

Development Notebook

Placer Canyon View
Homeowners Association

Placer Canyon View Homeowners Association

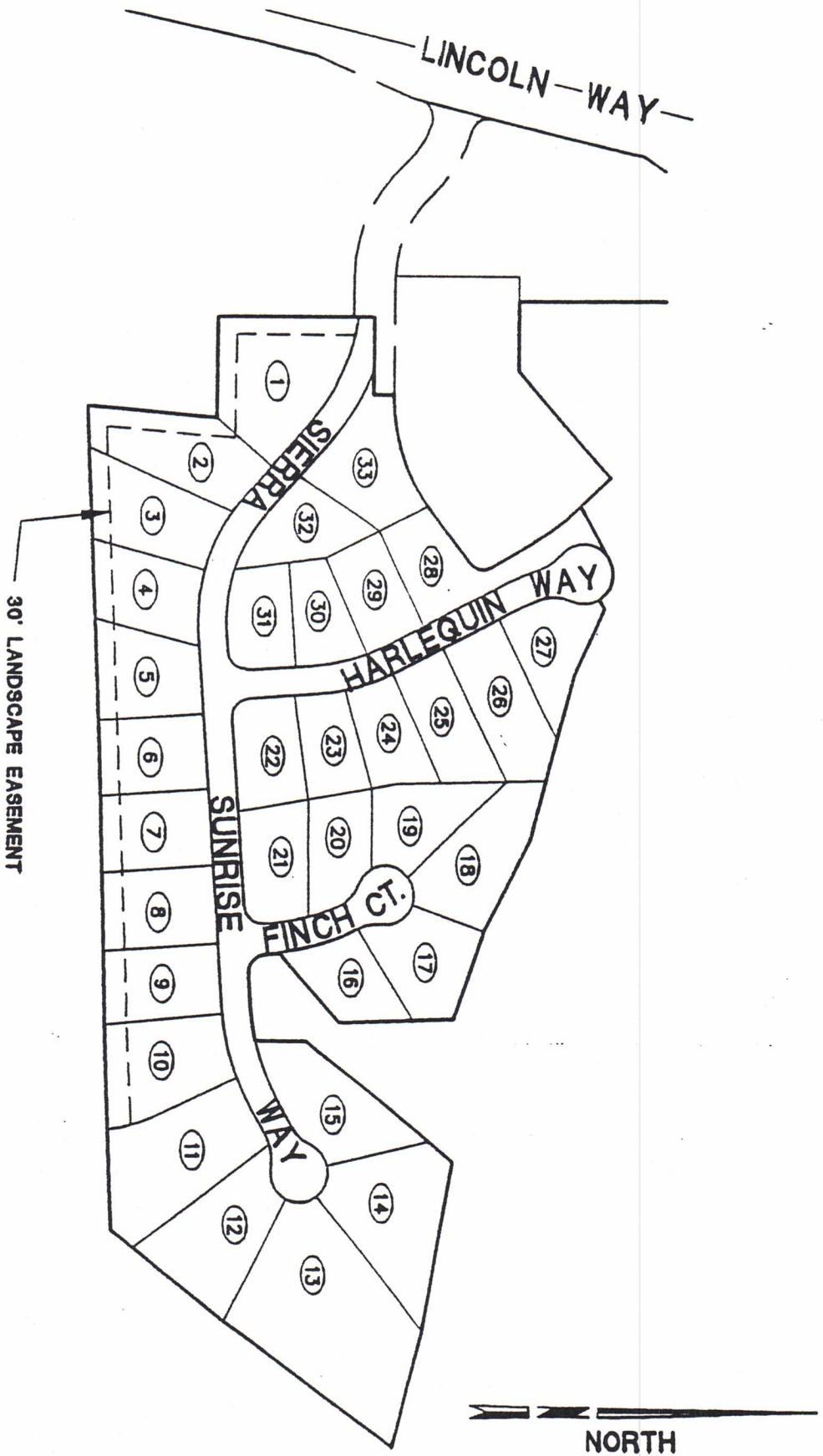
Development Notebook

Your ownership in this development and your rights and remedies as a member of its association are controlled by governing instruments which include a Declaration of Restrictions (also known as CC&R's), Articles of Incorporation (or association), By-Laws and Architectural Rules. The provisions of these documents are intended to be enforceable in a court of law. Study these documents carefully before entering into a contract to purchase in a subdivision interest.

The Development Notebook represents the subdivision of the lots as recognized by the Department of Real Estate, Placer County, and the State of California. The association provides a means to accomplish architectural control and to provide a base for homeowner interaction on a variety of issues. The following pages represent the building and lot requirements, building setbacks, maximum building space ratios, driveway locations, construction hours, landscape easements and more as designated for each of the 33 lots.

When contemplating the purchase of a dwelling in a common interest development, you should consider factors beyond the attractiveness of the dwelling units themselves. Study the governing instruments and give careful thought to whether you will be able to exist happily in an atmosphere of cooperative living where the interest of the group must be taken into account as well as the interests of the individual. Remember that managing a common interest development is very much like governing a small community. The goals and purpose of Placer Canyon View Documents lays within the statement: "Individual Character, Personal Estates, Preservation of View, Where Luxury and Nature are one" as found in the Architectural Rules.

CANYON VIEW SUBDIVISION KEY MAP



Spannigel and Assoc., Inc. 3845 Atherton Rd. #7 Rocklin, CA 95765 (916) 624-1618