

**NORTHRIDGE COUNTRY COMMUNITY
ASSOCIATION**

**ARCHITECTURAL STANDARDS AND
GUIDELINES**

DECEMBER 2018

CONTENTS

1. INTRODUCTION
 - 1.1 Architectural Committee
 - 1.2 Conditions Not Defined
 - 1.3 Other Approvals Required
2. SPECIAL ARCHITECTURAL ISSUES
3. SUBMITTAL AND REVIEW PROCEDURES
 - 3.1 General
 - 3.2 Plan Preparation
 - 3.3 Plan Submittal
4. REQUIRED PLAN SUBMISSIONS
5. SPECIFIC GUIDELINES
 - 5.1 Walls, Fences, Gates
 - 5.2 Patio Structures, Sunshades, Trellises, Gazebos
 - 5.3 Drainage
 - 5.4 Paved Areas
 - 5.5 Lighting
 - 5.6 Plants, Trees
 - 5.7 Adornments, Ornaments
 - 5.8 Pools, Spas
 - 5.9 Structural Changes
 - 5.10 Exterior Color and Finishes
 - 5.11 Garage Doors
 - 5.12 Signs
 - 5.13 Playground Equipment
 - 5.14 Satellite Dishes
 - 5.15 Front Doors
6. SPECIAL GUIDELINES FOR EXTERIOR ALTERATIONS, ADDITIONS, IMPROVEMENTS AND SLOPE MAINTENANCE
 - 6.1 Exterior Improvements in General
 - 6.2 Guidelines for Construction of Exterior Improvements
 - 6.3 Guidelines for Drainage and Slope Maintenance

APPENDIX A – VIOLATION AND FINE SCHEDULE

APPENDIX B – REMODEL/ADDITION PROCEDURE

APPENDIX C – SUBMISSION FORM

NORTHRIDGE COUNTRY COMMUNITY ASSOCIATION

ARCHITECTURAL STANDARDS AND GUIDELINES

1. INTRODUCTION

1.1 The preservation of the architectural character of your community is the responsibility of every owner. Every choice will influence the aesthetic beauty of the entire community and the property value of our homes. The ultimate goal is continuity, consistency and compliance. This is the best way to maintain maximum investment and resale potential for all owners.

1.2 The Northridge Country Community Association (the "Association") is charged with the responsibility of preserving this architectural character. In accordance with the Covenants, Conditions and Restrictions of record (the "CC&Rs"), an Architectural Review Committee (the "Committee") has been appointed to adopt these guidelines and standards and to fairly and consistently enforce these along with all architectural provisions of the CC&Rs affecting each lot. These standards and guidelines (the "Standards") have been adopted by the Committee, and the Board of Directors of the Association (the "Board").

1.3 These standards form the basis and criteria for evaluation of plans and specifications submitted for review and approval to the Architectural Review Committee (the "Committee"). These Standards are established to ensure certain disciplines will be in effect which will cause the continued development of the community to grow in an integrated and continuous manner thereby achieving a pattern of continuous quality, harmony and identity. These guidelines are intended to:

- a. Formulate and maintain the standards of quality for community appearance.
- b. Assure compatibility of all development of land and structures, i.e.: patios, etc., and
- c. Protect and enhance real estate values

1.4 The maintenance and compliance with the above criteria in the design and construction of all improvements will be the primary consideration of the Committee in reviewing proposals for the design and improvements. Accordingly, these Standards are subject to amendment from time to time as provided for herein.

1.5 Architectural Committee

1.5.1 It is the responsibility of the Association acting through the Committee to control the character of building, setbacks, location, elevation, design, landscape, materials, color and the like of all proposed alterations and improvements. The Northridge Garden Community Association ("Garden") Board of Directors will review requests made for Garden Homes and notify Committee of recommendations. The Garden maintains a communal aesthetic which it will present to the Committee and the Board.

1.6 Conditional Not Defined

1.6.1 Any condition or material not defined by these Standards will become a matter of judgment on the part of the Committee unless described in the CC&Rs. See the CC&Rs for general use restrictions. In the event of a conflict between these Standards and the CC&Rs, the CC&Rs will prevail.

1.7 Other Approvals Required

1.7.1 Approval of any plan by the Committee does not waive the necessity of obtaining the required City of Los Angeles ("City") and County of Los Angeles ("County") permits. Obtaining a City or County permit does not waive the need for Committee approval. The Committee will not knowingly approve a plan that is in violation of the City or County building or zoning code. Approval of proposed plans by the Committee and/or the Board does not constitute waiver of any requirements of applicable governing agencies.

2. SPECIAL ARCHITECTURAL ISSUES

2.1 Appendix A addresses architectural fines. The Board has reviewed and approved the schedule.

3. SUBMITTAL AND REVIEW PROCEDURES

3.1 General: Each homeowner is required to prepare and submit a request form and plan for all physical improvements and alterations to their property, before beginning construction. These Standards and Guidelines define specific improvements, the responsibility of the homeowners and the Committee, and the procedure required to implement improvements.

3.2 Each Country homeowner is required to submit a full set of plans describing any improvements to front and rear yards. Each Garden homeowner is required to submit a set of plans describing improvements to backyards only.

3.3 Prior to preparation of any improvement plans, owners should review a complete set of CC&Rs and these Standards for specific restrictions and opportunities. Plans and specifications must be prepared by the homeowner and submitted to the Committee for approval **PRIOR** to beginning any construction. Failure to do so is considered a violation and will result in a fine (see Violations and Fine Schedule sections). The Committee will consider and act upon any and all plans and specifications submitted for its approval. The plans will be approved or disapproved in writing to the owner by the Committee through the management company.

3.4 Decisions of the Committee and the reasons will be transmitted to the owner within thirty (30) days following plan submission to the Committee by transmittal to the Association property manager. In the event the Committee does not approve or disapprove a plan within thirty (30) days from the submission, it shall be presumed that the Committee has approved the plan. The Committee may deny the application if it deems the application incomplete or additional information is needed to process the application. If additional information is requested, the Committee will re-review the application and provide an approval or disapproval within thirty (30) days from the receipt of the additional requested information. **Approval, in writing, for all exterior painting MUST be obtained PRIOR to the start of any painting.**

3.5 In the event plans and specifications submitted to the Committee are disapproved, the homeowner making such submission may appeal in writing to the Board. The appeal must be received by the Board not more than thirty (30) days following the final decision of the Committee. Within forty-five (45) days following receipt of the appeal, the Board will render a decision, unless the Board determines by majority vote of the Directors present that additional time is required. The failure of the Board to render a decision within the forty-five (45) day period or any extensions will be deemed a decision in favor of the homeowner.

3.6 Addition/Remodel Procedures are also applicable (see Appendix B).

3.7 Plan Preparation

3.7.1 The following paragraphs describe the information that should be presented on all plans. Plans must be easily interpreted. The need for clarification or additional information delays approval. Plans must be submitted in duplicate. One will be retained by the Committee, the second plan will be returned to the owner.

3.7.2 All submission must include the following information:

- a. Owners name,
- b. Address of the site,
- c. Mailing address of owner,

- d. Business and residence telephone numbers (include area codes),
- e. Name, address and telephone number of the architect or owner's representative if applicable,
- f. List of number of drawing(s) enclosed,
- g. Drawings and details outlining proposed additions or deletions,
- h. Legend,
- i. Scale, a scale of ¼ inch equaling 1 foot unless otherwise indicated.
- j. For exterior painting, refer to Section 5.1

3.8 Plan Submittal

All plans will be addressed to the following (or current Association Management Company):

Email to: management@prehoa.com AND architecture@prehoa.com

Garden Homes must send one additional copy to: mike@westcommgmt.com

Written Plan Submissions should be mailed to:

Northridge Country Community Association
c/o ABM Property Management, Inc.
4322 Eileen Street
Simi Valley, CA 93063

The Thirty Day timeline for approval/disapproval begins from the time that the COMMITTEE receives a complete plan submittal.

4. REQUIRED PLAN SUBMISSIONS

4.1 Plans must be submitted for the following:

- a. Fences, walls or gates (Note: no alterations may be made to common area fencing such as the addition of gates or other openings)
- b. Patio covers, gazebos or other similar structures, awnings
- c. Drainage
- d. Concrete, brick, paving, sidewalks
- e. Lighting
- f. Bushes, vines, grass or plants
- g. Ornaments or adornments (such as statues)
- h. Pools, spas, ponds, fountains (or other "water features")
- i. Structural changes (such as room additions, sun rooms, doors (including French doors), windows, gutters, balcony railings)

- j. Exterior colors and finishes
- k. Garage doors, front, back and side entry doors
- l. Signs,
- m. Playground equipment
- n. Security screens/shutters, security cameras
- o. Satellite Dishes and antennas
- p. Driveway modifications (including painting, staining or stonework)
- q. Irrigation installation/modifications
- r. Lot topography/artificial turf
- s. Solar panels

5. SPECIFIC GUIDELINES

5.1 Fences, Walls and Gates

5.1.1. Fences, walls and gates will be limited to a maximum height of six (6) feet for side and rear yards. The height of a wall extending beyond the front of the garage is limited to three (3) feet. At street intersections, a wall may not exceed two (2) feet in height measured from the curb height within the triangle bounded by the right-of-way and a connecting line drawn between points thirty (30) feet distance from the intersection of the right-of-way lines prolonged.

5.1.2. Side yard walls will be similar in design and will use the materials described below. Walls and replacement walls must meet City Code Requirements. Original wrought iron fences may not be relocated.

5.1.3. Wall and Fence Materials

5.1.3.1. Acceptable Color and Finishes

Wrought iron: Paint black/dark brown

Stucco Walls: Only front facing walls extending from house to side walls may be stucco. Color and texture must match the house.

Masonry Walls: (such as brick or stone) Only front facing walls extending from the house to side walls may be made of masonry. Type must match existing masonry material used on house.

Slump Stone: The type manufactured by Angelus Block Co., "Doeskin" color

5.1.3.2. Unacceptable Materials

Chain link, poultry wire or other types of woven wire or plastic coated wire.

Aluminum or sheet metal.

Plastic or fiberglass.

Reed or strawlike materials.

Rope or other fibrous strand elements

Glass block

Concrete block, plain or painted

Wood

Tempered glass

Plexi-glass

5.1.4. Gate Materials

5.1.4.1. Acceptable Colors and Finishes

Wrought Iron: Paint black/dark brown or white.

Wood: The gates must be painted a color that matches the house color. See Exterior Colors and Finishes (Section 5.10)

5.1.4.2. Unacceptable Finishes

Gates may not be finished in natural wood tones (i.e.: redwood).

5.1.4.3. All non-common area gates and fences must be maintained and painted. Gates and fences must be painted within fifteen (15) days of installation and must conform to the color scheme of the home.

5.2 Patio Structures, Sunshades, Trellises and Gazebos

5.2.1. City permits are required for structures attached to a house. See Submittal and Review Procedures (Section 3).

5.2.2. Acceptable Materials

Roofing materials may be one of the following:

Tile to match existing roof,

Open wood slats painted a color that matches either the house or trim color.

Composition roofing.

5.2.3. Vertical support members may be of metal; however, they must be completely encased by wood or Committee approved masonry materials.

5.2.4. Unacceptable Materials

Structures and frameworks of metal (except as noted above).
Roofing materials of: crushed rock, built-up roofing
Asphalt shingles or shakes.
Solid wood (due to City Building Code for high wind and fire areas).
Plastic or fiberglass flat or corrugated.

5.2.5. Side elevations of such structures will not be enclosed in the case where a wall of a dwelling forms a natural enclosure to some or all portions of a side elevation.

5.2.6 No objects such as urns, pots, planters, etc. will be placed on top of such structures. All such "adornments" will be located under, around or suspended within such structure.

5.2.7. EXCEPTION: Patio enclosures commonly referred to as solarium rooms constructed of extruded aluminum frames and transparent glass and lexan panels are approved. Solid non-transparent reflection materials are strictly prohibited to use in walls or roofs of these enclosures. NOTE: This exception to the architectural guidelines is limited to single family dwellings only and does not permit these structures for duplexes or Garden Homes.

5.3 Drainage

5.3.1. Drainage will be in accordance with the concept and design shown on tract grading and improvements plans. Any changes from the S&S grading must be indicated. It will be the responsibility of the lot owner to ensure the drainage system functions in accordance with these design standards.

5.3.2. Gutters and Downspouts: All gutters will be concealed unless designed as a continuous architectural design feature. Exposed gutters used as an architectural feature will be colored to match or contrast the surface to which attached.

5.4 Paved Areas

5.4.1 All exterior paved areas will be made of one of the following materials:
Wood decking (rear yards only),
Masonry units (such as brick or stone, indicate type) must harmonize with existing material used on house,
Concrete, textured concrete – indicate color and pattern,
Exposed aggregate,
Combinations of the above.

5.5 Lighting

5.5.1. Garden Homes

Front yard lighting may be placed along walkways for safety and must be "Pagoda" style, limited to six (6). The bulbs must be white. Lighting may be placed in the rear yards in landscaping for decorative purposes. The bulbs may be white or colored.

5.5.2. Country Homes

Lighting may be placed along walkways for safety and in landscaping for decorative purposes. Lighting may also be placed on top of pilasters. Lighting placed along walkways must be "Pagoda" style. The bulbs must be white for walkways and pilasters. Bulbs may be either white or colored when placed in or about landscaping.

5.5.3. Holiday Lighting

Holiday lighting is welcome. Lighting may be installed after Thanksgiving and must be removed by February 1st of the following year.

5.6 Plants and Trees-

5.6.1. All shrubs, trees, grass and other plantings visible from the street or another neighbor's property must be neatly trimmed, properly cultivated and maintained continuously by the homeowner. The Committee has the right, but not the obligations, to require any homeowner to remove, top or prune any tree or other plant which the Committee reasonably believes detracts from the aesthetic beauty of the community. Failure to do so may result in the association's gardeners bringing the landscaping up to standard at the rate of cost plus 10% assessed to the homeowner, in addition to the standard fine should homeowner disregard non-compliance (See Violation and Fine Schedule sections).

5.6.2. The placement of trees should consider future growth that will not cause cracking or lifting of adjacent structures or common areas (i.e.: walls, walkways, sidewalks, foundations). Any damage will be the responsibility of the homeowner. It is suggested that trees and plants be irrigated by underground sprinkler systems. The homeowner will not allow plants, vines, or other plantings to attach/adhere, or grow onto the exterior of the home.

5.7 Ornaments and Adornments

5.7.1. Ornaments and adornments are subject to the approval of the Committee. These include such items as statues, fountains, or ponds. Address numbers can be made from tile material subject to Architectural Committee's approval. Tiles must be kept in a well maintained condition. Submit drawings or pictures of desired items (per Section 3).

5.8 Pools and Spas

5.8.1. The plans must describe location of pool/spa and equipment. See Section "Special Guidelines for Exterior Alterations, Additions, Improvements and Slope Maintenance."

5.9 Structural Changes

5.9.1. Structural changes are subject to the approval of the Committee. Plans and specifications must be submitted per Section 3 and Appendix C.

5.9.2. In reference to the replacement of rear windows with sliding glass doors, existing double windows, in the rear of a dwelling, may be replaced providing that the dimension of a new entry does not exceed the width of the prior window jam or rise above the header. Set backs must meet City or County building/zoning Codes. Widening of existing dimensions must follow Remodel/Addition Procedure (see Appendix C).

5.10 Exterior Color and Finishes

5.10.1. There is no provision allowing a homeowner to paint/repaint without Committee approval of the color scheme. **ALL EXTERIOR PAINTING MUST BE APPROVED IN WRITING.** Failure to obtain such approval is considered a violation and will result in a fine (see Violation and Fine Schedule sections). The use of any non-approved color is considered a violation and will result in a fine. Failure to change to an approved color may result in the association repainting the affected areas at a rate of cost plus 10% assessed to the homeowner, in addition to the standard fine (see Violation and Fine Schedule sections).

5.10.2. The following table lists the existing exterior colors for stucco and wood trim.

5.10.3. The Committee will only approve colors from the specifications listed below. Homeowner shall submit the following for color approval:

- Dunn Edwards color samples,
- pictures of exterior of home
- pictures of adjacent homes

5.10.4. All exterior painting **MUST** be submitted for approval. **Written approval from the Committee must be obtained by the homeowner BEFORE any painting begins.**

5.10.5. The Association has a discount agreement for paint with Dunn Edwards. No other supplier will be permitted. **The approved chart is Appendix D and includes the base stucco color and two optional trim colors. THERE ARE NO SUBSTITUTIONS BETWEEN OPTIONS!!!**

YOU MUST CHOOSE ONLY ONE SCHEME NUMBER AND EITHER OPTION 1 OR 2 FOR TRIM AND GARAGE DOOR

NO OTHER SCHEMES OR OPTIONS WILL BE APPROVED AND FINES WILL BE LEVIED!!!!!!

5.11 Garage Doors

5.11.1. Any changes to garage doors must be approved by the Committee prior to modification. All garage doors shall be maintained in a neat and well-maintained condition. Roll-up doors are approved as long as the color is white or a color that is part of one of the approved color schemes provided above. Homeowner shall submit paint chip of stucco and trim along with a catalog picture of proposed garage door with request.

5.11.2. Owners in violation of above guidelines shall have sixty (60) days from the date of written notice of violation to bring the garage door into compliance with above before fines are imposed.

5.12 Signs

5.12.1. Commercial signs, other than signs advertising a lot for sale or lease, are prohibited. Non-commercial signs may not be installed or maintained on the common area. Owners may not install or maintain on their separate interests non-commercial signs in excess of 9 square feet.

5.12.2. Signs for homes "FOR SALE OR LEASE" must be the stake type sign with dimensions no larger than 18" x 20". Pole signs are absolutely not allowed. No more than one sign is allowed. Directional, Open House, etc., type signs are absolutely not allowed in the common areas.

5.12.3. Owners shall notify the Association management company when "For Sale" signs will be installed and removed.

5.13 Playground Equipment

5.13.1. Children's swing sets, "jungle-gyms", or similar playground equipment must not exceed fence height nor be visible from an adjacent property unless specifically approved the Committee and adjacent property owners.

5.14 Satellite Dishes

5.14.1. A homeowner shall have the right to install a satellite dish subject to the following:

- a) The satellite dish must be 36" or smaller in diameter.
- b) Homeowner shall submit plan showing exact location of the satellite dish, and provide the Committee with notice of the proposed date of installation, prior to installation.
- c) The dish should not be visible from street or common area, and wherever possible, should not be visible from adjoining property unless the homeowner demonstrates that installation in such locations will: (i) unreasonably increase the cost of installation, maintenance, or use of the satellite dish; or (ii) preclude acceptable quality reception.
- d) Homeowner shall maintain satellite dish in a neat, attractive and safe manner at all times.
- e) Wiring must be done in the least visible areas so as to not affect the overall aesthetic of the home and community.

5.14.2. Note: Requests for installation of satellite dishes on homes in the Northridge Garden Community shall be directed to the Northridge Garden Community Board of Directors.

5.15 Front Doors

5.15.1. Front doors must be consistent with exterior model/design of the home. No wood contemporary/modern designs will be approved.

5.15.2. Acceptable Materials

Wood or wood/glass combination
Black, wrought iron and glass (design must be approved before installation)
Fiberglass (white or natural wood colors only)

5.15.3. Acceptable Colors

Natural wood color stains

Color must be submitted with manufacturer and color chip

High gloss white

Black – wrought iron and glass doors only – no painted black wood

5.15.4. Unacceptable Colors

Examples

Red

Black (painted on solid wood doors)

Grey

Blue

6. SPECIAL GUIDELINES FOR EXTERIOR ALTERATIONS, ADDITIONS, IMPROVEMENTS AND SLOPE MAINTENANCE

6.1 Exterior Improvements in General

6.1.1. Your home is in an area where the prevailing soils are highly expansive. This condition is common to the Southern California area in general. In the development of the property, the developer has carefully developed lots and built improvements that are designed to meet prevailing conditions. However, property care and adequate maintenance is needed to maintain the property and the present improvements. Future alterations and additions of any kind to the property must be carefully undertaken.

6.1.2. So that you understand your responsibility, a development such as this is achieved by excavation of natural conditions and hilly areas and placement of fill in low areas under carefully engineered conditions. Design criteria are numerous and provided by law but are generally governed by safety, aesthetics and comfort. It is common for a lot to be bordered by a slope. Too often homeowners become lax in proper maintenance of slope and drainage devices, resulting in serious consequences.

6.1.3. Where the prevailing soil (or bedrock) are expansive, as in most areas in California, property maintenance becomes even more important. Expansive soils expand when in contact with water, and alternately shrink when moisture is reduced. In California, the extremes of seasonal moisture changes in soil could be detrimental to the structures supported by such soils. In recognition of this problem, your residence has been constructed from the tops-of-slopes and is supported by a concrete slab system which can tolerate a reasonable level of

seasonal soil moisture change. However, a change in lot drainage or erratic irrigation could result in damage to slabs and possibly unsightly cracks in structure.

6.1.4. These guidelines have been prepared to inform you how to maintain your property and how to design and build additions to. Future problems and damage to existing improvement can be avoided. It is suggested and recommended that you obtain expert advice before causing any alterations or improvement to your property.

6.1.5. Future maintenance, alterations and additions to your property are your responsibility. The Association is NOT responsible for any damage which may result from your failure to follow these guidelines.

6.2 Guidelines for Construction of Exterior Improvements

6.2.1. Concrete Flatwork

6.2.1.1. Due to the expansive type of prevailing soils, concrete flatwork (walks, patio slabs or swimming pool decking) will crack. Inclusion of expansion joints at frequent intervals and welded wire mesh will help reduce the potential for excessive cracking. If cracks occur, allowing excessive localized moisture infiltration (such as around pools), they should be widened, cleaned out and sealed with a flexible joint filler.

6.2.1.2. When installing or modifying any concrete flatwork, once again, care should be taken so as not to significantly alter the established drainage patterns of your property. The following general rules should be observed:

- a) Concrete walks located in side yard areas should be poured up to the foundation wherever possible and sloped away from the house.
- b) Sidewalks should not be installed in side yard swales unless a new drainage device such as a reconstructed swale, a gravel filled trench, or a drain pipe is provided to replace the obstructed swale.
- c) It is extremely ill-advised to leave a space between the foundation and the sidewalk for planting. This area collects and ponds water during periods of rainfall or from landscape watering. It could provide a source of water which is detrimental to the foundation or slab floor. Such a planting area should be left only when proper drainage of excess water below the sidewalk is provided.
- d) Patio slabs should be poured up to the house foundations wherever possible and sloped away from the house. A planting strip between the patio slab and foundation not be left unless proper under-slab drainage away from the foundation is provided.

- e) Patio slabs are usually much larger than sidewalks. There is a greater chance that the drainage pattern will be obstructed particularly at the rear of the house. It is emphasized that positive drainage be restored around the perimeter of the slab by constructing drainage swales or by other means.
- f) In the event patio slabs are covered, it is extremely important that positive drainage be provided around the perimeter of the slab. As a rule, walls and patio slabs should be elevated 1 ½ inches above the finish grade, (the level of soil remaining after completion of construction of the home) or above the grade level remaining after landscaping is completed. In that connection, care should be taken not to obstruct any weep holes in walls and planter boxes.

6.2.2. Garden Walls

6.2.2.1. Garden walls should be designed (in a well drained lot) to withstand soil movement without excessive cracking. Some tilt of the walls should be anticipated where walls are constructed close to the top-of-slope. Inclusion of construction joints at intervals in block walls that are vertical to the top-of-slope line will diminish the potential for unsightly cracks. Remember that a garden wall is not a retaining wall and therefore earth work should not be placed behind or against garden walls and should not be placed as part of planter boxes. It is recommended that a qualified engineer be consulted in the design of any retaining walls to insure that proper construction techniques are used in satisfying your needs and the individual characteristics of your property.

6.2.3. Pools and Spas

6.2.3.1. Most of the yards in the development are sufficiently large to house a pool and spa. However, the nature of the prevailing soils can cause cracking and distress of the pool. It is imperative that pool construction be performed with proper care. A well reputed pool company should be employed and informed that the prevailing soils are highly expansive. Most pool constructors have especially designed pools for expansive soil (some referred to as "heavy duty" or "floating" pool). The design of these pools is such that the pool shell is tolerant to a higher level of earth pressures and different support. The pool may undergo minor amounts of tilting without loss of integrity and function. It should be recognized that the earth pressures active on the outside of the pool shell are partially countered by the water pressure within the pool. Each time a pool is drained, the help provided by water pressure is removed and the pool shell is subjected to undertake stress. It is therefore imperative to undertake an adequate

maintenance program so that the need for pool drainage is kept to a minimum.

6.2.3.2. Excessive differences in soil supporting capacity near the top edge or crest of a slope could induce stress beyond even that a "heave duty" pool could withstand. It is recommended that improvements such as pools and spas are to be constructed within 10-12 feet from the edge of a slope, construction of such improvements should only be undertaken if the rear yard layout and the improvements have been designed to the advice and specifications of a geotechnical consultant and your pool contractor has been provided with a special design to be constructed in such areas.

6.3 Guidelines for Drainage and Slope Maintenance

6.3.1. Your lot has been carefully designed and manufactured to the standards established by expert geotechnical advice and local government jurisdiction.

6.3.2. Never alter your slopes (if any), the contours of your property or the drainage without first obtaining expert advice. Should you contemplate modification of manufactured or natural slopes within your property, consult with a soils engineer, civil engineer or other "Land Development" geotechnical consultant. Any over-steepening may result in the need for expansive retaining devices. The undercutting of a top-of-slope may reduce the designed safety factor which could result in slope failure.

6.3.3. Care should be taken that slopes, terraces, berms (ridges at crown of slopes) and proper drainage are not disturbed or obstructed. All roof and surface drainage including rear, side, and front yard runoff should be drained to either the street, storm drain, or other suitable collection devices by non-erosive devices such as sidewalks, drainage pipes, ground gutters, driveways, swales, etc.

6.3.4. Keep all drains cleaned and unclogged, including any gutters and downspouts. During heavy rain periods, inspect drainage performance often, as this is when trouble occurs. Watch for gullying and ponding. Correct problems as soon as possible.

6.3.5. Any leakage from pools, water lines, etc. or bypassing of drains should be promptly repaired.

6.3.6. Eliminate animal burrows and animals that make them, as they can cause diversion of surface runoff, and promote accelerated erosion.

6.3.7. Do not spread loose fill over slopes.

Appendix A

ARCHITECTURAL COMMITTEE VIOLATION AND FINE SCHEDULE

1. Violations

- a. Homeowner will be issued a letter through the management company stating the nature of the violation.
- b. Homeowner must correct the violation and respond to the letter in writing within 14 days. If no response is received within this time frame, a hearing will be scheduled by the management company and the homeowner will be notified. Hearing dates cannot be scheduled less than 30 days or more than 60 days from the date the homeowner received the violation letter.
- c. At the Architectural Committee hearing the homeowner has the right to appeal the notice of violation
- d. A decision letter, stating the ruling and the time limit, will be sent to the homeowner within 15 days of the hearing.
- e. If the initial violation is not corrected within the specified time limit, a fine will be levied for each and every month until the violation is corrected.

2. Appeals

- a. Appeals will be heard first by the Architectural Committee. If the appeal is denied, the homeowner has the right to appeal in writing to the Board of Directors within 30 days of the decision. All appeals to the Board are the responsibility of the homeowner and must be directed through the management company. Fines will resume until the violation is resolved.
- b. The Board's decision is to be deemed final and binding.
- c. The management company will send a notice of failure if a homeowner neglects to show at a hearing, forfeiting the homeowner's right to appeal.

3. Fine Schedules

- a. Failure to comply with Architectural Procedures **\$100 per week**

Examples:

- o Plan submission
- o Neighbor's approval
- o Failure to make requested revision to plans or construction
- o Failure to notify architectural committee of revision to plans or improvement to residence
- o Proceeding with plans without prior Committee approval

- b. Failure to Maintain Landscaping and Residence **\$100 per week**

Examples

- o Weeds, Lawn and General Planting
- o Painting Gates, Fences
- o Painting Residence and Attached Structures

- c. Improvement (Failure to Follow Architectural Guidelines) **\$100 per week**

Examples

- o Additions of Landscaping
- o Addition of Walls, Gates and Fences
- o Addition of Patio and Walks
- o Garage Doors
- o Room Additions, Sun Rooms
- o Adornments, Ornaments
- o Failure to remove holiday lighting and/or decorations by deadline
- o Pools, Spas
- o Doors, Windows, Gutters
- o Gazebos, Trellises, Sunshades, Patio Structures
- o Lighting
- o Signs
- o Playground Equipment
- o Solar Panels

- d. Exterior Painting **\$1000 per month**
Painting without receiving written approval
from Committee

- e. Failure to Comply with "Cease and Desist" **\$1000 per month**

f. **Painting with non-approved color scheme
(until corrected & approved in writing)**

\$2500 per month

3.1 Fine schedule may be doubled if compliance is not obtained within three months, and fines will continue to be doubled every three months thereafter until compliance is met.

APPENDIX B

REMODEL/ADDITION PROCEDURES

1. Initial Submittal

- a. Property owner to verify that desired addition/remodel is in keeping with the existing community's architectural style and owner's need.
- b. Owner must submit preliminary schematic/concept drawings depicting the proposed addition to the Architectural Committee for review and general conformance approval. Submittal to include the following:
 - i. Drawings prepared by a California licensed, practicing Architect.
 - ii. Floor plans showing all levels and highlighting the affected area,
 - iii. All modified exterior elevations.
 - iv. At least one building section through affected area.
 - v. Submit letters or peer review/approval from adjoining neighbors.
- c. Architectural Committee will respond to initial submittal for general conformance approval within 30 days from the submittal. General conformance approval shall not be deemed approval of the proposed remodel/addition. Rather, if general conformance approval is issued, the Committee will request that the Owner submit a second submittal pursuant to the procedure set forth in Section 2.

2. Second Submittal, assuming general approval of initial submittal

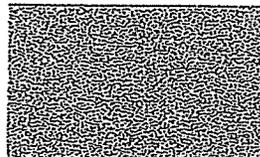
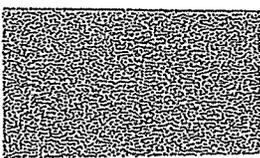
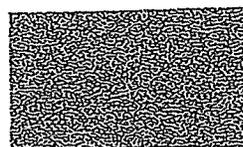
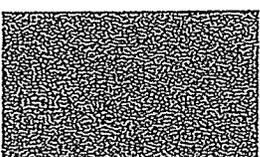
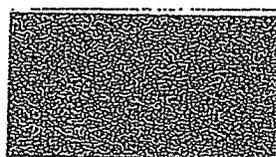
- a. Owner to incorporate all Architectural Committee comments from initial submittal.
- b. Prepare construction drawings (i.e.: architectural, structural, mechanical, electrical, etc.) per all local governing agency requirements and include all architectural specifications (i.e.: paint colors, stucco colors, roof type/color, etc.).
 - i. Submit construction drawings with architectural specifications to the Architectural Committee prior to submission to local building department for permits.
 1. Architectural Committee will review plans to verify conformance with previous general approval and architectural specification conformance.

2. Architectural Committee will return documents within two (2) weeks with an approval, a denial, or a conditional approval subject to incorporation of the Committee's recommendations or proposed changes or conditions, if any.
 - a. If conditionally approved, Owner must incorporate all proposed corrections, changes, or conditions before submitting a building permit application .

3. Local Building Department Submission (Building Permit and Plan Check)
 - a. Owner to submit final drawings incorporating all Architectural Committee comments to the local building department for permits.

4. Building Department Approval
 - a. Owner to submit a copy of City stamped approved drawings to Architectural Committee for final verification of conformance prior to start of construction.
 - b. Verification of licenses of general contractor.
 - c. Architectural Committee reserves the right to inspect the remodel/addition construction to confirm compliance with any approval or conditional approval.

APPENDIX D

SCHEME #1	OPTION 1	OPTION 2
STUCCO	DEW 345 White Fever	DEW 345 White Fever
	DEW345 White Fever	DEW345 White Fever
FASCIA TRIM	DEC 715 Sandal	DE 6122 Siamese Kitten
		DE6122 Siamese Kitten
GARAGE DOOR	DEC 715 Sandal	DE 6075 Woodlake
		
GARAGE DOOR TRIM	DEC 705 Burnt Crimson	DE 6077 Deep Brown
		

SCHEME #2

OPTION 1

OPTION 2

STUCCO

DEW 345
White Fever

DEW 345
White Fever

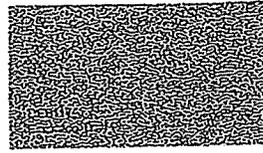
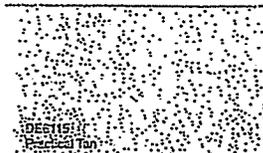
DEW345
White Fever

DEW345
White Fever

FASCIA TRIM

DE 6115
Practical Tan

DE 6117
Colorado Trail

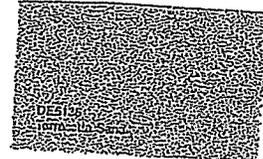


GARAGE DOOR

DEW 345
White Fever

DE 6136
Terracotta Sand

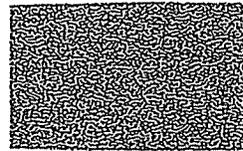
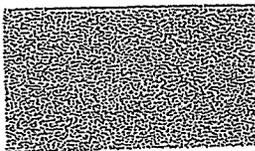
DEW345
White Fever



GARAGE
DOOR TRIM

DEC 715
Sandal

DE 6125
Carved Wood



APPENDIX D

SCHEME #3	OPTION 1	OPTION 2
STUCCO	DEW 6121 Siamese Kitten	DEW 6121 Siamese Kitten
	DEW 6121 Siamese Kitten	DEW 6121 Siamese Kitten
FASCIA TRIM	DEW 345 White Fever	DEW 341 Swiss Coffee
	DEW 345 White Fever	DEW 341 Swiss Coffee
GARAGE DOOR	DEW 345 White Fever	DEW 341 Swiss Coffee
	DEW 345 White Fever	DEW 341 Swiss Coffee
GARAGE DOOR TRIM	DEW 345 White Fever	DEW 341 Swiss Coffee
	DEW 345 White Fever	DEW 341 Swiss Coffee

SCHEME #4	OPTION 1	OPTION 2
-----------	----------	----------

STUCCO

DEC 774
Shady

DEC 774
Shady

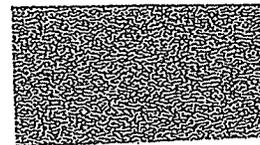
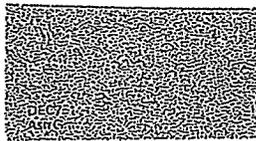
DEC 774
Shady

DEC 774
Shady

FASCIA TRIM

DEC 751
Ash Gray

DEC 750
Bison Beige



GARAGE DOOR

DEC 774
Shady

DEC 774
Shady

DEC 774
Shady

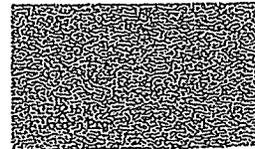
DEC 774
Shady

GARAGE
DOOR TRIM

DEW 340
Whisper

DE6215
Wooden Peg

DEW 340
Whisper



APPENDIX D

SCHEME #5	OPTION 1	OPTION 2
-----------	----------	----------

STUCCO	DE5266 Crushed Cashew	
--------	--------------------------	--

DE5266
Crushed Cashew

FASCIA TRIM	DEW345 White Fever	
-------------	-----------------------	--

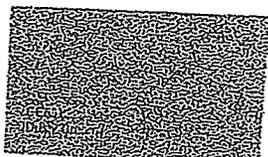
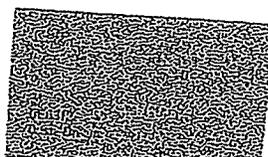
DEW345
White Fever

GARAGE DOOR	DE5266 Crushed Cashew	
-------------	--------------------------	--

DE5266
Crushed Cashew

GARAGE DOOR TRIM	DE345 White Fever	
---------------------	----------------------	--

DEW345
White Fever

SCHEME #6	OPTION 1	OPTION 2
STUCCO	DEC 774 Shady	DEC 774 Shady
	DEC774 Shady	DEC774 Shady
FASCIA TRIM	DEW 345 White Fever	DEW 341 Swiss Coffee
	DEW345 White Fever	DEW341 Swiss Coffee
GARAGE DOOR	DEW 345 White Fever	DEW 341 Swiss Coffee
	DEW345 White Fever	DEW341 Swiss Coffee
GARAGE DOOR TRIM & CORBELS CHIMNEY CAP COLUMN BASE	DE 6312 Dusty Dream	DE 6312 Dusty Dream
		

SCHEME #7

OPTION 1

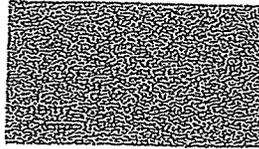
STUCCO

DEW 341
Swiss Coffee

DEW341
Swiss Coffee

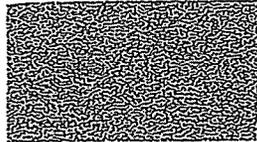
FASCIA TRIM

DE 6117
Colorado Trail



GARAGE DOOR

DE 6117
Colorado Trail



GARAGE
DOOR TRIM
CORBELS
SHUTTERS
SIDING

DE 6108
English Scone

DE6108
English Scone



SCHEME #9

OPTION 1

OPTION 2

STUCCO

DEW 329
Wax Wing

DEW 329
Wax Wing

DEW329
Wax Wing

DEW329
Wax Wing

FASCIA TRIM

DEW 345
White Fever

DEW341
Swiss Coffee

DEW345
White Fever

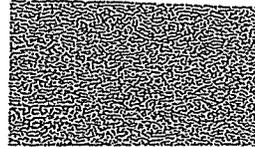
DEW341
Swiss Coffee

GARAGE DOOR

DEW 329
Wax Wing

DEC 759
Hickory

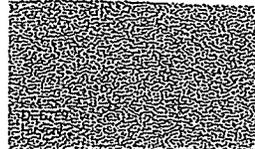
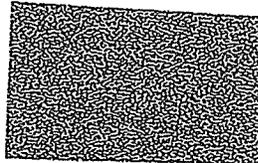
DEW329
Wax Wing



GARAGE DOOR TRIM

DEC 778
Boxwood

DEC 759
Hickory



APPENDIX D

SCHEME #10

OPTION 1

OPTION 2

STUCCO

DET 673
Mission White

DET 673
Mission White

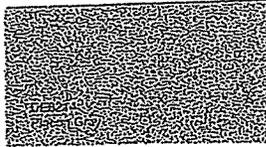
DET673
Mission White

DET673
Mission White

FASCIA TRIM

DE 6214
Pidgeon Gray

DE 6212
Crisp Muslin



DE6212
Crisp Muslin

GARAGE DOOR

DEW 345
White Fever

DEW 341
Swiss Coffee

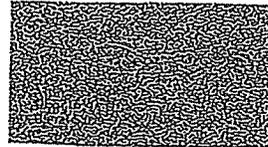
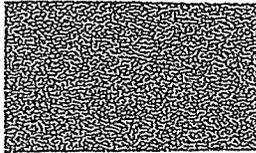
DEW345
White Fever

DEW341
Swiss Coffee

GARAGE
DOOR TRIM

DEC 778
Boxwood

DE 6216
Barrel Stove



APPENDIX D

SCHEME #12

OPTION 1

OPTION 2

STUCCO

DET 673
Mission White

DET 673
Mission White

DET673
Mission White

DET673
Mission White

FASCIA TRIM

DEW 341
Swiss Coffee

DEW 340
Whisper

DEW341
Swiss Coffee

DEW340
Whisper

GARAGE DOOR

DET 673
Mission White

DET 673
Mission White

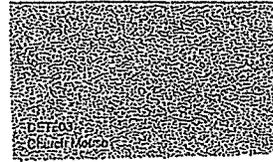
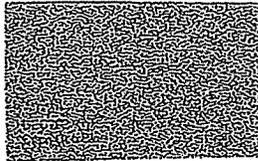
DET673
Mission White

DET673
Mission White

GARAGE
DOOR TRIM

DEC 792
Cape Cod Blue

DET 603
Church Mouse



APPENDIX D

SCHEME #14

OPTION 1

OPTION 2

STUCCO

DEW 341
Swiss Coffee

DEW 341
Swiss Coffee

DEW 341
Swiss Coffee

DEW 341
Swiss Coffee

FASCIA TRIM

DE 6142
Floating Feather

DEC 752
Birchwood

DE 6142
Floating Feather

DEC 752
Birchwood

GARAGE DOOR

DEW 341
Swiss Coffee

DEW 341
Swiss Coffee

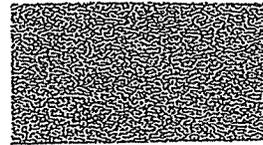
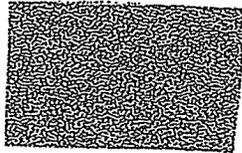
DEW 341
Swiss Coffee

DEW 341
Swiss Coffee

GARAGE
DOOR TRIM

DE 6111
S'Mores

DEC 750
Bison Beige



APPENDIX D

SCHEME #15

OPTION 1

OPTION 2

STUCCO

DEW 341
Swiss Coffee

DEW 341
Swiss Coffee

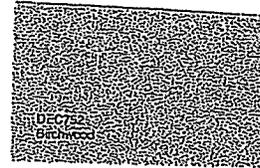
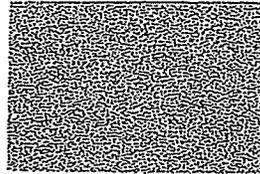
DEW341
Swiss Coffee

DEW341
Swiss Coffee

FASCIA TRIM

DEC 715
Sandal

DEC 752
Birchwood

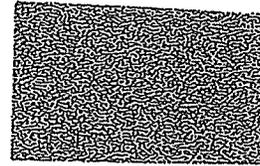


GARAGE DOOR

DEW 341
Swiss Coffee

DEC 750
Bison Beige

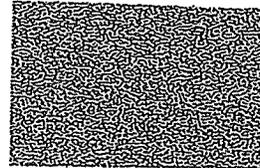
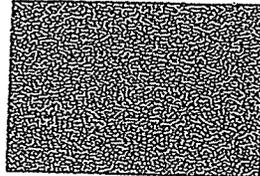
DEW341
Swiss Coffee



GARAGE
DOOR TRIM

DEC 705
Burnt Crimson

DEC 750
Bison Beige



APPENDIX D

SCHEME #16

OPTION 1

OPTION 2

STUCCO

DEC 772
Navajo White

DEC 772
Navajo White

DEC 772
Navajo White

DEC 772
Navajo White

FASCIA TRIM

DEC 772
Navajo White

DEC 767
Riverbed

DEC 772
Navajo White

DEC 767
Riverbed

GARAGE DOOR

DEW 341
Swiss Coffee

DEC 767
Riverbed

DEW 341
Swiss Coffee

DEC 767
Riverbed

GARAGE
DOOR TRIM

DEC 792
Cape Cod Blue

DEC 772
Navajo White

DEC 772
Navajo White

APPENDIX D

SCHEME #17	OPTION 1	OPTION 2
STUCCO	DE 6149 Cream Washed	DE 6149 Cream Washed
	DE6149 Cream Washed	DE6149 Cream Washed
FASCIA TRIM	DEW 341 Swiss Coffee	DEW 340 Whisper
	DEW341 Swiss Coffee	DEW340 Whisper
GARAGE DOOR	DEW 341 Swiss Coffee	DEW 340 Whisper
	DEW341 Swiss Coffee	DEW340 Whisper
GARAGE DOOR TRIM	DE 6149 Cream Washed	DE 6149 Cream Washed
	DE6149 Cream Washed	DE6149 Cream Washed

APPENDIX D

SCHEME #18

OPTION 1

OPTION 2

STUCCO

DEW 341
Swiss Coffee

DEW 341
Swiss Coffee

DEW341
Swiss Coffee

DEW341
Swiss Coffee

FASCIA TRIM

DE 6171
Sand Dollar

DEC 747
Sahara

DE6171
Sand Dollar

DEC747
Sahara

GARAGE DOOR

DEW 341
Swiss Coffee

DEC 717
Baked Potato

DEW341
Swiss Coffee

DEC717
Baked Potato

GARAGE
DOOR TRIM

DEC 711
Cliff Brown

DEC 717
Baked Potato

DEC711
Cliff Brown

DEC717
Baked Potato

APPENDIX D

SCHEME #19

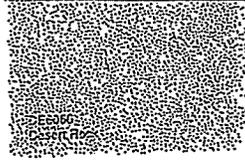
OPTION 1

OPTION 2

STUCCO

DE 6066
Desert Rock

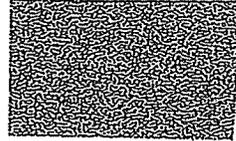
DE 6066
Desert Rock



FASCIA TRIM

DEW 341
Swiss Coffee

DE 6068
Cobblestone Path

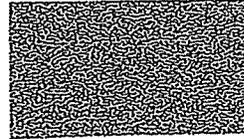


DEW341
Swiss Coffee

GARAGE DOOR

DEW 341
Swiss Coffee

DE 6068
Cobblestone Path

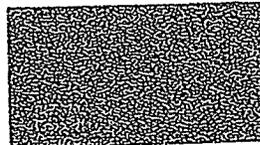
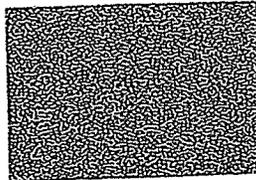


DEW341
Swiss Coffee

GARAGE DOOR TRIM

DEC 705
Burnt Crimson

DE 6070
Chocolate Chunk



APPENDIX D

SCHEME #20

OPTION 1

OPTION 2

STUCCO

DEW 341
Swiss Coffee

DEW 341
Swiss Coffee

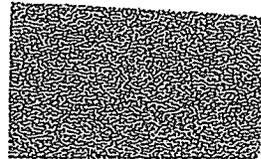
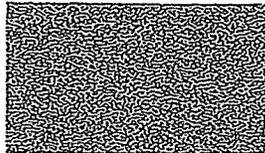
DEW 341
Swiss Coffee

DEW 341
Swiss Coffee

FASCIA TRIM

DE 6376
Looking Glass

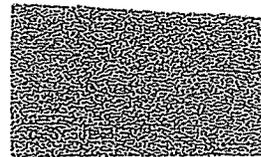
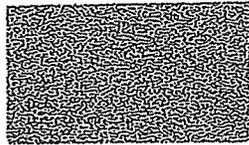
DEC 798
Taliesin Blue



GARAGE DOOR

DE 6312
Dusty Dream

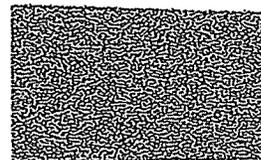
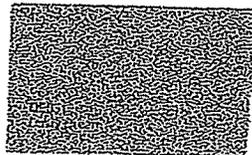
DEC792
Cape Cod Blue



GARAGE
DOOR TRIM
CORBELS
PLYWOOD PANEL

DE 6312
Dusty Dream

DEC 798
Taliesin Blue



SCHEME #21

OPTION 1

OPTION 2

STUCCO

DEC 772
Navajo White

DEC 772
Navajo White

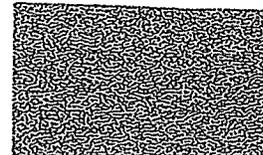
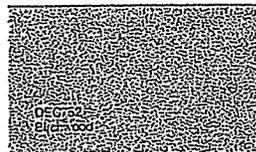
DEC 772
Navajo White

DEC 772
Navajo White

FASCIA TRIM

DEC 752
Birchwood

DEC 750
Bison Beige



GARAGE DOOR

DEW 341
Swiss Coffee

DEC 752
Birchwood

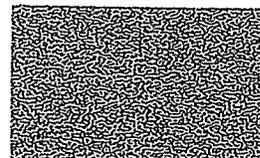
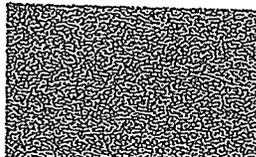
DEW 341
Swiss Coffee



GARAGE
DOOR TRIM

DEC 778
Boxwood

DEC 750
Bison Beige



APPENDIX D

SCHEME #11

OPTION 1

OPTION 2

STUCCO

DE 6218
Antique Paper

DE 6218
Antique Paper

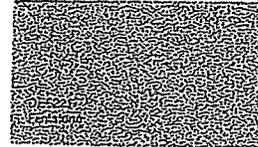
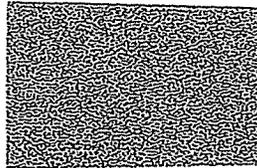
DE 6218
Antique Paper

DE 6218
Antique Paper

FASCIA TRIM

DEC 792
Cape Cod Blue

DE 6221
Flintstone

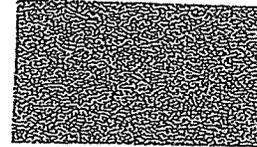


GARAGE DOOR

DE 6218
Antique Paper

DE 6223
Mission Trail

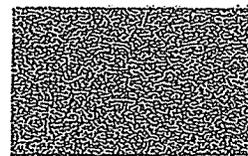
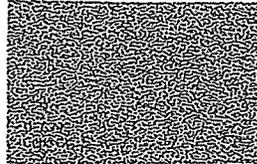
DE 6218
Antique Paper



GARAGE DOOR TRIM

DE 792
Cape Cod Blue

DE 6223
Mission Trail



SCHEME #13

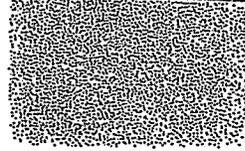
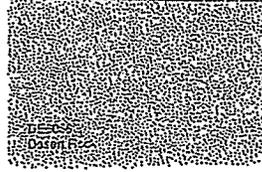
OPTION 1

OPTION 2

STUCCO

DE 6066
Desert Rock

DE 6066
Desert Rock



FASCIA TRIM

DEW 341
Swiss Coffee

DEW 340
Whisper

DEW341
Swiss Coffee

DEW340
Whisper

GARAGE DOOR

DEW 341
Swiss Coffee

DE 6065
Studio White

DEW341
Swiss Coffee

DE6065
Studio White

GARAGE
DOOR TRIM

DE 6066
Desert Rock

DE 6065
Studio White



DE6065
Studio White

DE6198
Cream Wave

DE6199
Pale Beach

DE6197
Modern Ivory

DE6360
Foil

DE6122
Dry Creek

DE6129
Rustic Taupe

683

DE6215
Wooden Peg

645

DEC737
Jakarta

8

DEW341
Swiss Coffee

DEC769
Ranier White

Garden Community
Colors

