

## EXHIBIT A

### DESIGN AND USE GUIDELINES FOR ASSOCIATION MEMBERS AND ASSOCIATE ASSOCIATION MEMBERS

AS REFERENCE IN **SECTION 11.05** OF THESE BYLAWS, THE DESIGN AND USE GUIDELINES FOR THE ASSOCIATION MEMBERS AND ASSOCIATE ASSOCIATION MEMBERS ARE AS FOLLOWS.

Since the inception of Big Trees Village, the owners have adhered to a set of standards whose purpose is to preserve the community's natural beauty and enhance the value of the individual properties within the Village. These standards, for the most part were contained in the several sets of Covenants, Conditions and Restrictions (“**CC&Rs**”) which governed Big Trees Village, sought to achieve these goals through reasonableness and balance. The CC&Rs begin to expire starting in 2016 and the purpose of these standards is to continue the use of the standards through their incorporation into the governing documents of the Big Trees Village Property Owners Association (“**Association**”).

The following Design and Use Standards are made a part of the Revised and Restated Bylaws of the Association. The Association encourages the cooperation and adherence to these Standards by its Association Members and all property owners within Big Trees Village. They will help Association Members and other property owners ensure that the unique qualities of their community are perpetuated for, and enjoyed by, generations of ownership.

#### USE STANDARDS

1. **General Maintenance of Lots.** Each owner of a Lot, whether improved or unimproved, is expected to maintain the lot satisfactorily with regard to health and safety considerations. For instance, lots need to be kept clear of excessive amounts of forest debris and must comply with requirements of the Ebbetts Pass Fire District and/or Cal Fire.
2. **Re-subdivision.** Association Board review and approval and Calaveras County approval are needed before any lot can be divided or subdivided.
3. **Single-family use.** Lots are to be used for a single-family structure and an attached or free-standing garage with the exception of Lots 58 through 93 in Unit 4, which are multi-residential lots.
4. **Business Use.** Business may be engaged in on any Lot in compliance with County Ordinances so long as no business signage is displayed and traffic and parking are not excessive.
5. **Refuse.** Owners need to ensure that their Lot is kept clear of refuse or garbage. If refuse containers are used, owners need to make certain they are secured against animal intrusion and spillage.
6. **Signage.** The only signs that can be placed and maintained on Lots are reasonably sized “For Rent,” “For Lease,” or “For Sale.” Signs and signage providing the street number and the name of the owner. In the case of multifamily lots a sign can be maintained identifying the name of a multi-family complex. All signage shall conform to County ordinance requirements.
7. **Animals.** The only animals permitted within Big Trees Villages are dogs, cats, and other household pets and guide and service animals. No farm animals are allowed.

8. **Trailers, Boats, Recreational Vehicles.** In recognition of the recreational as well as residential quality of the community, these vehicles can be stored within Big Trees Village but owners and users shall either garage them or shield them from general view. Construction trailers are allowed only if they are properly permitted by the County and only during the time a residential unit or garage is being constructed.
9. **Repair of Vehicles.** Except for emergency servicing, no motor vehicle, trailer or boat shall be repaired, constructed, or reconstructed in the on any Lot, and no inoperable vehicle should be stored on any Lot except within an enclosed garage.
10. **Fences.** To retain the natural beauty of the community and allow wildlife movement across and through Lots, fences need to be limited to dog runs and not serve as lot boundaries. These pet fences should be constructed of transparent and not privacy screening materials.
11. **Utilities.** All utilities within Big Trees Village Unit 1 shall be installed underground except for above ground transformers and access ports. Utilities within the other Units of Big Trees Village do not have to be underground.

## **DESIGN STANDARDS**

1. **Design Review.** Consistent with previous requirements, Lot owners should submit plans and specifications to the Association Board and obtain Board approval as well as obtaining a building permit from the County, prior to the commencement of any construction or alternation of any building, structure wall, fence or alteration. The Association will provide a timely review of such plans and specifications.
2. **Natural Terrain and Trees.** Because so much of the beauty of the community is drawn from the terrain and trees, improvements to any Lot need to consider, to the extent reasonable and feasible, the retention of these natural elements.
3. **Completion of Improvements.** All exterior construction or alterations should be completed within one year of commencement.
4. **Site of Residence.** No residence should be located within 10 feet of the side or rear boundary lines of a Lot or within 20 feet of the front of the Lot.
5. **Exterior Materials and Colors.** Exterior materials should be compatible with the natural environment and colors of structures and garage doors should be earth tones.
6. **Size of Residences.** Each living unit should contain a minimum of 800 square feet of living area on the ground floor.
7. **Sewage Disposal.** Each residential Lot must have its own sewage disposal system approved by Calaveras County.