

* * * HIGHLAND RANCHES POA * * *

P.O. Box 1039, Virginia City, NV 89440

File Copy

Date: April 13, 2001
To: Tom Taormina
PO Box 1126
Virginia City, NV 89440
From: Highland Ranches Property Owners Association Board of Directors
Re: Radio Towers and Non-Compliance

Dear Mr. Taormina,

The Board of Directors has received several more complaints regarding the Radio Towers on your property. As you probably know, when you purchased your property here in the Highland Ranches you agreed to conform to the C. C. & R.'s and Architectural Guidelines. The C.C.& R.'s and Architectural Guidelines do not allow any antenna to be placed on a property that are in excess of Fifteen (15) feet in height above the house roof ridge, regardless of where the antenna is installed on the property. Enclosed is a copy of the Architectural Guidelines filed with the county on February 24, 1998. We believe the first antenna you installed was before that date so that one antenna would be grandfathered in under the old guidelines. However, you may not add on to this first antenna without being out of compliance. Any antenna installed after February 24, 1998 must be removed or lowered to comply with the guidelines.

I am also in receipt of a copy of your letter to the Storey County Building Department dated November 28, 2000. Three issues in that letter need to be addressed in writing, by me, at this time.

1. You mentioned that when you voted on November 7, 2000 that you spoke with me and said there was no mention of any issues at that time in regards to the radio towers. The fact that you handed me your completed ballot and said "Hi" does not constitute a discussion of this issue. Furthermore, that would have been a violation of my duties as Precinct Captain to discuss any business of that nature while conducting a duly held election.
2. You also questioned the revision of the County Building Codes in July 1999. The Planning Commission, of which I am a member of, held public meetings for 2 years while the code was being revised. There were several duly noticed meetings held in the Highlands so we could gather public input about the proposed changes. The fact that a specific section of the code was not noticed in the local paper does not give anyone the right to violate it. All meetings are public and members of the community should attend to educate themselves.
3. To answer your question about the C.C.& R.'s and Architectural Guidelines. Per County code, the stricter of the two documents are enforced when there is a conflict. A copy of the County Code is available at the building department if you would like a complete set of all the regulations. If you need just the section that applies to the Highlands, I would be happy to make a copy for you.

Should you have any questions about this issue please phone me evenings at home- 847-7199.
Thank you for your time and we hope this can be worked out to everyone's satisfaction.

Sincerely,



Lydia Hammack

President for the Board of Directors - HRPOA

CC: Association Attorney Michael E. Cirac & HRPOA Files

Enclosed: Articles of Incorporation, Bylaws, CC & R's & Architectural Guidelines (1998 & 2000 editions)