



## CANYON HILLS

### COTTONWOOD CANYON HILLS COMMUNITY ASSOCIATION

## **DESIGN GUIDELINES**

**Adopted February 28, 2019**

### **OBJECTIVES**

This document is to serve as a guide for the Cottonwood Canyon Hills Community Association Architectural Review Committee, hereinafter known as the ARC, and Cottonwood Canyon Hills Homeowners. The purpose of this document is to provide awareness for the ways in which the integrity of the Community Plan is preserved and the responsibilities the homeowners must assume. The Design Guidelines, hereinafter known as the Guidelines, address exterior improvements for which homeowners most commonly submit a request for architectural approval and are not intended to be all inclusive.

The specific objectives of this manual are:

- To provide uniform guidelines to be used by the ARC in reviewing applications for conformance to the standards set forth in the legal documents of Cottonwood Canyon Hills Community Association.
- To assist residents in preparing an application to the ARC.
- To increase residents' awareness and understanding of the CC&R's, Bylaws, and Articles of Incorporation.
- To maintain and improve the quality of the living environment in Cottonwood Canyon Hills Community Association.
- To illustrate basic design principles which will aid residents in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.

The intent of these Guidelines is not to inhibit individuality and creativity, but to assure residents of design continuity that will help preserve or improve the Community's appearance, protect property values, and enhance the overall environment of Cottonwood Canyon Hills Community Association.

These Guidelines are directed only to exterior alterations, including landscaping, made by homeowners to their property.

## **COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R's)**

1. The CC&R's establish Cottonwood Canyon Hills Community Association and the Architectural Review Committee (ARC). The ARC insures that proposed exterior alterations comply with the standards set forth in the covenants. This involves the regular review of all applications for exterior alterations submitted by residents.
2. Every Canyon Hills homeowner has received a copy of the CC&R's with the purchase of their home. However, sometimes, this information is not provided during a resale, or, when provided, the CC&R's are not read by the homeowner. The CC&R's are binding to all homeowners and every homeowner is encouraged to read the CC&R's thoroughly for a complete understanding of the responsibilities of Cottonwood Canyon Hills Community Association and its members. Failure to obtain, read and understand community rules is not an excuse for noncompliance.

## **AMENDMENTS**

1. These Guidelines may be amended from time to time to reflect changing conditions, technology or other considerations.
2. The ARC will evaluate the Guidelines from time to time to determine if amendments are required.

## **ARCHITECTURAL REVIEW COMMITTEE APPROVAL**

1. Homeowners are reminded that approval from the ARC is required for any additions or alterations to the following:
  - All exterior structures and landscaping, side and rear yards, including fences and walls.
2. Any change to the exterior appearance of one's property must be approved by the ARC. Further, once a plan is approved, any modification must be approved by the ARC prior to installation.
3. It is important to understand that ARC approval is not limited to major alterations such as adding a room or deck to a house, but includes such items as changes in color and material, etc. Approval is also required when an existing item is to be removed.
4. Each application is reviewed on an individual basis. There are no automatic approvals. A homeowner who wishes to construct a deck, for example, identical to one that has already been approved by the ARC, will be required to submit an application and may or may not receive ARC approval. The ARC may pre-approve certain items, such as screen doors, of a specific design and color, for general use.

5. In every case, an application must be submitted and reviewed in order to consider specific implications of location and impact on surroundings.
6. The ARC evaluates the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site. There may be an acceptable design for an exterior which may not be acceptable for another housing type and/or site.
7. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
8. The review or approval from the ARC is not approving the means nor the method of construction. Nor is it approving the installation or providing any type of guarantee to the owner. This is the sole responsibility of the owner and/or the contractor.

## **MANAGEMENT COMPANY**

The Management Company for Cottonwood Canyon Hills Community Association is Action Property Management, Inc., 31989 Hollyhock Street, Lake Elsinore, CA 92532. There is someone available 24 hours a day for emergency service at 1-800-400-2284, and during regular business hours for emergency or non-emergency service. Action Property Management can be reached via phone at (800) 400-2284; via fax at (951) 246-2397.

## **DISRUPTION OF COMMUNITY MAINTENANCE PROPERTY**

Community maintained property which is damaged or disrupted due to installation/construction of an individual owner's improvement must be restored to its original state at the owner's expense. Any improvement plan requiring placement of electrical lines, sewer lines or gas lines over or under the Community maintained property must fully detail the exact location of such lines in relation to owner's lot or unit. Proper authorization for work on adjacent property must be obtained from the owner of said property.

## **GOVERNMENT PERMITS**

Approval by the ARC for any improvement does not waive the necessity of obtaining required government permits. Obtaining government permits does not waive the need for ARC approvals. Approval by the Cottonwood Canyon Hills Community Association does not constitute approval by the County or City or any other government agency, nor does the association review for such compliance. This responsibility falls solely on the property owner.

## **ARCHITECTURAL REVIEW COMMITTEE CRITERIA**

The ARC evaluates all submissions on the individual merits of the application. In addition to the evaluation of the particular design proposal, the characteristics of the housing type and the individual site will be considered. What may be an acceptable design for an exterior in one instance may not be acceptable for another.

1. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details, etc.
2. ARC will consider the potential effect of the proposed improvements on access and privacy of adjoining houses and the neighborhood.
3. Each neighborhood has individual characteristics and the proposed alteration should complement existing structures and improvements.
4. The ARC will decide what is acceptable and what is not acceptable.

## **PROCEDURAL STANDARDS**

### Application Procedure and Requirements:

1. Approval of any project by the ARC does not waive the necessity of obtaining the required Government permits, such as those for pools, walls, fencing, etc. Obtaining a government permit does not waive the need for ARC approval.
2. All requests are to be made in writing to Cottonwood Canyon Hills Community Association and brought to the attention of the ARC on the standard Cottonwood Canyon Hills Community Association Structure and Landscape Improvement form which is included in this manual. Additional copies may be obtained by contacting the management company.
3. All initial submittal packages are to include a check for the architectural application non-refundable processing fee in the amount of \$150.00, payable to Cottonwood Canyon Hills Community Association. This fee is paid only one time, per owner/lot.
4. All ARC submittal packages are to include the items listed on the attached Application Procedures form included in this manual.
  - Submittal packages will be returned if deemed incomplete.
  - ARC reserves the right to request additional information.

5. Neighbor Notification:

The intent is to advise your neighbors who own property adjacent to your lot and could be affected by the proposed work. Obtain signatures of neighbor(s) on the application form. (The neighbor's signatures are not for approval or disapproval. They merely indicate that the neighbor is aware of the improvement.) Neighbors may submit their concerns in writing to the ARC for consideration.

6. Right of Entry:

If construction work requires the use of common area, access from property not owned by the applicant for purposes of transporting labor and materials, and/or for the temporary storage of materials for the work, the applicant shall obtain written permission from Cottonwood Canyon Hills Community Association, and/or the owner for the right to enter during construction. A copy of the letter granting permission shall be submitted to the ARC prior to commencement of construction. A security deposit or bond, as deemed necessary by the ARC, may be required from the owner. Unused deposits will be refunded after completion of work and final acceptance by the ARC. Payment will be refunded by U.S. Mail within 30 days after ARC's final acceptance. Please note that the ARC processing fee is non-refundable.

7. Submittals:

- All initial submittal packages are to include a check for the architectural application processing/review fee in the amount of \$150.00, payable to Cottonwood Canyon Hills Community Association. Again, this fee is only paid one time per owner/lot.
- In the event that the ARC fails to approve or disapprove any plan, specification, design or plot plan within sixty (60) days after submission, it is deemed that they have been disapproved.
- When the plans are approved by the ARC, one set of the approved plans will be retained by the management company and the ARC. A copy of the approved submittal *will not* be returned to the homeowner.
- Applicants are prohibited from commencing construction prior to obtaining a written response acknowledging approval of the application by the ARC.

Construction:

- Time Period: Per the CC&R's, initial back yard installation must be completed within 120 days from the close of escrow date. For all additional improvements, work shall commence within (30) thirty days and be completed within (60) sixty days of the date of application approval. If the scope of the job warrants more time, the ARC may extend the construction period as necessary. A construction phasing plan and schedule requesting a longer construction period shall be submitted by the applicant.
- Final Review: Upon completion of the work as indicated on the approved copy of the drawings and specifications, the applicant shall notify the ARC in writing and request final inspection approval.

## **GENERAL**

### **A. Enforcement**

Improvements that are installed without the necessary approval from the ARC will constitute noncompliance of the CC&R's and may require modifications or removal of work at the expense of the homeowner, included but not limited to any legal fees incurred. Remedies will be pursued to the fullest extent permitted by the CC&R's and the law. Owners must submit a normal ARC request package for review.

### **B. Violations**

All owners have the right and responsibility to bring to the attention of the ARC any violations of Cottonwood Canyon Hills Community Association Design Guidelines by contacting the management company.

### **C. Damage**

Owners shall be responsible for any damage caused to the street scape or open space areas as a result of construction improvements. This includes construction debris and other materials used in making said improvements. All refuse must be removed from the premises to a regulated disposal area.

### **D. No Waiver of Future Approvals**

The approval, conditional approval, or disapproval, by the ARC of any proposals, plans, specifications or drawings will not bind the ARC to approve or disapprove the same or similar improvement or matter in the future. The ARC specifically reserves the right to reject the same or similar plans, specifications, or proposals subsequently submitted by the same or any other person.

### **E. Notice of Completion**

When improvements have been completed, the applicant will forward the Notice of Completion, provided by the Management Company as follows: Cottonwood Canyon Hills Community Association, c/o Action Property Management, Inc., 31989 Hollyhock Street, Lake Elsinore, CA 92532.

## **APPEAL PROCEDURE**

Commencing January 1, 2005, a homeowner whose application for ARC approval of additions or alterations is denied by the ARC shall have a right to appeal the denial to the Board of Directors for reconsideration. The reconsideration shall take place at an open meeting of the Board. The request for reconsideration shall be in writing, and must be mailed to the Board within 30 days of the date the denial is mailed to the homeowner. Correspondence mailed to the Board shall be addressed to the Management Company at 31989 Hollyhock Street, Lake Elsinore, CA 92532.

## LANDSCAPE GUIDELINES

### Landscape & Irrigation

1. Plans for the side and rear yard landscaping must be submitted at the same time
2. If not installed by the developer, initial front yard landscaping must be installed with a minimum of lawn or ground cover within four (4) months of the close of escrow.
3. Initial side and back yard landscaping must be installed no later than four (4) months after the close of escrow by the Owner.
4. Plants are not to encroach on walkways or block walkway lighting. Handicap access features at sidewalks and driveways shall not be modified or removed.
5. Irrigation lines must be subterranean unless they are drip systems. The irrigation system shall be designed and installed to irrigate different landscape zones (i.e. sun, shade, lawn and shrubs). Spray irrigation heads shall not spray on block walls or fences.
6. Appropriate drainage shall be installed so as to be directed to the street, and to prevent run-off onto adjacent or common area properties. There should be a slope/drainage of 2% away from the building, and water should be collected in a landscape drainage system. Curb coring may require a permit. It is the responsibility of the Owner to meet all local codes. Owners must be careful to not damage any sidewalks or curbs during the installation process.
7. Sprinklers must be adjusted so as to spray landscaped areas only. Timer clocks shall be set to apply the correct amount of irrigation and avoid runoff to adjacent lots.
8. Applications for landscape must include:
  - Listing of plant material and size, including height of trees at maturity. Trees should be kept at least three feet from property lines and have non-invasive and non-surface root systems.
  - Site plan showing house (plot plan) and location of the proposed landscaping (plant materials).
  - Planters and retaining walls with dimensions, materials, color/finish.
  - Hard scape, such as concrete, walk and patios, deck, patio covers with elevations (side views) and construction detail. Colors of decorative concrete, brick, stone, or block must be called out. Earth tone, neutral colors are required. No vivid colors are allowed.
  - Drainage plan including location of drain inlets and water flow direction.
  - Owners are responsible to maintain all plant materials, above and below ground, so as to not encroach onto any adjacent properties.

### Drainage

All surface water must have positive drainage away from the building and be collected in a landscape drainage system. Drain inlets must be located throughout landscape areas including side yards. The ARC is not responsible for installation of proper drainage. This is the sole responsibility, of the owner and/or his or her contractor.

## **ARCHITECTURALGUIDELINES**

### Walls and Fences

- Fence style, materials, and finished color are to be compatible with the neighborhood. Neither chain link nor barbed wire are permissible as fence material.
- Placement of the fence and support structures may not interfere with adjacent Association sprinkler systems, nor shall fences be constructed over irrigation lines.
- Structural framing or an unfinished side or a fence varying from existing fence standards shall not be exposed to any public street, sidewalk, walkway, park, recreation area, or neighboring lot.
- Material for side yard fencing will be given special consideration depending on its exposure to the neighborhood.
- Stepped fencing is permissible where the grade slopes.
- Fences are required to surround pool and spa areas. Minimum height requirements are established by government codes.

Specific fence requirements:

Wrought Iron:

- Must have a finish consistent with the Declarant's or Merchant Builder's installation
- Welded wire mesh may be applied to the interior side of a fence to restrain small pets and children and painted to match fence color.

Solid Wood Fence - Privacy fence

- Maximum height is 6 feet.
- Must be painted to match the house trim or stained in an acceptable color.
- Consideration should be given to shadowing of adjacent property when utilizing a solid fence.

Acceptable material for fencing and walls:

- Wood
- Wrought Iron
- Masonry or stucco if materials conform to the quality, color and character of masonry or stucco used elsewhere in the respective neighborhoods.
- These materials are not all inclusive.

Unacceptable fencing materials:

- Aluminum or sheet metal
- Chicken wire or wire mesh
- Galvanized or plastic chain link
- Plastic webbing, reeded or straw-like, materials and bamboo
- Corrugated or flat plastic or fiberglass sheets or panels
- Rope or other fibrous strand elements
- Miniature type fencing
- Plastic

Under no circumstances shall any owner remove or alter in any way walls and fences that have been erected by the Declarant or Merchant Builder without the prior written consent of the ARC.

At no time shall owner attach to, affix, or hang any item on or over any such fences or walls without ARC approval.

#### Air Conditioners

Air conditioning units extending from windows are not permissible.

Compressors and equipment shall be screened from public view by fencing or landscaping.

If air conditioning was offered as an option and was not installed by the builder at the time of purchase, equipment must be located in the same area in which the optional unit would have been installed, unless otherwise approved by the ARC.

All roof appurtenances shall be architecturally integrated and concealed from view.

The sound must be buffered from adjacent properties and streets pursuant to the existing government regulations.

In order to relocate and air conditioning unit from a place originally installed by the Builder, a Building Permit is required. Any relocation may affect the Builder / Manufactures warranty.

### Antennas/Satellite Dish

1. No television or radio poles, antennae, satellite dishes, or technological evolutions of the foregoing, other than those originally installed by Builder or approved by the Board of Directors or the ARC shall be constructed, erected or maintained on or within the Association maintained property.
2. Satellite dishes, one meter or less in diameter, are permitted under the following conditions:
  - There shall be no exposed wiring. Wires must be concealed as best as possible. If necessary, contained within conduit or painted to match the surface.
  - Owner must install the antenna in the least obtrusive location without interfering with the antenna's reception.
  - Satellite dish or antennae may only be installed on the eaves of the home and not as part of the ground level improvements. A commercial level bracket should be used.
3. All other antennas (over one meter in diameter) require owner to submit an application and for ARC review and approval prior to the installation of the antenna. Application shall include the location, size, and a description of the antenna. Depending upon location, dish may be required to be painted to match surface.

### Artificial Turf

Front yard landscape may consist of a combination of natural grass, synthetic grass, rock and natural vegetative landscape. Homeowners may replace existing grass areas with a quality synthetic turf. Any artificial turf grass product must be maintained in a like new condition at all times.

The steps below will ensure a quality looking grass substitute. However the Association recognizes that the industry is ever changing and improved versions of synthetic grass may be acceptable so long as the correct installation process is adhered to.

Listed below is the minimal installation process that is acceptable for this specific product. Other products may be reviewed for approval as well.

1. Removal of existing grass or ground cover followed by an application of grass/weed killer.
2. Application of a 3-4 inch base crushed aggregate and/or decomposed granite.
3. Application of weed barrier (weed cloth).
4. Application of artificial turf using 4" to 6" galvanized landscape nails.
5. Any turf seams must be sealed with indoor / outdoor carpet seaming tape or recommended sealing adhesive.

6. Application of sufficient “infill” or “top coat” composed of black rubber pellets and/or sand.

#### Minimum Specifications for Artificial Turf / Grass

- Synthetic grass must be made of Polyethylene and be natural in appearance.
- Turf uniformity must be maintained for all areas that are visibly linked.
- Pile height must be a minimum of 1 3/4”.
- Pile weight must be a minimum of 60 ounces per square yard/face weight.
- Turf must have U.V. (ultraviolet) protection.
- Adequate drainage must be incorporated with Homeowner’s design plan.
- Turf must have a minimum of five (5) year installation and product warranty.

#### Artificial Turf Application Requirements

Applications for artificial turfs by Homeowners must contain the following information:

1. Artificial turf product specification sheets.
2. One square foot sample of turf.
3. Photograph or detailed drawing of the area to be covered by synthetic turf and photo of proximity areas.
4. Complete description of installation procedures for Homeowner’s project.

#### Cactus

1. No true cactus or invasive species are to be planted in the ground due to being incompatible with the project landscaping themes.
2. Potted Cacti is allowed. Guidelines for potted cacti are listed below:
  - The pot size for cacti cannot exceed 2’ x 2’ in diameter and depth;
  - Front yard is limited to six (6) potted cacti;
  - No quantity limit for potted cactus plants in the rear yard;
  - Potted cacti is not permitted to grow within 3’ of (a) the property line when there is no barrier (fence, wall, etc.) between properties, or (b) 5” from common areas, common walkways or common sidewalks;
  - Potted cacti cannot be used to meet the front yard planting guideline for Drought Tolerant conversions (i.e. one plant every 3’ on center in non-turf areas such as mulch or rock). However, potted cacti (not to exceed a total

of 6) may be placed in those areas but must meet above stated offset requirements as noted above;

- Pots cannot be buried;
- Prickly pear and large flat faced cacti is not allowed.

### Drought Tolerant Landscaping

1. Creative use of water efficient and “California friendly” plantings are permitted. Specifications for such plans shall be approved by the Committee. If plantings require an extended period of time to mature, interim annual plantings may be required.
2. In order to be considered to be fully planted, the front yard must have at least one plant every three feet (3’ on center).
3. No true cactus or invasive species are to be planted in the ground due to being incompatible with the project landscaping themes. No true Bamboo is allowed due to its ability to spread and difficulty to control.
4. Boulders, rock gravel, bark/mulch must not be the dominant or the primary feature in the front yard. Such items must be secondary to the landscape. All front areas shall provide landscape plantings which provide a balance with hardscape features.
5. Any proposal to use rock, gravel or boulders in the front yards shall be submitted with exact specifications of material, size, color and location. Rock should not be smaller than ¾” in size. Rock samples and specifications must be provided to the Committee in an application for approval.
6. Colors must be used which blend with the natural landscape.

### Dog Houses and Dog Runs

1. Dog houses are to be located in rear or side yards only. Dog houses are also to be located out of sight or screened from surrounding property.
2. Dog runs shall have a finished fence and must remain below the neighboring fence line. The acceptable dog run base materials are turf, pea gravel or cement. Proper drainage must be installed for concrete and may not abut the side fence.

### Driveway Widening

1. Owners may receive approval for driveway widening on either side of the subdivision interest. Generally, widening will be limited to:

- a. A maximum of two feet (2') on each side of the driveway, with at least a minimum of three feet (3') between the property line and the driveway extension, or
  - b. A maximum of four feet (4') on the gate side of the home, with at least a minimum of three feet (3') between the property line and the driveway extension.
2. Approvals may vary depending on the location and the ARC will evaluate the individual merits of the application.

#### Barbecues - Permanent

1. Permanent barbecues are to be located in the rear or side yards only. The application will provide the following information:
  - Dimensions, material and color, elevation drawings and location of barbecue in relation to the house and property lines

#### Fireplaces, Chimneys, Flues & Roofs

1. The exterior appearance of a fireplace, chimney, flue or roof must match the existing or new structure.

#### Flagpoles

1. The installation of flagpoles shall be subject to review and approval by the Architectural Committee. The following criteria apply
  - a. Freestanding flagpoles
    - Either one freestanding flagpole may be installed in the front or back yard, and one smaller flagpole may be affixed to the front of the home.
    - Freestanding flagpoles may not exceed a total height of twenty feet (20').
    - Only American Flag and Military Branch Flags may be flown from a freestanding flagpole.
    - If lighting is desired, it must be down lighting only.
    - No more than (two) flags may be installed on a single flagpole.
    - Flag size shall not exceed 4' x 6' on a freestanding pole.
  - b. Flagpoles attached to the front of the home
    - Flagpoles attached to the front of the home may not exceed six feet (6') in length.
    - American Flag, Military Branch Flags and other types of flags may be flown from poles attached to the front of the home.

- Flags attached to the fronts of the home may not exceed 3' x 5'.

#### Gutters and Down-spouts

1. Gutters and down spouts must be painted to match existing background colors.
2. Run-off from gutters shall not affect adjacent property and shall be directed to the street.

#### Lighting - Exterior Walkway and Security Lighting

1. Lights are to be directed onto applicant's property and screened to prevent light on adjacent property. High intensity lighting that impacts adjacent properties is not allowed.
2. Proposed fixtures are to be compatible with applicant's house in style and scale.
3. Indicate wattage of lights.
4. Indicate location of lights and area they will illuminate.

#### Patios and Decks

1. Materials shall be harmonious with applicant's house.
2. In designing the deck or patio, a minimum of intrusion upon neighbors' privacy should be given every possible consideration.
3. Adequate drainage must be installed to prevent standing water and run-off onto adjacent properties. Drainage must be directed to the street.
4. Wooden decks are to be stained and/or sealed to preserve natural color or painted to match existing trim.
5. Railings are acceptable.

Application for patio or deck is to include the following information:

- Site plan indicating location of patio or deck in relation to existing house.
- Listing of materials, colors and finishes.
- Drainage provisions and flow or run-off
- Dimensions

- Elevation drawings

### Trampolines

1. Trampolines do not require Architectural Committee Approval when the following conditions are met:
  - Trampolines must not be visible from the street in front of the home
  - Trampolines must be placed a minimum of 5 feet from the shared fence property line of the adjoining property
  - Safety nets must be maintained in good condition without fabric holes, tears or rips.

### Patio Covers

1. Metal patio covers must look like a wood product (Alumawood type) and must be approved by the ARC.
2. Patio covers may be free-standing or attached to existing structure.

Unacceptable construction materials for structures in this section shall include, but not limited to the following:

- Corrugated plastic
- Corrugated fiberglass
- Plastic webbing, split bamboo, reeded or straw-like materials
- Asphalt
- Metal support posts for patio covers.

Application for patio covers must include:

- Location of cover in relation to house, materials and color, dimensions and elevation drawings

### Gazebos/Pergolas

Gazebos and Pergolas are permitted with a site plan which includes:

- Should be constructed of a material which is the same as or complimentary to the existing home;
- In cases where redwood, cedar or pressure treated lumber is used, the material may be painted to match the home or sealed with an appropriate sealer to prevent weathering;
- Roof material must complement the existing home;
- Must be maintained in good condition at all times;
- Shall not be placed any closer than five (5) feet of the property line.

### Play Structures

Play Structures are permitted with a site plan which includes:

- Plant materials which will adequately mature so as to screen the equipment from the view of the street within one (1) year of installation;
- Shall not be placed any closer that five (5) feet of the property line;
- Earth Tone colors are encouraged;
- A catalog, photograph or manufacturer's materials, and colors must be submitted for review;
- If equipment is to be constructed, include a plan and elevation drawing, to scale, identifying dimensions, materials, and colors.

### Room Additions

1. Room additions must be compatible in scale, materials, and color with the applicant's existing structure.
2. Location of the addition should not unreasonably impair privacy or natural ventilation to adjacent properties.
3. Pitched roofs must match or be complementary to the existing structure in slope and form.
4. No improvement (unless second story improvement or chimneys) shall exceed the roof heights of the existing structure.

5. New windows and doors are to be compatible with existing exterior openings.
6. Changes in grade which will affect drainage are to be indicated in the application. Provisions must be made to prevent run-off to adjacent properties.
7. Materials for construction shall be stored in the least conspicuous area. Excess debris and material shall be removed from the site daily. Materials and/or debris shall not be stored on any public street at any time.
8. Major features of the existing house such as the vertical and horizontal lines, projections and trim details, are to be reflected in the design of the proposed addition.

#### Screen Doors and Security Doors

1. Plans and specifications for screen doors and security doors must be submitted to the ARC for approval. Security doors must have a decorative appearance.
2. All screen doors must be installed within the existing doorjamb in a style or color which matches the trim or color around the door.

#### Solar Energy Equipment

1. Plans for solar equipment must be submitted to the ARC for approval. Plans shall include location of roof panels and must conform to the following guidelines:
2. Solar collectors are to be placed flush with and in the same plane as the roof slope. If panels cannot be flush mounted, then supports must be solid and painted to match the house. Panels may not be angled or slanted to the plane of the existing roof. Panels may not overhang any roof edge or roof plane and panels may not be raised more than 12 inches above the existing roof.
3. All plumbing lines from collectors to tank must be concealed or painted to minimize visibility.
4. Collectors must be non-reflective in nature. The Owner is responsible to manage and control any reflective issues that may result from the installation of the panels.

#### Storage Sheds/Utility Buildings/Casitas:

1. Storage sheds must blend with the color of the home and not exceed eight (8) feet in height. If the shed is visible from any street, sidewalk or community property it must be properly screened from view. Sheds must be located at least three feet (3') away from any fence line.

2. Plant material must be used to soften the look of the structure, and must be planted within thirty days of installation of the shed. Visible coverage from said planting must occur within one hundred and twenty days of installation of the shed.
3. If the shed should fall into disrepair and/or the screening plant material does not adequately cover the shed the homeowner will be asked to make the necessary repairs and add plant material to bring the shed into compliance. If the requested actions are not completed the homeowner will be asked to remove the structure.

### Swimming Pools, Spas and Fountains

1. Pool, spa and fountain equipment must be placed so as not to disturb adjacent properties.
2. Spa or pool equipment shall be enclosed by fencing at least 5' in height and screened from view (i.e. plants, fence or wall),
3. Plumbing lines to spa, pool or fountain must be subterranean or concealed. The Owner is solely responsible to monitor and manage any noise issues that may result from the use of the pool or pool equipment.

Application for a spa, pool or fountain must include the following information:

- Location of the spa or pool in relation to the existing structure
- Dimensions of pool or spa
- Drainage detail
- Material for decking
- Location of equipment and screen (noise and view) detail
- Detail on fencing to surround pool or spa
- Means of access to the proposed construction

### Windows and Window Treatments

1. Exterior wrought iron bars on windows are not permitted.
2. No reflective materials may be used to create a mirror effect from the outside. No materials such as sheets, paper, foil or flags may be used as window coverings.

3. All awning coverings shall be made with a solid color which must match the home's stucco or trim color. (Awning should be the same color as that part of the home it is attached to.) All awning arms and mechanical pieces must be hidden from view and shall not be allowed to show when opened or reclined. Inspections of awnings by the ARC shall be performed on an as-needed basis. Awning material must be maintained in an "as new" condition at all times.

#### Views

1. There are no guaranteed views within the boundaries of the Association.
2. No Lot is assured the existence or unobstructed continuation of any particular view.