

Highland Ranches Property Owners Association

P.O. Box 1039 Virginia City, Nevada 89440

Date: November 8, 2005
To: Highland Ranches Property Owners
From: Highland Ranches P.O.A. Board of Directors
Re: Variance for Lot 155

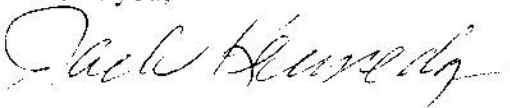
Dear Property Owner:

The owners of Lot 155 have submitted plans for their home to be built off Yellowjacket Road. The plans are for a one-story house that does not have the 6/12 roof pitch that is specified in the H.R.P.O.A. architectural guidelines. The home would be located in a pinyon forest about 500 feet east of Yellowjacket Road. All other architectural and structural elements would be in compliance with the architectural guidelines and CC & R's. Additional information on the proposed home, including location on the lot, side elevations, etc. may be seen at the website hawkinsarchitecture.com (green residence) or by contacting Jack Hawkins of Hawkins & Associates at 775-786-8388.

The CC&R's require notification of adjacent property owners (via certified mail), and the posting of the requested variance at the public mail enclosures on Cartwright Road and on the H.R.P.O.A. website to get their approval or denial of the proposed deviation.

Please complete the bottom of this page and return it to the Association within 30 days. Any responses not received within 30 days will be assumed to be in approval of this variance.

Thank you,



Jack Kennedy, Architectural Committee Advisor, H.R.P.O.A.

I, _____, owner of Lot # _____

APPROVE **DISAPPROVE** (please circle one) of the above variance request