

Guidelines to Making External Changes

The goal of the URHOA Architectural Committee (A/C) is to maintain a clean, attractive, cohesive look to the neighborhood and to protect the views that contribute to the value of the homes here on the hill.

These guidelines are provided by the Architectural Committee to help you when planning and applying for approval to make any changes to the exterior of your home or your yard. They were developed from the City of Reno Municipal Code and from the URHOA PUD and CC & R's and we offer them as a tool, not as a replacement for these documents.

GENERAL GUIDELINES

Be aware that per the CC & R's (sections 3.10 and 4.04), the A/C has a responsibility to consider view protection when approving applications dealing with placing structures and fences, selecting trees and shrubs, patios and sunrooms, etc. All work must begin within 120 days and be completed within one year from the date of approval by the Architectural Review Committee unless otherwise noted.

HOME EXTERIOR

Paint – You are required to submit paint chips before repainting, even if you intend to repaint in the same colors. We encourage paint colors that:

- Complement the neighboring homes
- Have different base and trim colors
- Garage doors generally should be painted the basic house color.

Windows – Addition, removal, or replacement with a different type of window must be pre-approved.

Structural Changes –

- Roofing – quality composition, metal and tile where appropriate roofing is acceptable. We do not encourage wood shake or shingles for fire reasons. Fiberglass for patio covers is also acceptable.
- Solar devices must be approved by the A/C.
- Driveways – concrete or decorative stone. No asphalt visible from the street in front or side of the house.
- Garage doors – sectional, decorative windows.
- Siding
- Sunrooms
- Dog runs
- Posts, pillars, lighting
- Decorative shutters and awnings

Antennas – no antennas except satellite dishes up to 36” diameter. Preferred placement is in a location not visible or prominent from the street or to the neighbors. May be required to paint or otherwise screen.



UNIVERSITY RIDGE HOME OWNERS ASSOCIATION

Security Doors and Windows – We encourage a light-scaled, decorative look. Anything that makes a house look like a fortress is discouraged.

Decks and Porches – We encourage:

- Natural wood colors
- Not blocking neighbors' views
- Styles that complement the neighborhood “look and feel”

FENCES

Yard Enclosure – The City of Reno and the CC & R's allow up to a six foot fence around a house, but it must be set back at least 20 feet from the inside of the sidewalk in front and must be set back from the sidewalk along the side of a house. If the house is on a corner, the City may allow only a 2 ½ or 4 ½ ft. fence with certain setbacks. Please check with the City for Municipal Code requirements.

The Architectural Committee may have additional requirements regarding fence height or placement to protect neighboring views. No fence is allowed to protrude beyond the envelope of the house.

Fence Materials Natural wood materials are encouraged. Chain link fences or gates are not permitted (yes, we know we have some in the neighborhood, but they will be “grandfathered” out). Chain link is okay for dog runs if they are not visible from the street.

Fence Construction Any solid fence must be constructed with posts and rails facing the center of the property, except for “good neighbor” fences.

Fence Finishes Natural or earth-tone stains. Do not paint house colors (yes, we know we have some in the neighborhood, but they will be “grandfathered” out). Please use screws or nails that won't rust and create dark stains down the boards.

Screening

- If you are permitted to store an RV, trailer, boat or other such vehicle, it must be behind a six foot, solid construction fence. Not all lots are suitable for such storage.
- Air conditioners and pool equipment must be screened from neighbor's view, either with landscaping or approved fencing.

LANDSCAPING STRUCTURES

- Arches
- Gazebos

- Sheds
- Permanent fountains
- Retaining walls
- Lighting
- Swimming pools
- Note that some lots have responsibility for maintaining the V ditches that drain the area. These must not be obstructed, nor should dirt, debris or plants be allowed into them. Allowing dirt, brush or debris in your V ditch exposes you to significant financial liability in case of overflow causing damage.

PARKING AND STORAGE

RV, trailers, boats, etc – must be stored behind a six-foot, solid fence. If any part of a motor vehicle is in front of the house, City of Reno requires a solid pad (concrete, asphalt or pavers), not gravel or dirt.

The URHOA further requires that all such vehicles must not be parked on a driveway or in front of the house for more than 48 hours. If any permanent storage will impinge on a neighbor's view, it may be denied.

Note: City of Reno does not allow driving over a curb.

CITY OF RENO PERMITS

The City of Reno requires permits for many construction and landscaping projects. For your convenience, here is a list from the City of the more common projects requiring a permit:

- Fences over 30" in height above grade
- Retaining walls over 2' above grade or supporting a surcharge
- Yard sprinkler system
- Covered decks and patios
- Uncovered decks and patios 30" or higher from finished grade
- Accessory buildings including storage sheds
- Fireplaces and other solid fuel appliances
- Any alterations to dwelling
- Electrical and plumbing changes
- Swimming pool, spa, and hot tubs, except portable units

Altering finished grades in a manner that will cause drainage to other properties is prohibited.

Guidelines for New Construction

Review the Guidelines for Making External Changes. In addition:

Plot Plans and Specifications must include:

- Property lines and building envelopes
- Setbacks
- Streets
- Curbs & Gutters
- Other drainage
- Natural rock outcropping features
- Driveway including dimensions of curb cuts
- Driveway materials
- Easements
- Utility Locations
- Drawing Scale
- Impact on neighboring homes' views
- North Arrow
- Location and outline of proposed structures including any house, garage, out-building, retaining walls, pool, fence or barrier of any kind, deck, arbor, gazebo, patio, dog run, storage structures or any other.
- Lot contours, including existing and finish grades, 2-foot interval minimum, top of curb grades, spot elevations of all structures, corners and entrances, and any cuts and fills.

Elevations indicating:

- All exterior walls
- Existing and New topography on all elevations
- Bottom of all footings on all elevations
- Roof slope on all elevations
- The elevations of the height control point and maximum building height on all elevations. Check your CC & R's for building envelopes with height limits for your lot.
- Drawing scale for each sheet of elevations
- Description of all exterior materials: walls, roofing, doors, windows, etc, will be noted on each sheet of elevations. Include proposed finish colors and samples.

Section: A building or wall section indicating the floor level(s) and highest ridge height.

Floor Plan(s) indicating:

- Walls and all openings along with all attached structures
- Scale and north arrow
- Area for each floor along with a total area must be indicated



Landscaping

- Proposed landscaping, including plant materials, their sizes at planting and at maturity, other landscape features including rocks, boulders, dry creeks, shredded bark, etc.
- Fence locations and elevations with materials indicated.
- Mailbox and elevations with materials included.
- Our CC & R's (3.10) require landscaping be completed within six months of house completion. This landscaping must be approved in advance by the Architectural Committee.