

KINGSWOOD ESTATES HOMEOWNERS'  
ASSOCIATION ARCHITECTURAL  
REVIEW RULES AND REGULATIONS  
Adopted August 13, 2022

The Architectural Review Rules and Regulations set forth herein are adopted and approved by the Board of Directors of the KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION pursuant to the authority of Article VI, Sections 1 and 2, of the duly adopted and recorded Declaration of Protective Restrictions.

I. GENERAL PRINCIPLES

No building, fence, wall, or other structure shall be commenced, erected or maintained within the area regulated by the KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications and such further data as may be requested showing the nature, kind, shape, height, materials, colors, and locations, of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography.

II. ARCHITECTURAL CONTROL COMMITTEE

- A. MAKEUP: The Architectural Control Committee shall consist of five (5) members. Three of the members shall be members of the Board of Directors of the Association and two (2) of the members shall be other members of the Association. All members shall be appointed by the Board of Directors. In addition, all other members of the Board of Directors shall serve as alternates. The alternates shall only participate and vote in the absence of regular members of the Architectural Control Committee. The members of the Committee shall designate a Chairperson and a Vice-Chairperson.
- B. TERM: Membership in the Architectural Control Committee shall be for a period of one  
(1) year or until successors have been approved and are ready to enter upon the duties of the office. Any member of the Architectural Control Committee may be removed without cause by a vote of a majority of the Board of Directors or by a vote of seventy-five (75%) percent of the voting power of the members of the Association.
- C. QUORUM AND VOTING: A quorum of the Architectural Control Committee shall consist of three members. Voting shall take place only at a meeting where at least a quorum of the Committee is present. In order to be adopted, a motion shall require the affirmative votes of at least three members of the Committee present at the meeting.  
With respect to any application before the Committee, only those

Committee members who personally reviewed the application and the site of the project and had an opportunity to form opinions based upon personal observations of the neighborhood and the proposed project shall qualify to be part of a quorum and to vote.

- D. REVISION TO ARCHITECTURAL REVIEW RULES AND REGULATIONS: The Architectural Control Committee can adopt reasonable rules and regulations subject to approval by the Board of Directors.

### III. PROCEDURE

- A. GENERAL: No building, fence, wall, or other structure shall be commenced, erected or maintained within the area regulated by the KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION, nor shall any exterior addition to or change or alteration therein be made without application to and approval from the Architectural Review Committee. Each person proposing to carry out any of such activities shall first submit to the Kingswood Architectural Committee, P.O. Box 1215, Kings Beach, California 96143, furnishing the Secretary with a fee, an application, and preliminary plans as indicated below:

1. FEES: Payment by check made out to KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION in the following amount:

\$400 New major construction (including but not limited to new residence, addition to residence, new garage, or exterior remodel).

\$100 New minor construction (including but not limited to addition of storage shed, fence or deck).

\$25 Modifications to roof material or building color.

\$0 Maintenance of existing roof or building color.

2. APPLICATION FORM: Fill out the KEA application form.
3. PRELIMINARY PLANS: Two (2) sets of blueline or blackline prints and/or digital copies, each showing the name of the owner, name of architect or other person preparing the plans, lot number and subdivision number, date, and including the following drawings:

Floor Plans and Elevations of the structure (scale  $\frac{1}{4}" = 1' 0"$ ) showing the following:

- a. Extent of structure - show type of heating.

General construction - post and beam, pole construction, bearing walls, laminated roof, etc.

Exterior colors of siding, trim, and roof. Color chips shall be provided. Colors shall be indicated on exterior elevations.

Roof pitch and type of roofing material.

All elevations of the structure showing exterior materials, indicating colors to be painted or stained.

A section showing relationship to existing grading and floor and roof levels, taken more or less at right angles to the contour to show how it fits on or in the ground.

- b. Plot Plan:

( $\frac{1}{8}" = 1' 0"$ ) or  $1" = 10'$

Lot line, lot number, subdivision number, easement, building, setback, North arrow, location of utilities, including sewer, gas, water and electric.

Contours at 2-foot intervals.

Location, size, and kind of trees, over (4") in diameter, take at a point 3' 0" above the ground, (Removal of over 4" may be authorized.)

Indication of rock outcroppings.

Indication of cut and/or fill, together with the slope for each.

Indication of location of house, carport or garage, driveways, parking area, garbage container, fences, decks, walks, and walls, etc.

Indicate the location of the following items:

1. Contractor's shacks.
2. Temporary roads.
3. Storage sites for building materials (storage on

roadways is strongly discouraged and may result in enforcement actions by other agencies).

- B. STAKEOUT: Concurrently with the filing of the application, the applicant shall cause a stakeout of the proposed improvement location including parking and driveway location on the site, and the property corners. Trees, if any, which must be removed, shall be marked.

The following stakeout protocol shall be followed:

Property corners shall be marked with lath with pink flagging strung between corners.

Structures shall be marked with lath with orange flagging strung between corners.

Parking (paved) areas shall be marked with lath with blue flagging strung between corners.

Trees proposed to be removed shall be marked with orange flagging tied around the tree at a height of four feet. Trees shall not be marked by painting.

This is to be done to assure the Committee that the actual building will sit on the actual site, and will tie in with the other buildings, present and future, which are to be constructed in the neighborhood, and to allow an accurate field review. The stakeout SHALL be done by a licensed surveyor to ensure that the actual location is the same as that shown on the topographical survey. The identity of the surveyor who did the stakeout shall be identified on the application and the surveyor shall sign a certification on the application.

- C. INSPECTION OF PRELIMINARY PLANS: Within 30 days after the filing of an application the Committee will review the preliminary plans and notify the applicant of approval, disapproval or the requirement of additional information. A disapproval or requirement of additional information shall constitute a disapproval with one 30-day opportunity for the applicant to resubmit without the payment of an additional fee. Each resubmission thereafter shall require an additional fee of 25% of the original fee. In the event of a resubmission the Committee will act and notify the applicant of its decision within a second 30-day period.

D. FINAL PLANS: After approval of preliminary plans and approval of stakeout, the prospective builder shall furnish the Architectural Review Committee two complete sets of final plans as used for obtaining a building permit showing all the above points in detail.

- E. INSPECTION OF FINAL PLANS: Shall proceed as that of the Preliminary Plans, as stated above (See C).

Upon approval of plans, one full set shall be signed and returned to the member (owner) and the remaining copy *will be retained* in the permanent files of the KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION.

Upon receipt of a written final approval from the Chairperson of the Architectural Review Committee, the applicant shall be permitted to commence construction, as far as the Architectural Review Committee is concerned.

However, the Builder must have all necessary and required building permits from Placer County Building Department, TRPA, etc., which are granted by organizations other than the Committee. Neither the Committee nor any member thereof shall be responsible for architectural or other defects of any nature whatsoever in the applicant's plans and specifications, or in any building or other structure erected. All structures shall be built in conformity with the plans.

- F. CHANGES IN EXTERIOR BUILDING PLANS, COLORS, SITE LOCATION, ETC.: Any exterior change, however slight, from the plans approved by the Committee must be re-submitted to the Committee for re-approval. This applies to any exterior change or addition whatsoever, including, but not limited to a change in building plans, materials, windows, roof, color, site location, parking areas and the like. No additional construction or alterations may be carried out until plans for such work are submitted to the Committee for approval. If this is not done, the completed work is subject to removal or revision.
- G. COMPLETION OF BUILDING: All construction on a building shall be completed no later than 24 months after commencing work. The applicant shall notify the Committee of the date work is commenced.
- H. FINAL INSPECTION BY COMMITTEE: Upon completion of the building or upon taking occupancy of the building, whichever is earlier, written notice of completion or occupancy, as the case may be, shall be submitted to the Committee within 30 days following which the Committee shall inspect the building for the purpose of determining whether the building complies in all respects with the final plans approved by the Committee. No final approval of any building or of any addition to a building will be given by this Committee until such notice and inspection have been accomplished.
- If the Committee approves the final inspection, the Chairperson will return the archival set of plans to the KEA Manager. Plans must be signed by a majority of members of the Architectural Review Committee. The KEA Manager will thereafter send a Notice of Approval to the Applicant.
- The Manager will archive the approved final inspection set of plans and a copy of the notice of approval.
- If the Committee disapproves the final inspection, then the Chairperson will contact the owner and inform the owner of the reason(s) for rejection.
- I. NON-LIABILITY: Neither the Committee nor its consultant is liable for any delay incident to the foregoing procedures.

### III. STANDARDS

- A. GENERAL: All buildings, fences, walls, or other structures, including any exterior addition to or change or alteration to the such shall be in harmony of external design and location in relation to surrounding structures and topography. The design of the above shall bear a harmonious relationship to the land and its neighbors, in terms of lot coverage, mass, and degree of individual expression. The style of any proposed structures, the style of neighboring structures, the distance between houses, the density and location of neighboring trees and number of other houses in a given open space are all factors which will be considered by the Committee.
- B. STOCK PLANS: A Stock Plan is defined to be any plan which has already been used once in a unit of Kingswood Estates Homeowners' Association. Variations on plans for already constructed structures, including but not limited to changes in size, scale, minor-roof lines, deck locations, entry locations, pop-outs, siding material, color, window treatment, garage door treatment, or flip-flop shall not make a plan different and such plans shall be considered to be the same plan. To be considered a new plan, the plan must be such that it appears to be substantially different in overall appearance. There is a limit of one stock plan per KEA Unit (Units 1 through 5), for a total of five for the entire association. Furthermore, buildings with the same stock plan cannot be in sight of each other.
- C. SETBACK LINES: No building or structure shall be permitted on any lot nearer than 20 feet from any street bordering the front of any lot or 20 feet from the rear property line, or 10 feet from the side property lines. This includes roof overhang, decks and any other structure or portion of any structure. Side & rear fencing may be placed on the property line, front fencing must NOT encroach upon the front set-back.
- D. FLOOR SPACE: No house with less than 1,200 square feet of floor space, counting living areas with 5' - 0" minimum head clearance, and not counting car ports, garages, basements, porches, decks, etc., will be accepted. All structures shall be built in accordance with applicable government laws, ordinances, or statutes and/or building codes.
- E. HEIGHT LIMIT: The maximum height of any building shall be thirty (30) feet above the top of the curb or building pad or site, whichever is higher. Measurement of height of lot may be made at the midpoint of the lot as measured from the front set-back to the rear property line and left property line to the right property line.
- F. DECKS: Decks above grade shall be supported on columns or walls. Consideration should be given to setback and dark open space under buildings or decks, which should be avoided and may require screen walls.
- G. ROOFS

PITCH: Structures built in open areas should have roofs which are reasonably uniform in pitch.

In wooded areas, greater variation in pitch may be acceptable. No totally flat roofs will be approved in open areas, but portion of roofs which are otherwise acceptable in pitch may be flat so long as the flat portion does not exceed 30% of the total roof areas of any structure. In open areas all roofs except the flat portion shall have a rise of not less than two and one-half (2-1/2) inches in twelve (12) and not more than sixteen (16) inches in twelve (12) of distance. In wooded areas roofs of greater or less pitch may be permitted.

OVERHANG: Roof edges of each structure preferably shall have an overhang. However, no roof overhang shall project over any setback lines.

MATERIALS: Shall be Composite shingles, and or metal (Metal roofs will be limited to the earthtone colors including browns, grays or forest green). approval as to colors and architectural grade.

- H. EXTERIOR WALLS AND WINDOWS: The following materials will be permitted on exteriors, SUBJECT TO DESIGN APPROVAL OF QUALITY, COLOR AND DESIGN:

WOOD

board & batten  
timbers  
board  
plywood  
plywood & battens (limited application) wood  
siding  
wood shingles  
imitation stone  
log siding (imitation or real)

MASONRY

all types of stone or brick  
poured concrete & concrete block (limited application) foundation  
& retaining walls

MISCELLANEOUS

glass  
cement plaster (limited application)

THE FOLLOWING MATERIALS WILL NOT BE PERMITTED ON  
THE EXTERIOR OF ANY STRUCTURE:

Asphalt  
Siding  
Imitation Brick  
metal siding, raw or painted  
concrete or concrete block  
as a total facade  
composite shingles  
vinyl siding

OTHER MATERIALS: New building materials, as they become available, and other materials not listed above, will be given special consideration by the Committee provided their use harmonizes with existing structures.

- I. EXTERIOR COLOR AND FINISHES: The use of color shall generally be restricted to colors which harmonize with colors found in the immediate surroundings. Milled timbers, boards, plywood and wooden siding shall receive paint or stain. Flat portions of roofs shall use dark aggregate.
- J. PARKING SPACE: A minimum of 700 square feet of paved off-street parking shall be provided, of which a minimum of 400 square feet shall be outside parking and the balance may be inside an enclosed garage.
- K. CUT OR FILL: Cut or fill shall be replanted and/or stabilized.
- L. TELEVISION ANTENNAE, LAUNDRY LINES The size and location of all external outdoor antennae, satellite discs, etc. shall require approval.

All garbage or trash containers, laundry lines, and other such facilities must be placed in walled-in areas so that they are not visible from the adjoining properties or from the streets. Garbage or trash containers shall be the minimum size practical and of bear proof metal construction.

- M. REMOVAL OF PLANTS: No trees over 4" in diameter taken at a point 3' above the ground may be removed or cut down without written permission of the Committee. Where trees are damaged during the process of building construction, owner will restore or replace such tree within 12 months of dwelling completion. REPLACEMENT SHALL BE WITH A TREE SIMILAR TO THE DAMAGED TREE IN SPECIES, SIZE, AND MASS.
- N. VARIANCES: The restrictions or provisions contained in Article VIII of the Covenants and Restrictions may be waived by the Committee if a majority of the Committee so decides, after receiving a written request from the owner.
- O. CAMPERS, TRAILERS: No live-in vehicle will be allowed on the lot while construction is in progress.
- P. FENCES AND WALLS: No fence, wall or hedge higher than four feet and of solid wood/metal or other solid material shall be erected or maintained on any lot, nor shall such fence, wall or hedge be constructed or maintained on any easement areas. Side and rear fences may be erected on the property line,



however, front fences must adhere to property set-backs set forth herein. Chain link fences are prohibited.

- Q            PLANTING AND REPLANTING: Replanting of cut and fill areas, as well as other areas on the lot where landscaping is called for must be called out as soon as possible, but must be completed within one year after the date the building is completed. Planting must be of substantial size and irrigation must be provided to insure survival of plants.

#### IV.    EFFECTIVE DATE

These Architectural Review Rules and Regulations shall be effective on and apply to all applications submitted or resubmitted on or after August 13, 2022, except that no additional fee shall be required for a resubmission if a fee was paid for the original submission prior to August 13, 2022