Item	A&B	C	D	E&F	G	H	I	J	K [Commercial plat next to I-80]	L	M	M2
ARTICLE II												
HOMEOWNERS ASSOCIATION AND ARCHITECTURAL COMMITTEE												
Year written or recorded	2000	1957	1957	1960	1960	1960	1961	1963	1962	1968	1966	1968
HOA Membership	$50	No	No	No	No	No	No	No	No	No	No	No
One Membership per Lot	Yes	No	No	No	No	No	No	No	No	No	No	No
Personal Obligation and lien	Yes	No	No	No	No	No	No	No	No	No	No	No
Community Maintenance Fire Prevention Assessment	No	No	No	No	No	No	No	No	No	No	No	No
Special Assessments	Yes	No	No	No	No	No	No	No	No	No	No	No
Effect of Nonpayment and Remedies	Yes	No	No	No	No	No	No	No	No	No	No	No
Architectural Committee-required plan review and approval	Yes	Yes (note 2)	Yes (note 2)	Yes (note 3)	Yes (note 3)	Yes (note 4)	Yes (note 5)	Yes (note 5)	Yes (note 6)	Yes (note 6)	Yes (note 6)	Yes
Variances	Yes	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	waiver of compliance provided for	None Allowed	After veview by Architectural Committee	None Allowed
Appealing Disapprovals of Architectural Committee	Yes before 30 days after disapproval	appeal not provided for	appeal not provided for	appeal not provided for	appeal not provided for	appeal not provided for	appeal not provided for	appeal not provided for	appeal not provided for	appeal not provided for	appeal not provided for	appeal not provided for
Days after which plans are approved if no decision is made	N/A	30 days	30 days	30 days	30 days	30 days	30 days	30 days	30 days	30 days	30 days	30 days
Trustees and Architectural Committee Not Liable	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	Yes	Yes	Yes

Item	A&B	C	D	E&F	G	H	I	J	K [Commercial plat next to I-80]	L	M	M2
Enforcement Powers	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	Yes	Yes	Yes
Attorney's Fees	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes	Yes	N/A	Yes
Violation Notice	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ARTICLE III												
PERMITTED AND PROHIBITED LAND USES AND BUILDING SPECIFICATIONS												
Existing Structures, Uses and Improvements Grandfathered	Yes	Not stated	Not stated	Not stated	Not stated	Not stated	Not stated	Not stated	Not stated	Not stated	Not stated	Not stated
Compliance With Zoning Regulations	Yes	Not stated	Not stated	Not stated	Not stated	Not stated	Not stated	Not stated	Not stated	Not stated	Not stated	Not stated
Building Height (as stated in CC&Rs)- Note 7	36 Feet	<= 2 stories above front street	<= 2 stories above front street	<= 2 stories above front street	<= 2 stories above front street	<= 2 stories above front street	<= 2 stories above front street	<= 2 stories above front street	N/A	<= 2 stories above front street	<= 2 stories above front street	<= 2 stories above front street
Dwelling Square Footage on Ground Floor	>=1500 single story or 1200 1st/800 2nd if multistory	>=900 single, 500 for 1-1/2 or 2 story	>=900 single, 500 for 1-1/2 or 2 story	>=900 single, 500 for 1-1/2 or 2 story	>=1000 single story, 700 if 1-1/2 or 2 story	>=1000 single story, 700 if 1-1/2 or 2 story	>=1200 single story, 800 if 1-1/2 or 2 story	>=1200 single story, 800 if 1-1/2 or 2 story	N/A	>=1200 single story, 800 if 1-1/2 or 2 story	>=1200 single story, 800 if 1-1/2 or 2 story	>=1200 single story, 800 if 1-1/2 or 2 story
[except proposed CC&Rs and A/B]										+ 250 sqft 'guest house' with approval		+250 sqft 'guest house' with approval
Setbacks [Note 8]	25' front, 15' from right of way, 12' Side 12' Rear	Site Conditions Front/NA/12S/25B	Site Conditions Front/NA/12S/25R	Site Conditions Front/NA/12S/25R	Site Conditions Front/NA/12S/25R	Site Conditions Front/NA/12S/25R	Site Conditions Front/NA/8S/25R	Site Conditions Front/NA/8S/25R	Front15 (lots 1-14, 31-55, 64-69)/NA sides and rear	Site Conditions Front/NA/8S/25R	Site Conditions Front/NA/8S/25R	Site Conditions Front/NA/8S/25R
Garage	Min 2 Max 4 + opt. carport (2 cars Max)	Max 3	Max 3	Max 3	Max 3	Max 3	Max 3	Max 3	N/A	Max 3	Max 3	Max 3
Driveway	2 car min	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Accessory Buildings	w/approval	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	w/approval	None Allowed	w/approval
Residential Purposes	Single Family/non-commercial	Single Family/non-commercial	Single Family/non commercial	Single Family/non-commercial	Single Family/non-commercial	Single Family/non-commercial	Single Family/non-commercial	Single Family/non-commercial	Commercial/ Residential (w/ approval of Arch. Comm.)	Single Family/No Rentals in 'guest house'	Single Family/non-commercial	Single Family/No Rentals in 'guest house'
Landscape/Re-vegetation Plan	1 year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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Removal of Trees	Must be Minimized	Full Control of Architectural Committee	Full Control of Architectural Committee	Full Control of Architectural Committee	Full Control of Architectural Committee	Full Control of Architectural Committee	Full Control of Architectural Committee	Full Control of Architectural Committee	Not stated	Full Control of Architectural Committee	Full Control of Architectural Committee	Full Control of Architectural Committee
Restoration of Cut and Fill	1 year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Building Completion Time Frame	1 year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Completion Required Before Occupancy	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Notification of Construction Activity	2 days prior to approved blasting/ dangerous activity	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction Maintenance	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction Activity	limited to 7am to 7pm	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction Traffic Flow	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction Plan Approval	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maintenance	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes	Yes
Temporary Structures	None allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed
Location of Storage and Utility Buildings	not visable from frontage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Offensive Trade or Activities	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Businesses	non-industrial	Residential Only	Residential Only	Residential Only	Residential Only	Residential Only	Residential Only	Residential Only	Commercial Only - residential w/ approval	Residential Only	Residential Only	Residential Only
Animals and Live Stock	None allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed
Household Pets	Pets should be kept from roaming free	No more than one dog or one cat	No more than one dog or one cat	No more than one dog or one cat	No more than one dog or one cat	No more than one dog or one cat	No more than one dog or one cat	No more than one dog or one cat	N/A	No more than one dog or one cat	No more than one dog or one cat	No more than one dog or one cat
Fences	6 Feet Max	N/A	N/A	N/A	N/A	N/A	w/approval of Architectural Committee	w/approval of Architectural Committee	w/approval of Architectural Committee	w/approval of Architectural Committee	w/approval of Architectural Committee	w/approval of Architectural Committee
Waste Material	None allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed	None Allowed

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Recreation Vehicles	Roads/driveway only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Environmental Pollution	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed
Hunting	None allowed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fire and Fireworks	No Open Fires/No Fireworks	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Signage	6.25 sqft max professionally produced	3x5 Max	3x5 Max	3x5 Max	3x5 Max	3x5 Max	3x5 Max	3x5 Max	By Architectural Committee approval only	3x5 Max	3x5 Max	3x5 Max
Duplicate Plans	No 2 plans alike	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Certified Survey Required	Yes	No	No	No	No	No	No	No	No	No	No	No
Visible Address Numbers	Yes	No	No	No	No	No	No	No	No	No	No	N/A
Exterior Lighting	Away from Neighbors and passing motorists	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Specification of Finish Materials	Approval of Architectural Committee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Specification of Exterior Materials	Natural Materials/ no t-111, no cinder block	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Neighborhood Compatability	6/12 roof pitch minimum	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Swiss Challet Style Only	Architectural Committee Approval Only	Architectural Committee Approval Only	Architectural Committee Approval Only
Roofing	Fire Retardant w/30 year minimim guarantee	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction Disturbance Fencing Required	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ARTICLE IV												
GENERAL PROVISIONS												
Amendments	>50% approval Required	Majority of lot owners	Majority of lot owners	Majority of lot owners	Majority of lot owners	Majority of lot owners	Majority of lot owners	Majority of lot owners	N/A	Majority of lot owners	Majority of lot owners	Majority of lot owners
Binding to Successors and Assigns	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Item	A&B	C	D	E&F	G	H	I	J	K [Commercial plat next to I-80]	L	M	M2
Counterparts	Same as Original	Same as Original	Same as Original	Same as Original	Same as Original	Same as Original	Same as Original	Same as Original	Same as Original	Same as Original	Same as Original	Same as Original
Captions and Pronouns Definition	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
No Waiver	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Severability	Remainder in force	Remainder in force	Remainder in force	Remainder in force	Remainder in force	Remainder in force	Remainder in force	Remainder in force	Remainder in force	Remainder in force	Remainder in force	Remainder in force
NOTES												
2. Sam F Sotor, W. Louis Gardner, David I. Gardner, Wayne Christofferson or Represenative												
3. Sam F Sotor, Donald L. Vopat, W. Louis Gardner, David I. Gardner, or Represenative												
4. Sam F Sotor, Donald L. Vopat, John E. Kay, or Represenative												
5. Sam F Sotor, J.E. Debonham,John E. Kay, Doyle Plott, or Represenative												
6. Sam F Sotor, J.E. Debonham,John E. Kay, or appointee of Summit Park Company												
7. All existing CC&R height measurements either violate County code or no longer have any												
relevance; County code is 32 feet												
8. Setbacks for plats A and B and the proposed CC&Rs conform to the County code;												
those for older CC&Rs mostly or partly do not comply with the code.												