

EXHIBIT C
CHOA Amended and Consolidated Rules and Regulations
GROUNDS PLANTING/LANDSCAPE GUIDELINES

1. All landscaping requests shall be submitted to the Grounds Committee Chairperson via email or regular mail and shall include:

- a. A completed CHOA Grounds and Landscape Alteration Application.
- b. A detailed description of the project along with photographs of the project area.
- c. Evidence of approval of the landscape plan by all affected Owners as set forth in section 3 below.
- d. A landscape plan developed by a California licensed landscape design professional. If the plan is sent by regular mail, four (4) copies will be required. The plan must include any necessary irrigation upgrades.

All fully completed and submitted requests will be reviewed and considered by the CHOA Grounds Committee and/or the CHOA Board of Directors.

Note: If the request is for a minor planting project such as flower boxes or flower beds, as an example, the need for a professional design and installation may be waived by the CHOA Grounds Committee.

2. Prior to submission, all landscape plans must incorporate the following considerations and characteristics:

- a. All plantings are to be Tahoe Basin native plants.
- b. All plantings must meet the regulatory agency required setbacks from buildings and structures.
- c. The impact of the plantings on:
 - i. Lake and mountain view corridors for impacted units and buildings currently as well as in the future.
 - ii. Potential impact on adjacent and/or affected Owners' privacy
 - iii. Any modification of use of the affected Project Common Area for other Owners.
 - iv. Common Area Facilities including but not limited to walkways, parking areas, building foundations, lighting, siding, decks, etc.
 - v. Sun and shade exposure to individual Units and Common Area Facilities.
 - vi. Water usage (conservation should be emphasized in the plant selection and the irrigation design utilizing drip irrigation whenever possible).
- e. Ongoing ease of maintenance of the plantings.
- f. The expected size (width, breadth, and canopy) of the plantings as they mature.

- g. Flower boxes must meet the design and appearance criteria as outlined in the Governing Documents.
- 3. Determination of the affected Owners located in the project's sphere of influence will be determined in advance of the formal application by the CHOA Grounds Committee and/or CHOA Board of Directors. Owner applicant shall review the plans and obtain approval from such affected Owners.
- 4. The Owner applicant shall be responsible for all costs and expenses associated with the submitted Landscape Application and installation including:
 - a. All required permitting fees
 - b. Landscape material purchase and installation including irrigation.
 - c. Maintenance of the plantings and irrigation system for a period of one (1) year following the installation including fertilizing, pruning, irrigation, winterization, and any other related or required maintenance.
 - d. Any required construction oversight to ensure the final product adheres to the approved plans and permits.

All costs and conditions of the project will be specified within the approval to proceed from the CHOA Grounds Committee/CHOA Board of Directors.

- 5. The installation shall be performed by a California licensed landscape contractor who will be required to submit and adhere to the CHOA Contractor and Sub-Contractor Guidelines. The CHOA Grounds Committee/CHOA Board of Directors may waive this condition in cases of minor landscape projects such as flower boxes and beds.
- 6. The CHOA assumes ownership of all of the plantings and associated infrastructure including the irrigation system after installation. The maintenance of the plantings and infrastructure will be performed by the CHOA after the Owner's one (1) year maintenance obligation period has expired. The CHOA will retain the absolute right to maintain the plantings in a manner it deems consistent with the character of Chinquapin while considering necessary safety precautions. This may include the removal and/or alteration of the plantings and landscaping in the future.