

## **Supplemental Development Standards Regarding Wind Machines/Turbines**


Purpose of these Standards is to regulate the installation and use of “wind machines” in Caughlin Ranch.

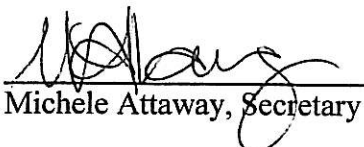
1. Pursuant to NRS 116.2111 no wind machine or turbine shall be installed in Caughlin Ranch on lot sizes less than two (2) acres. One wind machine or turbine may be installed per two (2) acres of land.
2. All property owners of record within 300 feet of any boundary line of the subject property must provide their written consent to the addition of the wind machine/turbine to the subject property in order for the subject property owner to construct the wind machine/turbine on the subject property. The written consent(s) shall be recorded with the Washoe County Recorder, a conformed copy(ies) of which shall be submitted with the application to the Caughlin Ranch Architectural Committee for construction of the wind machine/turbine.
3. The maximum height of the wind machine/turbine shall be thirty-five (35) feet above the adjacent grade or the allowable building height restriction for that lot (if any), whichever is greater, unless the subject property owner provides a wind study analysis generated by a qualified expert in wind energy demonstrating that the height restriction will significantly reduce the efficiency or performance of the system and which does not allow for the use of an alternative system at a substantially comparable cost and with substantially comparable efficiency and performance.
4. The wind machine/turbine shall be located within the designated building envelope (if applicable).
5. All wind machines/turbines shall maintain a minimum setback of one and a half times the overall height of the machine/turbine, including the uppermost extension of any blade, from any public roads, highways, railroads, trail easements, aboveground utility lines, and any existing residence, structure or accessory building on any adjoining property.
6. The subject property owner shall submit the proposed location of the wind machine/turbine on a site map of the subject property to the Caughlin Ranch Architectural Committee with evidence demonstrating that the wind machine/turbine has been placed in such a manner as to minimize shadow flicker on roadways and on residences located off the property on which the wind turbine is constructed.
7. Audible noise shall not exceed forty-five (45) dbA at night (from 7 p.m. to 7 a.m.) or fifty-five (55) dbA for any period of time when measured (after installation) or calculated (prior to installation) at any adjacent property line above the ambient noise level naturally existing at any adjacent property line. These projected or measured noise levels shall be prepared by a professional acoustical consultant and submitted with the application to construct the wind machine/turbine, and corroborated after the installation and operation of the facility within six (6) to twelve (12) months of operation.
8. The color and finish of the wind machine/turbine shall be in accordance with the association’s development standards and requirements of Washoe County Development Code Article 326, Section 50(a), which requires that the turbine be of a non-reflective, non-obtrusive color such as tan, gray, or sand.

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9. No wind machine/turbine shall be permitted within the front yard of any residence.
10. Photo-simulations or line-of sight cross-sections from the proposed wind machine/turbine to all adjacent residences or residential lots shall be provided with the application.
11. Wind machines/turbines located within the Caughlin Ranch shall be maintained in good repair, as recommended by the manufacturer's scheduled maintenance or industrial standards and shall be free from any rust.
12. The potential ice throw or ice shedding from any proposed wind machine/turbine shall not cross the property of the site to strike adjacent residences or accessory buildings, nor impinge on any public right-of-way or access easement.
13. In addition to the requirements listed in this document relating to wind machines/turbines; the addition, construction, and continued use of any wind machine/turbine system must comply with Caughlin Ranch's Development Standards and all applicable State, Washoe County and City of Reno regulations, ordinances, and codes.
14. Any wind machine/turbine that is visible from any other portion of the common-interest community must be installed, constructed or added in accordance with the procedures set forth in the governing documents and development standards of the association and must be selected or designed to the maximum extent practicable to be compatible with the style of the common-interest community.
15. Failure to comply with the requirements set forth in this document shall be deemed consent for the Caughlin Ranch Homeowners' Association to immediately remove any non-compliant wind machine/turbine, the cost of which shall be reimbursed by the lot owner or will become a lien on the subject property. In addition to the penalties provided for in the Declaration of Protection Covenants and the Amendments thereto and Caughlin Ranch's published penalties shall apply.
16. The invalidity or unenforceability of any provision of these standards, or any part of any such provision, as determined by a court of competent jurisdiction, shall in no way affect the validity or enforceability of any other provision of these standards or the remainder of such provision.

**Approved by the Caughlin Ranch Board of Directors on January 11, 2012**

  
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Mike Heffner, President

  
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Michele Attaway, Secretary