-groove board siding, board-on-board, board and batt, and similar siding treatments. The siding must run in one, consistent direction on all exterior walls and be of one wood species only. Semi-transparent or solid body stains or paints in colors which harmonize with the surrounding landscape must be used. All reflective metal must be painted to match or blend with surrounding materials using colors approved by the <b>COMMITTEE</b>.</p> <p>Plywood siding and pressed board siding are prohibited unless the applicant can demonstrate to the <b>COMMITTEE</b> that the specific proposed application would result in a finished appearance indistinguishable from an individual board application.</p>

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<p><b>EXTERIOR COLORS</b></p>          <p><b>FRONT DOORS AND ENTRY STEPS</b></p>	<p>The use of metal siding, vinyl siding, fiberglass siding, or composition asbestos siding is prohibited.</p> <p>Any exterior masonry, other than foundations which extend less than 12 inches above finished grade, must be stone veneer of natural rock. Such veneer should be laid in courses which generally reflect the pattern of stonework at the Montreux Information Center. Exceptions to the pattern in which the stone is laid and type of stone may be granted in unusual circumstances if the applicant can establish that such variance is necessary for design reasons on an approved residential design.</p> <p>The aesthetic merits of any combination of exterior materials are subject to review and approval by the <b>COMMITTEE</b> in order to maintain the design integrity and consistency of the visual experience at Montreux.</p> <p>The back liner of draperies and window coverings which can be seen from the exterior of the home shall be a solid neutral color which harmonizes with the surroundings.</p> <p>Steel window and doorframes must be colored to match or blend with surrounding materials.</p> <p>All exterior colors are subject to prior approval by the <b>COMMITTEE</b>. The color of all exterior materials must be very subdued to blend with the natural landscape. Earth tones are strongly recommended, although muted accent colors, other than white, which are used judiciously and with restraint may be permitted.</p> <p>Front doors and entries are an important focal point for most home designs. Doors and surrounding Design details should be substantial relative to the home and of a design</p>
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	<p>which is in keeping with the architecture of the home itself. Where entries are located above the lowest grade of the home, particular care must be taken to ensure that the entry appears to be solidly connected to the ground, that the grade will not be altered so substantially to accommodate such entry that it appears unnatural, and that the front elevation of the home remains in balance and proportion.</p>
<p><b>WINDOWS AND SKYLIGHTS</b></p>	<p>The glass of windows and skylights must not be highly reflective, nor may their frames consist of light colored or reflective material. This guideline especially applies to aluminum frames, which must be anodized or finished with baked enamel. White translucent lenses on skylights should be avoided in favor of grey or clear finishes.</p>
<p><b>BUILDING PROJECTIONS</b></p>	<p>All projections from a residence or other structure including, but not limited to, chimney flues, vents, flashing, louvers, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall match the surface from which they project, or must be painted or stained an approved color to blend unobtrusively with adjacent materials. All building projections must be contained within the building envelope.</p>
<p><b>CHIMNEYS AND OUTDOOR FIREPLACES</b></p>	<p>Due to fire danger present in this region, all chimneys must be equipped with a U. L. or I. C. B. O. approved spark arrestors, including outdoor fireplaces. Open outdoor fire pits are prohibited. Barbecues are permitted, provided they are lidded.</p>
<p><b>SOLAR APPLICATIONS</b></p>	<p>Passive solar design is encouraged. Active solar applications can result in excessive glare and reflection, and would only be approved by the <b>COMMITTEE</b> if the hardware is integrated into the structure and does not</p>

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<p><b>PREFABRICATED BUILDINGS</b></p>	<p>have any negative impact on views from other lots, common area or the golf course.</p> <p>No building that is constructed off-site and requires transportation to any tot, whole or in partial assembly, will be permitted. This prohibition includes mobile homes, stock modular buildings, or any other structures requiring transportation and set up in a partially completed state. The aesthetic merits of any such structures are subject to review and approval by the <b>COMMITTEE</b>. This paragraph does not refer to construction trailers covered in the contractor rules &amp; regulations, nor to common prefabricated building components, such as roof trusses.</p>
<p><b>CHANGES OR ADDITIONAL CONSTRUCTION</b></p>	<p>All changes or additions to the approved plans for improvements, including landscaping and dog enclosures on a site before, during, or after the construction must first be approved by the <b>COMMITTEE</b>.</p>
<p><b>IV. LANDSCAPING</b></p>	<p>The landscaping goals at Montreux are to reflect the best of Northern Nevada's natural environment, enhanced by careful use of trimming, cleaning, planting, and water. All existing trees, rock outcroppings and other significant natural features will attempt to be preserved as much as possible and enhanced by judicious limbing, trimming and cleaning. Native grasses, trees and shrubs will be added. Introduction of non-compatible plant and tree species will be prohibited. Irrigation will be added to allow landscaping to thrive in its optimum forms. Lawns and more formal planting styles will be permitted in front yards from residence to the curb, however in backyards and side yards only within the building envelope. Following are specific guidelines intended to implement these goals:</p>

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<p><b>PRESERVATION OF EXISTING TREES AND ROCK OUTCROPPINGS</b></p>	<p>As discussed in Section II. C above, no tree over 6" in diameter (measured 4' above natural ground level) may be removed without the approval of the <b>COMMITTEE</b>. During construction, tagging of trees which are to remain and temporary fencing should be used to assure that no grading takes place within the dripline of trees to be preserved. Exposing roots or filling over them must be avoided.</p> <p>Significant rock outcroppings are a unique feature of the land at Montreux. They should be carefully preserved and featured in all planning for structures and landscaping. During construction, special care must be taken to avoid damage to these rock elements and the lichens growing on their surfaces. Such damage can be caused by heavy machinery, chemicals or other irritants.</p>
<p><b>ENHANCEMENT OF NATIVE LANDSCAPING</b></p>	<p>All dead tree branches and limbs should be removed, taking care to avoid a "too-perfect" look. All dead and fallen materials other than pine needles, and all piles of dirt and other man made disruptions in the ground condition should be removed, and the ground should be raked clean of all debris.</p>
<p><b>PLANT AND AREA LANDSCAPING VARIATIONS</b></p>	<p>The introduction of new plant and other landscaping materials will be restricted in order to protect the overall landscaping goals. Areas that are to be planted should use only native trees and shrubs approved by the <b>COMMITTEE</b>.</p>

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<p><b>IRRIGATION</b></p>	<p>Areas where formal plantings and lawns are allowed should avoid a straight-line appearance where lawns meet the natural landscaping.</p> <p>Private areas are those areas located within walls, courtyards or other approved structures so that they're not visible. Within private areas, an owner may create as varied or formal a landscape as desired.</p> <p>Supplemental restrictions may vary landscape requirements in different areas within Montreux, due to existing or lack of natural landscaping.</p> <p>To allow all revegetated landscaping to thrive, each disturbed area of the site must be fully irrigated with an underground sprinkler system with manual or automatic controls. Sprinkler heads should be of "Pop-up" design or discretely located, and black risers should be used in order, to minimize visual awareness of these systems. Sprinkler systems shall be utilized as needed to maintain active growth and healthy green color for all plant materials, except when dormant in winter.</p>
<p><b>LANDSCAPE PLANS</b></p>	<p>Before any landscaping or the installation of any underground sprinkler system begins, a specific plan for the landscaping and the underground sprinkler system must be submitted and approved by the <b>COMMITTEE</b>.</p>
<p><b>COMPLETION OF LANDSCAPING</b></p>	<p>All landscaping work must be completed <u>within 90 days of receipt of a Certificate of Occupancy</u> for the residence. Extensions will be granted for weather conditions which prevent installation of plant materials or other landscaping improvements.</p>

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<p><b>OUTDOOR FURNITURE</b></p>	<p>Location of permanently placed outdoor furniture or accessories such as swings, tables, barbecues, arbors, jungle gyms, swing sets, etc. must be approved by the <b>COMMITTEE</b>. Outdoor furniture and accessories may not infringe on setbacks and must be properly maintained. Swing sets and other play and sport equipment shall be screened from adjacent view or be painted or constructed to blend with natural surroundings, as approved by the <b>COMMITTEE</b>.</p>
<p><b>OUTDOOR ORNAMENTATION OR STATUARY</b></p>	<p>Placing, erecting, constructing or allowing any permanent, unnatural or man-made ornaments, signs, statue, pink flamingoes, relics, machinery, equipment, basketball backboards (which must be painted both front and back, including pole, the exact color of the residence on the property), game poles and nets of any types, or other such items which are unattached to approved structures are prohibited unless the same are included and made a part of a landscape plan submitted to and approved by the <b>COMMITTEE</b>. "Unnatural" shall mean any object which is not naturally growing upon, indigenous to or accumulated upon a home site in its undeveloped state.</p> <p>Bird feeders made of natural materials and simple designs are encouraged, but will be subject to <b>COMMITTEE</b> approval. A list of pre-approved designs can be obtained from the Design Review Committee on request. Any ornamentation or statuary item described above which is to be attached to or intended to be a part of an approved structure or deck shall first be submitted to the <b>COMMITTEE</b> for approval.</p>
<p><b>V. DESIGN REVIEW PROCEDURES</b></p>	<p>In order to establish a framework for periodic comment on each residence as it proceeds through the design</p>

## DESIGN GUIDELINES

<p><b>PRE-DESIGN CONFERENCE</b></p>	<p>development and review process, the following procedures have been established by the <b>COMMITTEE</b> of Montreux. Plans and specifications shall be submitted to the <b>COMMITTEE</b> in accordance with the following conference and submittal requirements and review procedures.</p> <p>Prior to preparing preliminary plans for any proposed improvement, the owner and/or the owner's architect should meet with a representative of the <b>COMMITTEE</b> to discuss proposed plans and to resolve any questions regarding building requirements at Montreux. The purpose of this informal review is to obtain guidance from the <b>COMMITTEE</b> concerning the possibilities and sensitivities of the site prior to initiating preliminary design. These meetings should occur on site whenever possible.</p>
<p><b>PRELIMINARY DESIGN SUBMITTAL</b></p>	<p>When the preliminary design is complete, plan submittals must include all of the following <u>and</u> must be presented in two formats. First, a regular set of blueprint size plans in 24" x 36" format or larger and at a scale appropriate to such size presentation. This set will be returned to the applicant once the plans have received final design approval. Second, to facilitate handling and storage, a second set of the plans reduced to 11" X 17" paper should also be submitted. The <b>COMMITTEE</b> will retain this set. No review will commence until the submittal is complete.</p> <p>I. Site plan, showing the entire property, and the location of the building envelope; the residence and all buildings, driveways, and parking areas; existing and proposed topography; proposed finished floor elevations; all trees of 6 inch diameter or greater and special terrain features to be preserved, and trees and/or special terrain features to be removed.</p>

## DESIGN GUIDELINES

	<p>2. Survey of the site, prepared by a registered land surveyor or licensed civil engineer showing lot boundaries and dimensions, topography (2 foot contours or less), major terrain features, all trees of 6 inch diameter or greater, edge and elevation of pavement or curb, and utility locations.</p> <p>3. Floor plans showing proposed finished floor elevations.</p> <p>4. All exterior elevations showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch, and a preliminary indication of all exterior materials and colors.</p> <p>5. In addition to the exterior elevations in Item 4 above, a "conceptual drawing" showing the most prominent and descriptive view of the home in perspective and on the actual site. This drawing must show all major existing site features and topography in scale. It must also clearly show all design elements, with major building elements labeled for identification.</p> <p>6. If the <b>COMMITTEE</b> deems it appropriate due to slope considerations or complexity of design, a study model may be required (same scale as site plan) which accurately depicts all the proposed improvements and their relationship to the site.</p> <p>7. Any other drawings, materials, or samples requested by the <b>COMMITTEE</b>.</p> <p>8. A design review fee in the amount of \$1,000.00 is required at the time of Preliminary Design submittal. The \$1,000 fee will cover the Preliminary Design Submittal, Preliminary Design Review and Final Design Submittal. A fee of \$250.00 may be imposed at the discretion of the <b>COMMITTEE</b> each time a resubmit is required, if the re-submittals are necessary to obtain a design that complies with all Design Guideline requirements.</p> <p>The submittal shall consist of one set of prints, which shall be retained by the <b>COMMITTEE</b>.</p>
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## DESIGN GUIDELINES

<p><b>PRELIMINARY DESIGN REVIEW</b></p>	<p>The <b>COMMITTEE</b> will review the preliminary plans as described above and will respond in writing within 10 days after the review, but no later than 30 days after a submittal is complete.</p> <p>Results of reviews will not be discussed over the telephone by members of the <b>COMMITTEE</b> with an owner or his architect or builder, and no owner, architect or builder shall have the right to attend any meeting of the <b>COMMITTEE</b> unless specifically requested by the <b>COMMITTEE</b>. Any response an owner may wish to make regarding the results of a design review must be addressed to the <b>COMMITTEE</b> in writing.</p>
<p><b>FINAL DESIGN SUBMITTAL</b></p>	<p>After preliminary plan approval is obtained from the <b>COMMITTEE</b>, the following documents are to be submitted for final review in both size formats outlined for the preliminary design review process. No review will commence until the submittal is complete.</p> <ol style="list-style-type: none"><li>1. Site plan, showing the entire property; and the location of the building envelope; the residence and all buildings, and the driveway, and parking areas; existing and proposed topography; finished floor elevations; all protected plants or special terrain features to be preserved; trees or terrain features to be removed; all utility sources and connections; and all site walls, fences, or similar structures.</li><li>2. Floor plans showing finished floor elevations.</li><li>3. Roof plan showing all roof pitches.</li><li>4. Building section, indicating existing and proposed grade lines.</li></ol>

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	<p>5. All exterior elevations showing both existing and proposed grade lines, plate heights, roof pitch and an indication of exterior materials and colors.</p> <p>6. Samples, color boards showing actual materials and colors depicting or describing all exterior materials, finishes, and colors.</p> <p>7. Complete landscape plan showing location, size, and type of all existing and proposed plants, irrigation system facilities, decorative materials, paving or other impervious surfaces, walls, steps, fences, or borders. Refer to attached Appendix A and B for list of approved trees and shrubs.</p> <p>8. On-site staking of all building corners and improvements, if requested by the <b>COMMITTEE</b>.</p>
<p><b>SITE INSPECTION</b></p>	<p>The submittal shall consist of one set of prints, which shall be retained by the <b>COMMITTEE</b>.</p> <p>As soon as the submission of final plans is complete, a representative of the <b>COMMITTEE</b> may inspect the site to determine that the conditions as depicted in the final design submittal are accurate and complete.</p>
<p><b>FINAL DESIGN REVIEW</b></p>	<p>The <b>COMMITTEE</b> will review the final plans and respond in writing within 10 days after the review, but no later than 30 days after a submittal is complete. If, in the opinion of the <b>COMMITTEE</b>, the submittal is in substantial compliance with the approved preliminary drawings and is otherwise in compliance with these Design Guidelines, approval will be granted. Should the design be at substantial variance with the preliminary drawings or violate any of these guidelines, disapproval may result, and a revised submittal will be required.</p>

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<p><b>RESUBMITTAL OF PLANS</b></p>	<p>Results of reviews will not be discussed over the telephone by members of the <b>COMMITTEE</b> with an owner or his architect or builder, and no owner, architect or builder shall have the right to attend any meeting of the <b>COMMITTEE</b> unless specifically requested by the <b>COMMITTEE</b>. Any response an owner may wish to make regarding the results of a design review must be addressed to the <b>COMMITTEE</b> in writing.</p> <p>In the event of any disapproval by the <b>COMMITTEE</b> of either a preliminary or a final submittal, a resubmission of plans should follow the same procedures as an original submittal.</p>
<p><b>PRE-CONSTRUCTION CONFERENCE</b></p>	<p>Prior to commencing construction, the builder must meet with a representative of <b>COMMITTEE</b> to review construction procedures and coordinate his activities in Montreux.</p>
<p><b>COMPLIANCE DEPOSIT</b></p>	<p>To assure the owner's and builder's compliance with these guidelines and their agreement to build all structures, landscaping, and other improvements in complete conformance with approved plans, the owner shall deliver to the MDRC a Compliance Deposit in the amount of \$5,000.00. This deposit must be delivered prior to commencement of construction and will be held by the <b>COMMITTEE</b> until the final release described below has been issued by the <b>COMMITTEE</b>. \$2,000 of the deposit is non refundable. Out of the non refundable deposit \$1,000 is to aid in defraying the cost of additional security personnel related to construction, and \$1,000 of which may be deposited in the Association reserve account for future street repair and replacement due to construction traffic, particularly heavy trucks. \$3,000 of the deposit is fully refundable, unless the owner or builder fails to comply in any way with these Design Guidelines, with approved plans, or the construction rules attached hereto and</p>

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<p><b>COMMENCEMENT OF CONSTRUCTION</b></p>	<p>made a part of these guidelines, then the funds held in the Compliance Deposit may be used to pay the costs of damages, compliance or correction of such failure. Any funds remaining in such deposit after the final release, has been issued will be promptly returned to the owner. No interest shall be due owner on the deposit. If expenses exceed the amount of the deposit, then owner shall be liable for the excess, and said excess may be charged against the owner's site as a special assessment.</p> <p>Upon receipt of final approval from the <b>COMMITTEE</b>, payment of the Compliance Deposit, and satisfaction of all Washoe County review processes, the owner shall satisfy all conditions and commence the construction or any work pursuant to the approved plans within one year from the date of such approval. If the owner fails to begin construction within this time period, any approval given shall be deemed revoked.</p> <p>The owner shall, in any event, complete the construction of any improvement on the owner's lot within one year after commencing construction thereof, except and for so long as such completion is tendered impossible or would result in great hardship to the owner due to labor strikes, fires, national emergencies, natural calamities or Inclement weather.</p> <p>If the owner fails to comply with this schedule, the <b>COMMITTEE</b> shall either have the exterior of the improvement completed in accordance with the approved plans or remove the improvement, with all expenses incurred to be reimbursed to the <b>COMMITTEE</b> by the owner.</p>
<p><b>INSPECTION OF WORK IN PROGRESS</b></p>	<p>The <b>COMMITTEE</b> may inspect all work in progress and give notice of noncompliance. Absence of such inspection or</p>

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<p><b>SUBSEQUENT CHANGES</b></p> <p><b>FINAL RELEASE</b></p>	<p>notification during the construction period does not constitute an approval by the MDRC of work in progress or compliance with these Design Guidelines.</p> <p>Additional construction or other improvements to a residence or lot, or changes during construction or after completion of an approved structure, including landscaping and color modification, must be submitted to the <b>COMMITTEE</b> for approval prior to making such changes or additions.</p> <p>Upon completion of any residence or other improvement, the owner shall give written notice of completion to the <b>COMMITTEE</b>. Within 10 days of such notification, a representative of the <b>COMMITTEE</b> may inspect the residence or other improvements for compliance. If all improvements comply with these Design Guidelines, the <b>COMMITTEE</b> may issue a written approval to the owner, constituting a final release of the improvements by the <b>COMMITTEE</b>. If the <b>COMMITTEE</b> fails either to disapprove or approve compliance of the improvements within 40 days of receipt of owner's notice, the Committee's right to approve shall be waived.</p> <p>If it is found that the work was not done in strict compliance with the approved plans or any portion of these Design Guidelines, the <b>COMMITTEE</b> may issue a written notice of noncompliance to the owner, specifying the particulars of noncompliance, said notice to be issued within 30 days of the final inspection. The owner shall have 30 days from the date of notice of noncompliance within which to remedy the noncomplying portions of his improvement. If, by the end of this time period, the owner has failed to remedy the noncompliance, the <b>COMMITTEE</b> may take action to remove, repair or reconstruct the non complying improvements as provided for in these Development Standards, and, in addition, may without limitation seek injunctive relief against occupancy of the site until compliance is achieved or the imposition of a fine.</p>
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<b>NONWAIVER</b>	The approval by the <b>COMMITTEE</b> of any plans, drawings, or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any of the development standards shall not constitute a waiver of same.
<b>RIGHT OF WAIVER</b>	The <b>COMMITTEE</b> reserves the right to waive or vary any of the procedures set forth herein at its sole discretion.
<b>EXEMPTIONS</b>	Utility and maintenance buildings and other structures located on non residential portions of Montreux are exempted from the, "Design Standards" portion of this document, however, the <b>COMMITTEE</b> will endeavor to attain as high a level or conformance with these standards as is practical for these types of facilities.
<b>RELATIONSHIP WITH ASSOCIATION</b>	The <b>COMMITTEE</b> shall serve as an agent of the Association concerning the review, enforcement, and other matters described in these guidelines. All funds held or disbursed as or from design review fees, Compliance Deposits, payments fines, and payments or reimbursements from expenses of enforcing compliance with these guidelines will be held or paid for by the account of the Association and will in all instances be the property of the Association.

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<p><b>VI. COMMITTEE</b></p> <p><b>MEMBERS</b></p> <p><b>SELECTION OF MEMBERS</b></p> <p><b>RESIGNATION OF MEMBERS</b></p> <p><b>DUTIES</b></p> <p><b>MEETINGS</b></p>	<p>The <b>COMMITTEE</b> shall initially consist of not less than three members nor more than seven. Each member shall hold his or her office until such time as he or she has resigned or been removed, or his or her successor has been appointed as set forth herein.</p> <p>Members of the <b>COMMITTEE</b> shall be selected in accordance with the Declaration.</p> <p>Any member of the <b>COMMITTEE</b> may, at any time, resign from the <b>COMMITTEE</b> upon written notice delivered to the Association.</p> <p>It shall be the duty of the <b>COMMITTEE</b> to consider and act upon such proposals or plans related to the development of Montreux as are submitted pursuant to the Design Guidelines, to enforce these Design Guidelines as the <b>COMMITTEE</b> sees fit, and to amend these Design Guidelines when, and in a manner deemed appropriate by the <b>COMMITTEE</b>.</p> <p>The <b>COMMITTEE</b> shall meet from time to time as necessary to properly perform its duties. The vote of a majority of the members shall constitute an act of the <b>COMMITTEE</b>.</p> <p>The <b>COMMITTEE</b> shall keep on file all submittals and copies of all written responses to owners to serve as record of all actions taken.</p>
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<p><b>COMPENSATION</b></p>	<p>Unless authorized by the Association, any members of the <b>COMMITTEE</b> which are employed by the Declarant shall not receive any compensation for services rendered.</p> <p>All members shall be entitled to reimbursement for reasonable expenses incurred by them and compensation in connection with the performance of their duties. Professional consultants and representatives of the <b>COMMITTEE</b> retained for assistance in the review process shall be paid such compensation as the <b>COMMITTEE</b> determines.</p>
<p><b>AMENDMENT OF DESIGN GUIDELINES</b></p>	<p>The <b>COMMITTEE</b> may, from time to time and at its sole discretion, amend or revise any portion of these Development Guidelines. All such amendments or revisions shall be appended to and made a part of the Design Guidelines. Administrative changes may be made in like manner by the <b>COMMITTEE</b>.</p> <p>Each owner is responsible for obtaining from the <b>COMMITTEE</b> a copy of the most recently revised Development Guidelines.</p>
<p><b>NONLIABILITY</b></p>	<p>Neither the <b>COMMITTEE</b>, any member thereof, Montreux Homeowners Association, or the Declarant, shall be liable to the Association or to any owner or other person for any loss or damage claimed on account of any of the following:</p> <ol style="list-style-type: none"><li>I. The approval or disapproval of any plans, drawings and specifications, whether or not defective.</li><li>2. The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications.</li></ol>

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<b>ENFORCEMENT</b>	<p>3. The development, or manner of development, of any property within Montreux.</p> <p>4. Failure to inspect or approve improvements constructed.</p> <p>5. Defects in design, construction, workmanship, equipment or materials associated with improvements in Montreux.</p> <p>Every owner or other person, by submission of plans and specifications to the COMMITTEE for approval, agrees that he will not bring any action or suit against the <b>COMMITTEE</b>, any of its members, Montreux Association, or the Declarant, regarding any action taken by the <b>COMMITTEE</b>,</p> <p>Approval by the <b>COMMITTEE</b> of any improvement at Montreux only refers to the Montreux Design Guidelines and in no way implies conformance with local, state or federal government regulations. It shall be the sole responsibility of the owner to comply with all applicable government ordinances or regulations, including but not limited to zoning ordinances and local building codes.</p> <p>The <b>COMMITTEE</b> may, at any time, inspect a lot or improvement and, upon discovering a violation of these Design Guidelines and or Construction Rules and Regulations, provide a written notice of noncompliance to the owner, including a reasonable time limit within which to correct the violation. If an owner fails to comply within this time period, the <b>COMMITTEE</b> or its authorized agents may enter the lot and correct the violation at the expense of the owner of such lot, fine the owner and/or issue a stop work notice to the owner. Said expense shall be the sole responsibility of the Owner and may be charged back to the owners as a special assessment, secured by a lien upon such site enforceable in accordance with the Declaration. In addition, if the <b>COMMITTEE</b> is holding a</p>
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**DESIGN GUIDELINES**

<p><b>SEVERABILITY</b></p>	<p>Compliance Deposit from the owner, funds in the Compliance Deposit may be used to satisfy, in whole or in part, the obligation of the owner to pay such expense.</p> <p>In the event of any violation of these Development Standards, the <b>COMMITTEE</b> may, at its sole discretion and in addition to restoration expenses, impose without limitation a punitive fine, commensurate with the severity of the violation. Such fine shall be paid and secured as provided above for other expenses and assessments for which the owner is liable.</p> <p>If any provision of these Design Guidelines, or any section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, the validity of the remainder of these Design Guidelines shall be construed as if such invalid part were never included therein.</p>
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**AMENDMENT TO MONTREUX DESIGN GUIDELINES**

Pursuant to Article V and VI of the Montreux Subdivision Declaration Of Covenants, Conditions And Restrictions dated July 29, 1996, as amended, the Montreux Design Review Committee (the "Committee") is authorized to promulgate and amend Design Guidelines. Accordingly, the Committee hereby amends the Montreux Design Guidelines by majority vote of Committee members, effective on the date specified below for all plans submitted by lot owners who have acquired title to their lots after said date, as follows:

- 1. Article IV, Section E is amended to add the following sentence at the end of said Section:

The landscaping plan must be submitted, and all work performed, by a licensed landscape contractor approved by the Committee.

- 2. Article II, Section B is amended to add the following sentence at the end of said Section:

The ground level footprint of all building structures on any lot may not exceed twenty percent (20%) of the total lot square footage.

By: (Original Signed By) \_\_\_\_\_  
ROBERT L. NICHOLS,  
Committee Chairman