



# **Architectural Rules For Exterior Property Improvements**

*A Handbook for Owners, Management,  
And the Architectural Review Committee*

---

Four Seasons at Westshore Community Association  
Sacramento, California

Adopted by the Board of Directors August 26, 2019

## **ABOUT THIS DOCUMENT**

This handbook is a guide to making changes to the exterior of a private residence in the Four Seasons at Westshore Community Association in Sacramento, California. Most changes need to be approved by the Association's Architectural Review Committee (ARC), and the guide is intended to help owners understand

- What changes are allowed and what they need to look like.
- Where changes are allowed.
- When applying to ARC is required and what is needed for an application.
- What will happen after an application is submitted to ARC.
- The sources of ARC's authority.

ARC will use the rules to review and approve applications.

The Table of Contents lists all sections. Requirements for specific improvements are in sections 6, 7, and 8.

In the text, the reference for a rule (if any) is given as "(Ref: xxxx)." "CC&Rs" references are to the Declaration of Covenants, Conditions and Restrictions for Four Seasons at Westshore, originally recorded in 2007, and include the CC&Rs section number.

### **August 26, 2019 Version Notes**

This document is a revision of the Design Guidelines (Architectural Rules) adopted by the Board of Directors in 2009. At its August 26, 2019, meeting, the Board of Directors adopted these rules in open session to replace the 2009 version in its entirety after Association membership reviewed and commented on two drafts, in accordance with procedures for adoption of rules.

In the draft that was adopted, notations such as italics, underlines, and descriptive text were used to point out changes from the 2009 Design Guidelines and from the previous draft. In this final version, those notations were removed to provide a clean copy. Also, the 2009 Design Guidelines references were removed since they were no longer relevant. The date of adoption was added as needed, and the Table of Contents was updated to reflect the final pagination. A few corrections about which checklist is applicable were also made. No text of any rule has been changed.

Four Seasons at Westshore  
4200 Hovnanian Drive  
Sacramento, CA 95834  
Phone: 916-419-4300  
Fax: 916-419-4344  
Website: [fourseasonswestshore.com](http://fourseasonswestshore.com)

---

**TABLE OF CONTENTS**

<b>SECTION</b>		
<b>1.</b>	<b>INTRODUCTION</b>	
1.1	Purpose .....	5
1.2	Objectives.....	5
1.3	Authority .....	5
1.4	Architectural Review Committee .....	5
1.5	Amendments to Architectural Rules .....	6
1.6	Scope .....	6
1.7	Basis for Approval of Improvements .....	6
1.8	Disclosure.....	6
1.9	Definitions.....	6
<b>2.</b>	<b>APPLICATION REQUIREMENTS</b>	
2.1	Improvements Requiring ARC Review .....	9
2.2	Applications and Required Documents .....	9
<b>3.</b>	<b>DESIGN REVIEW PROCESS</b>	
3.1	ARC Review Criteria.....	11
3.2	Completion of the Review.....	11
3.3	Appeal of ARC Decision .....	12
3.4	Deviations from Approved Application.....	12
3.5	Procedures for Resubmitting an Application .....	12
3.6	Streamlined Reviews.....	12
3.7	Variances .....	12
	Figure 3.1 Application for Exterior Improvements Process .....	13
<b>4.</b>	<b>IMPLEMENTING APPROVED PLANS</b> .....	15
4.1	Starting and Finishing Work .....	15
4.2	Changing Plans after Approval.....	15
4.3	Notifying Neighbors .....	15
4.4	Construction Rules .....	15
<b>5.</b>	<b>GENERAL STANDARDS</b>	
5.1	Architectural Character .....	19
5.2	Colors .....	19
5.3	Construction Materials.....	19
5.4	Grading and Drainage .....	19
5.5	Height .....	19
5.6	Hierarchy of Authority .....	19
5.7	Property Repair and Maintenance.....	19
5.8	Quality of Workmanship .....	20
5.9	Required Permits.....	20
5.10	Variances .....	20
5.11	Visual Obstructions .....	20
<b>6.</b>	<b>ARCHITECTURAL STANDARDS</b>	
6.1	Additions to Homes .....	21
6.2	Address Signs .....	21
	Air Conditioning Units (See Equipment and Machinery, 6.15)	

Table of Contents

---

6.3	Arbors .....	22
	Artificial Turf (See Artificial Turf, 7.6)	
6.4	Awnings and Drop Shades .....	22
6.5	Barbecues, Fire Pits, and Outdoor Fireplaces.....	23
6.6	Bird Prevention Items .....	23
6.7	Birdhouses, Bird Feeders, and Birdbaths.....	23
6.8	Carpeting .....	23
6.9	Clotheslines .....	23
6.10	Concrete, Paving, and Pavers .....	23
6.11	Decks .....	24
6.12	Doorbells .....	24
6.13	Doors and Garage Doors .....	25
6.14	Driveways and Driveway Expansions.....	25
6.15	Equipment and Machinery.....	25
6.16	Flagpoles and Mounts .....	26
6.17	Fountains.....	26
6.18	Gazebos .....	27
6.19	Greenhouses .....	27
6.20	Gutters and Downspouts .....	28
6.21	Handrails and Railings .....	28
6.22	Holiday Decorations .....	28
	Landscaping (See Section 7, Landscape Standards)	
6.23	Lighting.....	29
6.24	Outdoor Furniture .....	30
6.25	Painting .....	30
6.26	Patio Covers.....	31
	Patios (See Concrete, Paving, and Pavers, 6.10)	
6.27	Pergolas .....	32
6.28	Playhouses.....	32
6.29	Pools and Spas .....	33
6.30	Recreational Structures .....	33
6.31	Recreational Vehicle Storage .....	33
6.32	Roofing .....	33
6.33	Satellite Dishes and Antennas.....	34
	Screen Doors (See Doors and Garage Doors, 6.13)	
6.34	Screening .....	35
6.35	Screens, Window.....	35
6.36	Security Cameras .....	35
6.37	Sheds, Storage.....	36
6.38	Signs.....	36
6.39	Skylights .....	36
6.40	Solar Energy Systems .....	36
6.41	Stairs .....	37
6.42	Storage .....	37
6.43	Temporary Structures.....	37
6.44	Trash Container Storage .....	37
6.45	Trellises .....	37
6.46	Umbrellas .....	38
6.47	Unightly Items.....	38

	Walkways (See Concrete, Paving, and Pavers, 6.10)	
6.48	Wall Art.....	38
6.49	Water Features, Ponds, and Waterfalls (In-Ground).....	39
6.50	Windows.....	39
6.51	Window Coverings.....	39
6.52	Yard Decorations.....	39
<b>7.</b>	<b>LANDSCAPE STANDARDS</b>	
7.1	Landscape Design.....	41
7.2	Areas Outside of the Rear-Yard Perimeter Fence.....	41
7.3	Rear Yards.....	43
7.4	Covered Entryways, Covered Porches, and Courtyards.....	44
7.5	Artificial Foliage and Flowers.....	45
7.6	Artificial Turf.....	45
7.7	Bark.....	45
7.8	Drainage.....	46
7.9	Irrigation.....	46
7.10	Lawn, Natural Turf.....	46
	Lighting (See Lighting, 6.23)	
7.11	Mounding.....	46
7.12	Plant Containers.....	46
7.13	Planter Boxes, Permanent.....	47
7.14	Plants.....	47
7.15	Rock.....	48
7.16	Topography.....	48
7.17	Vegetable Gardens.....	49
7.18	Visual Barriers.....	49
<b>8.</b>	<b>FENCE, WALL, AND GATE STANDARDS</b>	
8.1	Construction.....	51
8.2	Exceptions.....	52
8.3	Party Walls and Fences.....	52
8.4	Maintenance and Repair.....	52
8.5	Solid Perimeter Fences.....	52
8.6	Open-View Perimeter Fences.....	53
8.7	Gates, Decorative.....	53
8.8	Interior (Within-Yard) Fences.....	54
8.9	Pet Security Barriers.....	54
8.10	Walls.....	55
<b>9.</b>	<b>ENFORCEMENT OF ARC REQUIREMENTS AND GOVERNING DOCUMENTS</b>	
9.1	Association Response to Noncompliance.....	57
9.2	Non-Liability for Approval of Plans.....	57
<b>10.</b>	<b>CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES</b>	
10.1	Proposed Changes.....	59
10.2	Posting of Amendment.....	59
10.3	Vesting.....	59

THIS PAGE INTENTIONALLY LEFT BLANK

---

## SECTION 1

### 1 INTRODUCTION

**1.1 Purpose.** The purpose of these Architectural Rules (formerly called “Design Guidelines”) is to guide owners and the Architectural Review Committee (“ARC”) in maintaining the physical character of the Four Seasons at Westshore Community (“Community”). Architectural Rules are developed to preserve a high quality of appearance, to ensure compatibility between improvements, and to enhance the overall value of Four Seasons at Westshore.

Owners are encouraged to familiarize themselves with the contents and requirements, as well the Community’s other Governing Documents. Should there be any conflict between these Guidelines and the Declaration of Covenants, Conditions and Restrictions (“CC&Rs”), provisions of the CC&Rs apply.

If you have questions about these Architectural Rules or procedures for submitting applications for improvements, contact Association management at 916-419-4300.

**1.2 Objectives.** Objectives of these Architectural Rules are the following:

- 1.2.1** Provide design standards and guidelines, as adopted by the Four Seasons at Westshore Board of Directors (“Board”), for use by owners, management, and ARC.
- 1.2.2** Describe and explain the application and review process.
- 1.2.3** Help owners prepare acceptable applications for review.
- 1.2.4** Describe the criteria ARC uses to review applications.
- 1.2.5** Help owners develop exterior improvements and structural changes that are in harmony with the Community.

**1.3 Authority.** Article 8 of the Declaration of Covenants, Conditions and Restrictions (“CC&Rs”) of the Four Seasons at Westshore Community Association (“Association”) authorizes development of Architectural Rules (Ref: CC&Rs 8.5). The CC&Rs are part of every deed to property within the Community. As an owner you should have received a copy of the CC&Rs at closing. The CC&Rs and these Architectural Rules establish certain rights and restrictions and are binding on all owners.

**1.4 Architectural Review Committee.** The purpose of the Architectural Review Committee, stated in CC&Rs Section 8.1(a), is to review all proposed improvements and changes to existing improvements for design, harmony of external design in relation to the nature and character of the Development and its improvements, and location in relation to surrounding structures, topography, and finished grade elevation. The Development was initially developed with improvements that are architecturally compatible and aesthetically pleasing, and the intent is that those initial improvements will be maintained in essentially the same condition and appearance as originally developed. The scope of ARC’s authority includes

- 1.4.1** Consideration and approval of proposals or plans submitted to it related to lot improvements, including but not limited to requests for new construction, alterations to existing structures, and landscaping plans (Ref: CC&Rs 8.3).

**1.4.2** Development of limits on days and hours of construction and other restrictions and regulations that the Board deems appropriate to limit the impact of construction activities on the Residents (Ref: CC&Rs 8.5).

**1.4.3** Adoption, amendment, and repeal of rules and regulations to be known as Architectural Rules, subject to the Board's review and approval procedures (Ref: CC&Rs 8.5).

**1.4.4** Performance of other duties delegated to it by the Board (Ref: CC&Rs 8.3).

**1.5 Amendments to Architectural Rules.** ARC may adopt, amend, and repeal Architectural Rules. The amendment process involves a review and approval procedure established by the Board (Ref: CC&Rs 8.5).

**1.6 Scope.** These Architectural Rules have been adopted by the Board. Association Architectural Rules have been revised as follows:

- Adopted December 4, 2007
- Amended October 22, 2009
- Adopted August 26, 2019 to replace 2009 Design Guidelines (Architectural Rules)

These Architectural Rules will be enforced by the Board in accordance with CC&Rs Article 8 and the Association's compliance policies and procedures (see Community Guidelines).

**1.7 Basis for Approval of Improvements.** When a proposal for improvement is submitted for review, ARC must grant the requested approval only if, in its sole discretion, it finds the following (Ref: CC&Rs 8.8):

**1.7.1** The owner has complied with the application submission procedures established by the CC&Rs and these Architectural Rules;

**1.7.2** The plans and specifications conform to both CC&Rs and the Architectural Rules in effect at the time plans were submitted to ARC, unless a variance is granted from such Architectural Rules following procedures for variance;

**1.7.3** The proposed improvements would be consistent with the architectural standards of the community as to workmanship, design, and materials; as to harmony of exterior design with the existing structures; and as to location with respect to topography and finished grade elevations; and

**1.7.4** The decision regarding the requested approval of the proposed improvement does not violate any governing provision of law, a building code, or other applicable law governing land use or public safety.

**1.8 Disclosure.** The Association, the Architectural Review Committee, and the Board of Directors make no claims or assertions that compliance with these Rules ensures that an Owner's property also complies with relevant restrictions imposed upon the Development and individual Lots by applicable governmental bodies and restrictions. It is the duty of each Owner to ensure their Lot complies with any government restrictions.

**1.9 Definitions.** The following definitions are to be used these Architectural Rules in conjunction with, and in addition to, Definitions specified in Article 1 of the CC&Rs.



- 
- 1.9.1 Architectural Rules.** The standards and procedures adopted by the Architectural Review Committee under Section 8.5 of the CC&Rs (Ref: CC&Rs 1.5). Former versions were known as “Design Guidelines.”
- 1.9.2 Association-Maintained Area.** All landscaped yard of a lot that is outside the rear perimeter fence and adjacent to any common area, lake walk, shared driveway, or alley.
- 1.9.3 Common Area.** All real property owned by the Association for the common use and enjoyment of the owners and Residents of the Development.
- 1.9.4 Compatible with the Architectural Character of the Community.** Similarity in exterior design, quality of workmanship, use of materials, color, and construction details existing in the Community [Ref: CC&Rs 8.8(c)].
- 1.9.5 Compatible with the Architectural Character of the Home.** Similarity in exterior design, quality of workmanship, use of materials, color, and construction details used in the home [Ref: CC&Rs 8.8(c)].
- 1.9.6 Design Guidelines.** See “Architectural Rules.”
- 1.9.7 Front Yard.** All yard of a lot outside the rear perimeter fence and adjacent to a street or shared driveway (not alley).
- 1.9.8 Hardscape.** Non-living elements in landscape design such as rocks, bricks, or pavers, and structures such as walkways, pergolas, patios, retaining walls, or water features.
- 1.9.9 Improvement.** All structures, fixtures, and improvements including, for example and without limitation, residences, buildings, exterior lighting fixtures, landscaping, paving, signs, motors, pumps, or lights (Ref: CC&Rs 1.23).
- 1.9.10 Interior Lot.** Any lot with solid fencing that completely encloses a rear yard. In these Architectural Rules, includes corner lots with solid fencing enclosing the rear yard.
- 1.9.11 Lake Lot.** Any lot shown on a Subdivision Map which abuts or shares any boundary with the lake (Ref: CC&Rs 1.25), and that has any open-view rear fencing.
- 1.9.12 Lake Walk.** Landscaped concrete walkway that rings the perimeter of the lake located within the Development. Lake walk is common area in some locations and a pedestrian easement in others.
- 1.9.13 Landscaped Area.** Area of the yard minus the hardscaped area.
- 1.9.14 Lot.** Any plot of land shown upon a Subdivision Map, with the exception of common area lots (Ref: CC&Rs 1.27).
- 1.9.15 Party Wall.** Any fence or wall placed on the dividing lot line between two lots is a party wall [Ref: CC&Rs 7.2(c)(i)].

- 1.9.16 Perimeter Fence.** Any fence or masonry wall that encloses the rear yard. Also, an open-view fence at or near the front property line.
- 1.9.17 Plantable Area.** The yard area other than the hardscape and turf areas.
- 1.9.18 Rear Yard.** Enclosed area defined by home and rear perimeter fencing.
- 1.9.19 Setback.** Distance from the property line (or from rear open-view fence on lake lots) to the face of the home, addition, accessory structure, or improvement.

---

## SECTION 2

### 2 APPLICATION REQUIREMENTS

Applications for exterior property improvements describe details of changes you wish to make to the exterior of your home and property, for consideration by ARC.

Submit all applications to Association management for ARC's review. Complete applications that comply with the CC&Rs and Architectural Rules are typically quickly approved.

**2.1 Improvements Requiring ARC Review.** In general, ALL improvements require advance ARC application and approval unless specifically noted otherwise in these Architectural Rules. If your desired improvement is not addressed in sections 6, 7, or 8, contact Association management to clarify whether you need to apply for ARC approval.

Maintenance or repair of an existing improvement does not require ARC application and approval unless specifically indicated otherwise in the applicable rules.

If you purchased a new home, you are required to submit plans for rear-yard landscape improvements to ARC within six (6) months of close of escrow.

#### Important

- Read the Architectural Rules carefully before submitting plans.
- Do not assume that prior acceptance of an improvement at another home will be acceptable in your case.
- You are required to obtain all necessary permits and approvals from applicable governmental entities or agencies after ARC approval but before beginning work.
- ARC does not require that you use a landscape architect or similar professional consultant in the preparation of plans for simple improvements.

**2.2 Applications and Required Documents.** The CC&Rs require that ARC evaluate style, design, dimensions, materials, and color schemes, among other characteristics, for all proposed improvements and ensure they conform to the Architectural Rules.

The application package must include forms, color photographs of the home and areas of work, and a clear description of the proposed work. See the instructions, available in the Lodge and on the Association website, for details of how to prepare an application package.

At a minimum, any application will contain the following:

**2.2.1 Forms.** Application forms and instructions are available at the Four Seasons at Westshore Lodge and online at [fourseasonswestshore.com](http://fourseasonswestshore.com). The application form identifies the property, owner, and contact information, and summarizes the requested improvements. It requires the owner's signature.

**2.2.2 Photographs.** Clear, current color photographs, typically of the front of the home and all areas of work, help ARC understand and evaluate your proposal. NEW photographs are required for each NEW application.

**2.2.3 Details and Architectural Drawings.** Owners must describe the project fully using narrative, drawings, and/or photographs as described in the instructions and required forms. For any improvement, the following information is required:

- **Location:** Where the item will be placed or installed, relative to the nearest fences and other structures.
- **Size:** Full dimensions (height, width, and depth).
- **Materials:** Description of what item will be made of, with a sample of actual material, photographs, or manufacturer's product literature.
- **Color:** A paint sample or accurate photograph of all colors.
- **Design:** A photograph or drawing showing design—what it will look like.

The amount of detail should be consistent with the complexity of the proposal. For some applications, simple, freehand drawings with notes will be acceptable. Owners may use contractor's bid proposals and drawings, manufacturer's literature, or photographs to describe the project.

For major building alterations or additions, such as room additions or patio enclosures, a set of architectural drawings to scale showing entrances, floor layout, and window locations is required. Elevation drawings of all sides must indicate the complete size of buildings and details of trim, materials, and finishes.

**2.2.4 Landscape Plans.** For landscaping improvements in the yard (for example, plants, paving, rock, bark, lights, structures such as a patio cover), a landscape plan drawn to scale is required to show the location of improvements relative to the residence, new and existing structures, and each other. Use a scale that is easily readable, such as 1 inch = 8 feet.

- a. Trees and Other Plants.** For a new home's initial landscaping or an established landscape renovation, the location of trees and shrubs must be clearly shown on the plan. In general, each plant on a plan must be identified by genus and species, and variety, because these determine their eventual size and other desirable (and undesirable) characteristics. Use proportional circles to show plants at their mature size.
- b. Irrigation System.** The plan must describe the proposed irrigation system, if any is to be installed.
- c. Concrete, Pavers, and Other Paving.** Clearly mark both new and existing concrete or other paving—such as brick, masonry, borders, concrete, and rocks—so that ARC can easily determine the location, dimensions, and type of material.
- d. Drainage.** Lots have been designed and graded to provide positive drainage from the lot and to protect environmental resources. If the landscape plan proposes to alter the grade of the lot or relocate a drain, the location of all existing and proposed drainage structures and direction and slope of flow must be indicated on the plan.
- e. Descriptive Materials and Samples.** Photographs, manufacturer's product literature, and/or actual samples of materials must be submitted for all requested improvements to show design and color.

## SECTION 3

### 3 DESIGN REVIEW PROCESS

Your application will be reviewed and evaluated based on the CC&Rs (Article 8, Architectural Control) and these Architectural Rules. The process is described in this section; see also Figure 3.1.

**3.1 ARC Review Criteria.** ARC must evaluate the individual merits of each application, based on characteristics of the specific home and site. An acceptable design in one instance may not be acceptable in another situation. The following review criteria apply:

- 3.1.1** ARC may consider the following elements in making a determination: design, harmony of external design in relation to the nature and character of the Development, and the location in relation to surrounding structures, topography, and finished grade elevation. Design includes color, finish, materials, and dimensions, among other characteristics [Ref: CC&Rs 8.1(a)].
- 3.1.2** Meeting governmental requirements is the responsibility of the owner. ARC approval does not remove the requirement of the owner to get proper permits, if necessary, and does not represent an opinion of ARC that any design meets building code standards (Ref: CC&Rs 8.19).

**3.2 Completion of the Review.** ARC must review each application based solely on the information contained within it. After ARC review, one application packet will be returned to the owner including comments and details about ARC's decision. Within forty-five (45) days of receipt of plans and specifications that satisfy the requirements of these Architectural Rules, ARC must give the owner written notice of its decision (Ref: CC&Rs 8.10). ARC will return in writing one of three possible decisions (Ref: CC&Rs 8.9).

- 3.2.1 Approved.** The approved application and accompanying documentation is approved in whole or in part as noted on the returned application, and work is allowed to begin only on any part that is approved.
- 3.2.2 Denied.** The application is not approved in whole or in part as noted, and no work is allowed to begin on any part that is denied. An application is denied if any part does not conform to the CC&Rs and these Architectural Rules. If written suggestions of changes required for approval are included with the returned application, the owner may incorporate such changes into the plans and resubmit to ARC for review.
- 3.2.3 Incomplete.** The application is determined incomplete, in whole or in part as noted, and no work is allowed to begin on any part that is marked "Incomplete." If forms and materials are missing or not complete, the application is treated as "not submitted" and returned to the owner. If details of specific improvements are missing or unclear, then the part of the application for those specific improvements is considered incomplete. To move the improvements forward, the owner must submit a new application for all parts marked Incomplete. Any new application must be complete and address all comments. A resubmission is treated as a new application for ARC review.

**3.3 Appeal of ARC Decision.** If an application is Denied, owners may appeal ARC’s decision by submitting a written request to the Board of Directors and include all information the owner considers pertinent to the case. The Board will consider the request at an open meeting (Ref: CC&Rs 8.11).

**3.4 Deviations from Approved Application.** Any deviations from a previously approved application, including drawings, documents, material samples, and any additions such as colors not previously specified, must be identified on the previously approved application and resubmitted to ARC for approval BEFORE implementation.

**3.5 Procedures for Resubmitting an Application.** If an application was marked “Incomplete,” the owner may resubmit the application. The resubmitted application must contain all revised or additional information requested by ARC and will be reviewed as a new application.

**3.6 Streamlined Reviews.** ARC may designate certain projects to fall within a streamlined review process to expedite the processing of those applications in the shortest time possible. An example is the Quick-Change Landscape Application, and others may be added as needed. Submitting an application for streamlined review does not guarantee approval. All applications are reviewed and approved or denied in accordance with these Architectural Rules.

Any application for streamlined review must be complete. If information is missing, or if the application does not meet the requirements for streamlined review, the application will be referred to ARC for review on the standard ARC timeline.

**3.7 Variances.** ARC, in its sole discretion, is entitled to allow reasonable variances in order to overcome practical difficulties, avoid unnecessary expense, or prevent unnecessary hardships (Ref: CC&Rs 8.18). Additionally, as required ARC will provide reasonable accommodations to residents with disabilities in compliance with the federal Fair Housing Act and California Fair Employment and Housing Act.

**Figure 3.1. Application for Exterior Improvements Process**

<p><b>Owner</b> Submits complete new application packet to Association management.</p>
<p><b>Association Management</b> Receives all applications; logs, scans, enters data, and forwards to ARC.</p>
<p><b>Architectural Review Committee (ARC) and Association Management</b> Within 45 DAYS*, ARC reviews plan.</p> <ul style="list-style-type: none"> <li>• Consults with Association Landscape Committee as needed.</li> <li>• If necessary, consults architectural or other expert.</li> <li>• Makes decision and conveys it to Association management</li> <li>• Association management prepares decisions and comments and forwards to Association management for processing, including scanning, data entry, letter preparation, and owner notification.</li> </ul>

<p><b>IF APPLICATION IS APPROVED</b></p>
<p><b>Association Management</b> Prepares and sends to owner:</p> <ul style="list-style-type: none"> <li>• ARC decision letter</li> <li>• 1 copy of approved application</li> </ul>
<p><b>Owner</b> Within 90 days begins approved work.  Within 1 year of beginning work** completes improvements in accordance with approved plan.  Within 30 days of completing work, completes Notice of Completion and files with Association management.</p>
<p><b>Architectural Review Committee</b> Within 60 days of receiving of Notice of Completion, reviews improvements for compliance and accepts/notifies owner of noncompliance.</p>

<p><b>IF PLAN IS DENIED***</b></p>
<p>Association management prepares and sends to owner:</p> <ul style="list-style-type: none"> <li>• ARC decision letter</li> <li>• 1 copy of denied application</li> </ul>
<p><b>Appeal Process for Denied Plans</b></p>
<p>Appeal to the Board of Directors</p> <ul style="list-style-type: none"> <li>• Owner prepares letter that requests appeal of ARC denial to Board and delivers to Association management. Letter describes denied element that is being appealed and specific grounds for Board consideration.</li> <li>• Board reviews request for reversal of ARC decision at next regularly scheduled open meeting of the Association Board of Directors.</li> <li>• Formal letter advising owner of Board’s determination will be issued within 10 days following Board meeting.</li> </ul>

\*Includes Association management processing time.

\*\*1 year from occupancy for initial backyard landscape.

\*\*\*If denied for being incomplete, revision may be submitted as a new application

THIS PAGE INTENTIONALLY LEFT BLANK



## SECTION 4

### 4 IMPLEMENTING APPROVED PLANS

This section focuses on what happens after you receive ARC approval for your plans.

**4.1 Starting and Finishing Work.** On receiving ARC approval for improvements, you must, as soon as practicable, satisfy all conditions and diligently begin and complete the work (Ref: CC&Rs 8.12, 8.13).

**4.1.1** Work must start, in all cases, within ninety (90) days from the effective date of approval. If you fail to begin work within ninety (90) days, any approval previously given is deemed revoked. However, before the 90-day period passes, you may request an extension from the Board to extend the time to begin the work. To grant an extension, the Board must find that there has been no change in the circumstances upon which the original approval was granted. Contact Association management for further information.

**4.1.2** You must complete approved improvements within one (1) year of beginning work (except that initial rear landscapes must be completed within one (1) year of occupancy) unless there are extenuating circumstances. If work is not completed within the year, the Board must proceed as though the failure to complete the improvements was a noncompliance with approved plans. CC&Rs Section 8.13 provides for a request of an extension of time to avoid hardship and to accommodate other factors beyond the owner's reasonable control.

**4.1.3** Within thirty (30) days of completing the project, you must submit to ARC a Notice of Completion Form, including color photographs clearly showing all work performed as described in the approved application (Ref: CC&Rs 8.14) If ARC determines that the installation does not comply with approved plans, it will notify the owner in writing within the 60-day period and require owner to remedy the non-compliance.

**4.2 Changing Plans After Approval.** The CC&Rs require that you follow the plans that ARC approved. If you need to make changes to your approved plans, ARC must approve them BEFORE you do the work. Identify the change(s) on the previously approved application and submit it to ARC for approval.

**4.3 Notifying Neighbors.** If you have scheduled work to be done on your property, best practice is to give your neighbors notice, simply as a courtesy, so they can take the likely disruption into account for their own activities and plans. Visit them, email them, or leave a note on their door, but let them know when you expect the work to start and when you expect it will end.

**4.4 Construction Rules.** The following rules are designed to limit the impact of construction activities on Community residents (Ref: CC&Rs 8.5). They apply to contractors and to owners doing their own work. If you have questions, contact Association management (Ref: Community Rules).

**4.4.1** All construction activity must comply with local governmental codes, including permit requirements, as well as plans approved by ARC.

- 4.4.2 Dumpsters and Toilets.** Dumpsters are not allowed unless previously approved in writing by the Board of Directors or ARC. Portable toilets are not allowed on any lot.
- 4.4.3 Use of Association Property.**
- a. Construction equipment, materials, debris, and trash must not be allowed to accumulate or be stored on Association streets and sidewalks. No construction material is allowed on the street overnight.
  - b. Unloading unpacked material, such as sand or soil, directly onto the street is prohibited, but unloading onto a tarp or similar temporary surface to protect the asphalt and reduce the amount of material deposited through the street drains into the lake is allowed. If any material, whether lumber, unpacked, or packaged, is unloaded in the street, street access must not be blocked and safety warning devices must be used while the material is present.
  - c. Association property must be protected during construction. The owner will be responsible for repairing any damage to the Association property caused by their construction activity.
- 4.4.4 Storage of Materials.** With Association permission, construction and landscaping materials, including unpacked material if covered, may be stored on driveways overnight; consult with Association management for any conditions and length of time such storage might be allowed in your specific case. No materials are allowed to be stored on any Association-maintained landscape. See also 4.4.3.
- 4.4.5 Water Quality Protection.** Work must be performed in accordance with Best Management Practices and the Master Water Quality Management Plan (that is, erosion and sediment controls must be in place).
- 4.4.6 Parking.** Vehicles and other equipment must be parked in such a manner so as not to block traffic or access to fire hydrants, driveways, mailboxes, or streets. Vehicles must not be left on streets overnight.
- 4.4.7 Noise.** Radios or other musical appliances must not be played such that the sound extends across property lines. Noise impacts from generators and other construction equipment must be minimized.
- 4.4.8 Safety.**
- a. All traffic safety rules and signs, posted and otherwise, must be followed.
  - b. All necessary safety precautions must be taken, including erecting and maintaining barriers, lights, signs, and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions associated with the construction activity.
- 4.4.9 Cleanup.** At the end of the work day, the streets must be left broom clean. Debris such as paper, bottles, cans, and similar litter must be removed from the job site on a daily basis. Street washing is strictly prohibited.

**4.4.10 Contractor Provisions.** Owners are responsible for ensuring that any contractor or service provider they hire to perform work adheres to all Association rules, including all rules in Section 4.4.

- a. Construction Hours.** Construction is limited to the following construction hours:
  - 7 a.m.- 6 p.m.; Monday through Friday
  - 9 a.m.- 6 p.m. Saturdays
  - No construction access on Sundays or Holidays
- b.** Posting of contractor signs, with the exception of security or alarm notification signs, is not allowed on any lot.
- c.** Contractors must not bring or use alcohol or recreational drugs on site.
- d.** Contractors must not bring animals (including dogs) on site. Contractors are allowed to bring onto the site only persons who are working with Contractor on the construction project.
- e.** Contractor signs are not allowed on any portion of a lot, with the exception of security or alarm notification signs.

THIS PAGE INTENTIONALLY LEFT BLANK

---

**SECTION 5****5 GENERAL STANDARDS**

- 5.1 Architectural Character.** The architectural design of all additions, alterations, and renovations must conform to the design of the original home in style, detailing, materials, and the current color scheme. Application to and approval by ARC is required before any such addition, alteration, or renovation is made [Ref: CC&Rs 8.8(c)].
- 5.2 Colors.** Generally, colors are restricted to those found in nature. ARC is authorized to maintain a chart of approved colors (Ref: CC&Rs 5.3).
- 5.3 Construction Materials.** All materials used in maintenance, repair, additions, and alterations must match those used by the builders as to color, composition, type, and method of attachment. ARC may allow substitute materials if such materials are deemed by ARC to be in harmony with the nature and character of the Community and its improvements [Ref: CC&Rs 5.3, 8.1(a)].
- 5.4 Grading and Drainage.** An owner must not do any work, construct any improvement, place any landscaping, or allow any condition whatsoever that alters or interferes with the approved drainage pattern for the owner's or any adjacent lots or parcels or common area, except to the extent such alteration in drainage pattern is approved in writing by ARC and all other public authorities having jurisdiction (Ref: CC&Rs 5.7).
- 5.5 Height.** The maximum building heights of all improvements must be consistent with the applicable governmental entities, agencies, and zoning codes as appropriate.
- 5.6 Hierarchy of Authority.** In the event of conflicts between or among these Architectural Rules, the CC&Rs, and any government ordinance, building code or regulation, the hierarchy of authority is generally as follows for property restrictions (Ref: California Civil Code §4205).
1. State and Federal laws that do not defer to CC&Rs.
  2. Declaration of Covenants, Conditions and Restrictions (CC&Rs)
  3. Association Architectural Rules
- 5.7 Property Repair and Maintenance.** Each owner is responsible for maintenance, repair, and replacement of the lot and all improvements and for keeping them in good and attractive condition and repair. This includes maintaining in good, attractive condition and repair, the residence, other buildings, garage doors, backyard landscaping, fencing and party walls, lighting, awnings, and all other improvements on the lot (Ref: CC&Rs 7.2). Additionally, owner's responsibility is subject to any applicable provisions of the Governing Documents relating to landscaping and architectural control (Ref: CC&Rs 7.3).

The Board has the absolute discretion to determine whether any maintenance, repair, or replacement which is the responsibility of an owner is necessary to preserve the appearance and value of the property comprising the Development, or any portion thereof, and may notify an owner of the work the Board deems necessary (Ref: CC&Rs 7.4).

- 5.8 Quality of Workmanship.** The quality of workmanship must equal or exceed the original construction standards (Ref: CC&Rs 8.8).
- 5.9 Required Permits.** The City of Sacramento requires permits depending on the proposed change, alteration, or addition. It is the owner’s responsibility to comply with all permit requirements (Ref: CC&Rs 4.13, 8.19).

  - 5.9.1 Timing.** Owner must obtain ARC approval of any plans prior to submitting a request for a City of Sacramento permit.
  - 5.9.2 Effect of a Building Permit.** ARC approval does not guarantee that plans will be approved by the City of Sacramento. If the City requires any modifications to ARC-approved plans, ARC must review and approve the modifications before owner proceeds with any work.
- 5.10 Variances.** ARC, in its sole discretion, is entitled to allow reasonable variances in any architectural procedures and rules specified in CC&Rs Article 8 and minimum construction standards in CC&Rs Article 5 in order to overcome practical difficulties, avoid unnecessary expense, or prevent unnecessary hardships (Ref: CC&Rs 8.18).
- 5.11 Visual Obstruction.** There are no protected views in the Community, and any construction or installation by any Community Builder, Association, or other owners may impair the view from any Unit (Ref: CC&Rs 15.2).

## SECTION 6

### 6 ARCHITECTURAL STANDARDS

The standards in this section are guides to improvements that are allowed within the Community. ARC may amend the standards from time to time with the approval of the Board.

The Board has reviewed and adopted the standards. They provide information for you and your design professional to use when considering any exterior improvements to your property, and ARC will use them to evaluate your applications.

#### IMPORTANT

In general, ALL improvements require ARC application and approval. Sections 6, 7, and 8 describe whether an application is required and in which situations.

If your desired improvement is not addressed in sections 6, 7, and 8, contact Association management for clarification about the need for ARC application and approval.

Maintenance or repair of an existing improvement does not require ARC application and approval unless specifically indicated otherwise in the applicable rules.

Standards must be met as described in these Architectural Rules. Even if an improvement is identical to another, already-approved improvement, plans must be submitted for approval as specified in the relevant rules. Each application will be reviewed on its own merits because each situation may have differing conditions, such as location, physical conditions, or design considerations.

**6.1 Additions to Homes. Use Checklist 1.** Any change to the exterior structure of an existing home requires ARC approval [Ref: CC&Rs 8.1(b)(i)]. Home additions include but are not limited to sunrooms, enclosed and screened patios, and changes that enlarge the home footprint.

- 6.1.1** The architectural design of additions, alterations, and renovations to the exterior structure should be compatible with the design of the original home in style, detailing, scale, materials, and current color. Any exception will be considered on a case-by-case basis.
- 6.1.2** The established lot drainage must not be altered unless an adequate alternative provision is made for proper drainage (Ref: CC&Rs 5.7).
- 6.1.3** The slope, material, color, and texture of any new roof must match the existing roof. New roof features such as chimneys must be compatible with the design of the existing house. The color of new roof flashing, diverters, vent stacks, and similar features must match the existing roof color. Roofs of gravel, plastic, fiberglass, or corrugated metal are prohibited.
- 6.1.4** Quality of workmanship must match or exceed the quality of the original home [Ref: CC&Rs 8.8(c)].

**6.2 Address Signs.** One (1) sign that identifies the house numbers of the lot address must be mounted on an exterior wall and illuminated with white-colored light to be seen easily from the street. If the garage and the front of the home face different directions, two (2) such signs

are allowed. Address signs must be similar to those originally provided by the builders, rectangular, and no larger than eight (8) inches tall. No ARC application is required.

**Air Conditioning Units.** See Equipment and Machinery (6.15).

**6.3 Arbors. Use Checklist 2.** An arbor is a freestanding structure with posts or pillars supporting arched or straight cross-members or lattice of a depth of twenty-four (24) inches or less, often supporting climbing plants. Arbors are allowed in rear yards only unless installed by the builder as part of the front courtyard. Any new or replacement arbor that is visible above the fence line or from the street requires ARC approval and must meet the following standards. For climbing plants to be supported by an arbor see Plants (7.14).

- 6.3.1 Arbor installation must be at least three (3) feet from any perimeter fence.
- 6.3.2 Arbor height must not exceed seven (7) feet above adjacent grade, and depth (front to back) must not exceed two (2) feet.
- 6.3.3 Arbor must be constructed of sealed or painted wood, material fabricated to look like wood, or metal.
- 6.3.4 Color of the arbor must be compatible with colors of the home, white, or black.
- 6.3.5 Arbor must be installed securely, plumb, and level.
- 6.3.6 Any climbing plant to be supported by the arbor should be appropriate for the location and size of the arbor.

**Artificial Turf.** See Landscape Standards (7.6).

**6.4 Awnings and Drop Shades. Use Checklist 4.** Installation of retractable awnings and retractable shades that drop straight down (“drop shades”) is allowed in rear yards only. ARC approval is required for any new or replacement awning or drop shade.

- 6.4.1 Awnings and drop shades must be retractable with no fixed poles or other visible supports. Fixed awnings and drop shades that cannot be retracted and temporary sunshades attached to the exterior the house, such as rolls of bamboo, fiberglass, or reed, are prohibited.
- 6.4.2 Awnings that show articulation in the roofline are recommended.
- 6.4.3 Awnings and drop shades, alone or collectively if more than one, typically should not exceed fifty (50) percent of the width of the residence in total, but ARC will consider larger ones on a case-by-case basis.
- 6.4.4 Awnings and drop shades must be made of mesh or sunscreen material that is a neutral color compatible with the color of the home.
- 6.4.5 Color of awning or drop-shade casing must be compatible with the wall color of the home.
- 6.4.6 Retractable awnings and drop shades must be retracted when not in use and must be well maintained.



**6.5 Barbecues, Fire Pits, and Outdoor Fireplaces.** Barbecues, fire pits, and similar items are allowed in rear yards and in front courtyards only, and do not require ARC application. ARC approval is required for outdoor fireplaces; **use Checklist 29.** Barbecues, fire pits, outdoor fireplaces, and similar items—using any fuel source and whether portable or built-in—must meet the following standards:

- 6.5.1** Care must be taken to avoid directing an unreasonable amount of smoke onto a neighbor's property (Ref: Community Guidelines).
- 6.5.2** Distance between the item and any rear or side perimeter fence must be at least three (3) feet or a distance equal to its height, whichever is greater.
- 6.5.3** Installed height in rear yard must not exceed six (6) feet. In a courtyard, item (when closed, if barbecue) must not be visible above the courtyard wall.
- 6.5.4** Wood-burning exterior fireplaces are prohibited.

**6.6 Bird Prevention Items.** Bird netting, screening, and bird guards are allowed in a rear yard or within a front covered entryway, covered porch, or courtyard, and should be installed in a manner to minimize visibility from neighboring properties. If visible from common area or neighboring lot, bird prevention items such as colorful balloons and flags are limited to bird mating seasons usually during spring and early summer. No ARC application is required.

**6.7 Birdhouses, Bird Feeders, and Birdbaths.** Liquid feeders, birdbaths, and birdhouses are allowed in rear yards and within a covered entryway, covered porch, or courtyard; liquid feeders also may be hung from a tree in front yards. Seed feeders are allowed only in rear yards. Although no ARC application is required, birdhouses, birdbaths, and bird feeders must meet the following standards:

- 6.7.1** Limit in front yards is two (2) liquid bird feeders hung from trees..
- 6.7.2** In rear yards, installed height of any birdhouse or bird feeder (including support structure) is up to six (6) feet without ARC application. **Use Checklist 23** for items installed at a greater height.
- 6.7.3** Care should be taken to prevent mosquito breeding in standing water.

**6.8 Carpeting.** Carpeting is prohibited on any exterior surface that is visible from common area, lake walk, or neighboring lot. Area rugs created for outdoor or indoor/outdoor use are acceptable and do not require ARC approval.

**6.9 Clotheslines.** One (1) clothesline or drying rack is allowed to be installed in a rear yard (Ref: California Civ. Code §4750.10), and it must meet the following standards: Minimum distance from any perimeter fence is three (3) feet and maximum height is seventy-two (72) inches. To reduce flapping noise, laundry must not be left on the clothesline overnight. If visible from common area, lake walk, or neighboring lot, clothesline must be adequately screened; **use Checklist 29.** See Screening (6.34) for requirements.

**6.10 Concrete, Paving, and Pavers. Use Checklist 5.** Any new or replacement patio, steps, walkway, or similar improvement made of concrete, stone, brick, crushed granite, or other paving material requires ARC approval and must meet the standards below. See Driveways and

Driveway Expansions (6.14) for standards and restrictions related to driveways and driveway expansions.

- 6.10.1 Walkways between rear or side gates and alleys, streets, or driveways** must be made of formed, poured concrete with broom finish and no color, and either run straight from the gate to the alley, street, or driveway or else make a 90-degree turn to the driveway apron if it is close by and there is sufficient room. Width of the walkway must be at least 24 inches and no more than forty-eight (48) inches (or preferably, the width of the gate).
- 6.10.2 Concrete installed along the driveway and leading to the home's front porch** is a walkway if it is more than two (2) feet wide; maximum width is forty-eight (48) inches. To distinguish it from a driveway expansion (see 6.14), such a walkway must be colored, may be stamped, and may incorporate a curved edge. See Driveways and Driveway Expansions (6.14) for restrictions on other concrete along driveways.
- 6.10.3** ARC may approve concrete wider than the stated maximum in areas of transition between two or more concrete structures, such as a curve where a walkway meets a driveway.
- 6.10.4** If visible from common area or neighboring lot, color of concrete or other paving material must be natural concrete or else complement the colors of the home, and ARC must approve any color.
- 6.10.5** Painted concrete is allowed only in courtyards, covered entryways and porches, and in rear yards. ARC approval is required only for painted concrete in courtyards, covered entryways, and covered porches; **use Checklist 29.**
- 6.10.6** Concrete must not be placed directly against a fence.
- 6.10.7** Pavers, stepping stones, and similar materials approved for use in front yards and other areas outside of the rear perimeter fence must be permanently installed with a material such as mortar or cement. Design, material, color, size, and location will be considered on a case-by-case basis.
- 6.10.8** No raised hardscape is allowed against the back of any sidewalk or curb. A significant planting area must be provided between the proposed improvement and the sidewalk or curb. Any proposed setback of less than thirty-six (36) inches will be reviewed by ARC on a case-by-case basis.
- 6.10.9** The established lot drainage must not be altered unless an adequate alternative provision is made for proper drainage (Ref: CC&Rs Section 5.7).
- 6.11 Decks. Use Checklist 29.** A deck is a raised platform usually made of wood or other commercial decking material and is allowed in rear yards only. ARC approval is required for any new or replacement deck. A deck must be located a minimum of three (3) feet from any perimeter fence. Its height must be no more than twelve (12) inches above the finished grade.
- 6.12 Doorbells.** A doorbell may be replaced with a standard or video doorbell without ARC application.

**6.13 Doors and Garage Doors. Use Checklist 6.** ARC approval is required for any new or replacement door including but not limited to any entry door, screen door, security screen door, storm door, and garage door.

- 6.13.1** Design of any door should be compatible with the architectural character of the home and will be considered on a case-by-case basis.
- 6.13.2** Entry door must be an acceptable accent color as described in Painting (6.25), or else finished with a natural wood stain that complements the home's color palette.
- 6.13.3** Color of screen door, security screen door, or storm door and its frame will be considered case by case, but should be a color that is very similar to the entry door color and in all cases complements the colors of the home. Screen material colors must complement the security or screen door, and standard shade screen material is prohibited.
- 6.13.4** A garage door must be steel, similar in style to the sectional doors installed throughout the Community. A replacement must be either prefinished with the approved color, or within 30 days of installation painted an acceptable color as described in Painting (6.25). Window inserts in the upper panel are allowed.
- 6.13.5** Any mounted remote-entry keypad visible from the street or neighboring lot should be colored white, brown, beige, or painted to match the adjacent surface.
- 6.13.6** Doors, including paint or finish, must be maintained in good condition, free from rust, torn screens, bent frames, and damaged hardware (Ref: CC&Rs 7.2).

**6.14 Driveways and Driveway Expansions. Use Checklist 5.** Any driveway replacement or driveway expansion requires ARC approval.

- 6.14.1** A driveway replacement must be uncolored, broom-finished concrete.
- 6.14.2** Uniform concrete bands may be used to extend the width of the driveway a maximum of two (2) feet on each side; no other driveway expansion is allowed. See Concrete, Paving, and Pavers (6.10) for walkways that run along the length of a driveway.
- 6.14.3** Stamped or colored concrete is allowed for a driveway expansion and must complement the colors of the home. Painted concrete is prohibited for any driveway and driveway expansion.
- 6.14.4** A driveway expansion using stepping stones, precast pavers, rock, bark, or similar materials is prohibited.

**6.15 Equipment and Machinery. Use Checklist 7.** Any new, replacement, or relocated equipment or machinery requires ARC approval if visible from common area, lake walk, or neighboring lot or if it generates noise, except that a replacement air conditioning unit may be replaced without application if it is very similar to the original and in the same location. For Pool and Spa equipment, see Section 6.29. Any equipment or machinery must meet the following standards:

- 6.15.1** Machinery or equipment is allowed if it is:
  - a. Customarily used in connection with the use or maintenance of a building or other improvements, or used by a resident in a hobby; and
  - b. Does not interfere with neighboring residents; and
  - c. Otherwise complies with CC&Rs and Architectural Rules.
- 6.15.2** Equipment and machinery must be installed a minimum of three (3) feet from any perimeter fence.
- 6.15.3** Installed height of ground-mounted machinery and equipment must be no more than six (6) feet above the soil line.
- 6.15.4** Screening is required for machinery and equipment that is visible from common area, lake walk, or neighboring lot unless specifically exempted in these Architectural rules. See Screening (6.34) for requirements.
- 6.15.5** Window and wall heating and air conditioning units are prohibited.
- 6.15.6** Major kitchen appliances including but not limited to refrigerators, freezers, stoves, and ovens are allowed only when installed as a part of an outdoor kitchen if visible from common area, lake walk, or neighboring lots. Screening is not required.
- 6.15.7** Noise and emissions impacts on adjoining properties should be minimized.

**6.16 Flagpoles and Flag Mounts.** One standard flag mount for up to one-inch-diameter flagpoles (not intended for small garden flags), is allowed without ARC application if securely attached to the front or rear face (not eaves) of the home and placed in such a way that a mounted flag will not interfere with use of walkways or yard maintenance by the Association.

One (1) freestanding flagpole is allowed per lot, and whether new or a replacement requires ARC approval (**use Checklist 11**). For rules related to flag display, see the Association Community Guidelines.

- 6.16.1** Size of a freestanding flagpole should be in scale with the home but must be no taller than either fifteen (15) feet or the distance between the point of placement of the pole in the yard and the closest point of any of the following: sidewalks, perimeter fence or wall, common area, shared driveway, or property line, whichever is less.
- 6.16.2** A commercially manufactured flagpole, specifically designed for freestanding use and either one piece or telescoped, and white or silver/aluminum in color must be used.
- 6.16.3** Freestanding flagpole must be installed securely, vertical, and with proper footings for the size of the pole, preferably by a professional.

**6.17 Fountains. Use Checklist 12.** Fountains are allowed only in front courtyards, covered entryways and porches, and in rear yards. A standard fountain, whether new or a replacement,

requires ARC approval; small, self-contained, portable table-top fountains are exempt from these rules. See also Water Features (6.49).

- 6.17.1 No more than three (3) fountains are allowed per lot, including up to two (2) in the rear yard and no more than one (1) in the front—either in the courtyard, covered entryway, or covered porch.
- 6.17.2 Fountains must be at least three (3) feet from perimeter fences.
- 6.17.3 Size of fountains should be in scale with the home and yard, but maximum installed height is sixty (60) inches.
- 6.17.4 Noise impact on adjoining properties should be minimized. Designs that limit the distance that water falls freely are recommended.
- 6.17.5 Care should be taken to prevent mosquito breeding in standing water.

**6.18 Gazebos. Use Checklist 14.** A gazebo is a permanent, freestanding roofed structure, usually with a pitched roof, and open on all sides or screened or latticed between supports. Gazebos are allowed in rear yards only, and any gazebo, whether new or a replacement, requires ARC approval.

- 6.18.1 Gazebo design must be compatible with the architectural character of the home.
- 6.18.2 Gazebo installation must be at least ten (10) feet from rear and side perimeter fence or wall.
- 6.18.3 Size of the gazebo must be in scale with the home and the yard, and maximum height is twelve (12) feet above the adjacent grade. Maximum wall height is ten (10) feet above the adjacent grade.
- 6.18.4 Gazebo must be of sturdy metal or wood construction.
- 6.18.5 Gazebo must be stained wood or painted a color compatible with the existing home wall or trim color.
- 6.18.6 Standard roofing materials such as shingles are allowed, and roof color must either be the color of the home roof or complement the color of the external vertical structure of the gazebo.
- 6.18.7 Gazebo must be level and installed on a stable, solid surface.
- 6.18.8 Any items stored in the gazebo must not be visible from common area, lake walk, or neighboring lot.
- 6.18.9 Structure must be maintained in good condition (Ref: CC&Rs 7.2).

**6.19 Greenhouses. Use Checklist 15.** Greenhouses are allowed in rear yards only, and ARC approval is required for any new or replacement greenhouse that is visible from common area, lake walk, or neighboring lot. Any greenhouse must meet the following standards:

- 6.19.1 Greenhouse installation must be at least three (3) feet from perimeter fences.

- 6.19.2 Size of the greenhouse must not exceed eight (8) feet by six (6) feet wide and deep. Height must not exceed six (6) feet above the soil line, including any foundation.
- 6.19.3 Acceptable greenhouse frame materials include wood, metal, and high-quality vinyl.
- 6.19.4 Screening may be required depending on design and location.
- 6.19.5 Greenhouse must be maintained in good condition and dead plants and debris must not be allowed accumulate in and around it.

**6.20 Gutters and Downspouts. Use Checklist 29.** All gutters and downspouts require ARC approval and must meet the following standards:

- 6.20.1 Design and style of gutters and downspouts must be similar to those being replaced or to others in the Community.
- 6.20.2 New and replacement gutters and downspouts must either be prefinished with the approved color or within 30 days of installation be painted the approved color, usually the color of the adjacent surface.
- 6.20.3 Installation of commercially available leaf guards on existing gutters is allowed.

**6.21 Handrails and Railings. Use Checklist 16.** Any handrail or railing that is visible from common area or neighboring lot requires ARC approval and must meet the following standards:

- 6.21.1 Handrail and railing design and construction must be compatible with the architectural character of the home or other handrails or railings installed in the Community.
- 6.21.2 Handrails next to exterior steps or walkways should be installed on one side only.
- 6.21.3 Handrails and railings must be tubular steel or wrought iron, and any handrail, railing, and installation hardware must be painted with black gloss enamel.

**6.22 Holiday Decorations.** Temporary holiday decorations, including lights, require no ARC application (Ref: CC&Rs 5.4), and must comply with the following standards:

- 6.22.1 Holiday decorations are allowed within a reasonable period prior to, during, and after a major holiday. "Reasonable Period" is two (2) weeks before a publicly recognized holiday and continuing for one (1) week after, except that the Reasonable Period for holiday decorations during the "Winter Holiday Season" is from November 22 through January 15.
- 6.22.2 During the Reasonable Periods, holiday decorations appropriate for the holiday are allowed only in rear yards; in courtyards, covered entryways and porches; and in bark areas that are within two (2) feet of the home, fence, porch, or courtyard wall. During the Winter Holiday Season, holiday decorations are also allowed in all front-yard bark-covered areas.
- 6.22.3 Holiday decorations must not interfere with lawn mowing.

- 6.22.4 Holiday decorations within the bark area must not present a hazard to workers. No exposed cords are allowed in the bark areas except during the Winter Holiday Season, and no loose cords are allowed across walkways at any time.
- 6.22.5 Holiday lighting must not be directed outside owner's property, and any glare on nearby residences must be minimized.
- 6.22.6 Noise from holiday decorations must not become a nuisance (see Community Guidelines).
- 6.22.7 Association reserves the right to determine when decorations pose a hazard or require maintenance or other attention (Ref: CC&Rs 7.4).

**Landscaping.** See Section 7, Landscape Standards.

**6.23 Lighting. Use Checklist 19.** New and replacement lights on the home's exterior or in the landscape require ARC approval if visible (in rear yards, if visible above the fence line) from common area or neighboring lot. Such visible lights must meet the standards below. For holiday lighting, see Holiday Decorations (6.22). Temporary installation of string lights does not require ARC application but must comply with the standards in 6.23.5.

- 6.23.1 **Wall-mounted and ground-mounted lighting fixtures** must be ornamental and compatible with the home in style and scale [Ref: CC&Rs 8.8(c)].
- 6.23.2 Solar-powered or wired **low-voltage lighting to accent architectural or landscape features** must be installed in a manner that does not pose a tripping or other hazard.
- 6.23.3 **Walkway lights** in or adjacent to any Association-maintained area must be installed in bark-covered planting areas and must meet the following standards:
  - a. All walkway lights installed in the front yard of a lot must be of the same design, dimensions, material, and color.
  - b. Walkway lights along house, courtyard wall, and private walkway or driveway must be installed within six (6) inches of nearest structure, private walkway, or driveway.
  - c. Walkway lights installed along common area sidewalk, curb, or alley, and along shared driveway must be set back approximately one (1) foot.
  - d. Walkway lights along the lake walk must be solar powered, located in the lake-side landscape strip within 6 inches of the sidewalk; spaced approximately eight (8) feet apart; on a single lot, of the same design, material, overall a dark color; and no more than eighteen (18) inches tall.
  - e. All walkway lights must be kept neat, clean, and vertical (Ref: CC&Rs 7.2).
- 6.23.4 **Security lights** should be designed and located as an integral part of the home. Use of motion sensors is strongly encouraged.
- 6.23.5 **Strings of lights** (other than Holiday Decorations) that are visible from common area, lake walk, or neighboring lot are allowed without ARC approval

as temporary installations of not more than two (2) weeks duration in rear yards and in plantings in front courtyards, covered entryways, and covered porches. For longer periods, ARC approval is required for strings of lights that are visible above the fence line. All strings of lights, including but not limited to those that are a part of a gazebo, patio cover, pergola, umbrella, or similar item, that are visible from any adjacent lot must be unlit between midnight and sunrise. Strings of lights that are not mounted on the house are exempt from Section 6.23.7.

- 6.23.6** Lighting must not be directed outside owner's property, and any glare on nearby residences must be minimized.
- 6.23.7** Exposed conduit and wiring must be securely attached and painted to match the adjacent surface. New junction and outlet boxes must be as inconspicuous as possible.
- 6.23.8** Any lighting must be maintained in good condition and promptly repaired or replaced if it becomes nonfunctioning [Ref: CC&Rs 7.2(d)].

**6.24 Outdoor Furniture.** Outdoor furniture is allowed only in courtyards, covered entryways and porches, and rear yards, and no ARC application is required. In front courtyards, covered entryways, and covered porches, indoor furniture and hammocks are prohibited.

**6.25 Painting.** Painting the exterior of the home requires ARC approval whether the structure is repainted with the existing color(s) or any color is changed [Ref: CC&Rs 5.3; 8.1(b)(i)]; touch-up of small areas with existing colors as part of routine maintenance does not require ARC application. Any other exterior structure that requires ARC approval for construction or installation also requires ARC approval for repainting. For paint and color requirements related to specific structures (for example, concrete, fence, gazebo, patio cover, shed) other than the residence, see the section for the structure type. To paint the exterior of the house, see the standards below and **use Checklist 20**.

ARC and the Association maintain a chart of approved colors, color palettes, and color schemes (Ref: CC&Rs 5.3). Use the Exterior House Paint Worksheet when changing colors.

- 6.25.1** For any change to existing paint colors on the exterior of the home, a site visit by ARC is required to review the existing and proposed colors, the home, and the neighboring homes. AFTER an application is received, ARC will contact the owner to arrange the site visit.
- 6.25.2 Colors of the Residence.** "Color" is an individual color selected for use on the home.
  - a.** Acceptable colors are the original paint colors used in the Community by the builders and other colors previously approved by ARC.
  - b.** All paint colors must complement each other and any decorative stone, roof tile, and other, similar permanent features on the home. Trim and accent colors must provide sufficient contrast with the wall color and each other.
- 6.25.3 Color Palette of the Residence.** "Color palette" is the combination of colors to be used on the home.



- a. Use of wall, trim, and garage door colors within a single, defined color palette from the Association color chart is required.
- b. Accent color may be selected from the accent color list, but will be reviewed and approved on a case-by-case basis.
- c. All colors within the selected color palette must be compatible with the colors of neighboring homes and must provide variety within the streetscape.

**6.25.4 Color Scheme of the Residence.** “Color scheme” is the assignment of colors within a color palette to painted home elements such as walls, fascia and trim, entry door, garage door, shutters, and shingles.

- a. Home elements must be painted from an approved color scheme found in the Community. Any home must be painted with at least three colors (two paint colors if front door is stained wood and home has no shutters).
- b. Front door and shutters must be painted the same accent color unless the door is stained wood.
- c. Gutters and downspouts must be painted the color of the surface underneath.

**6.25.5** Paint for exterior walls and trim must be flat or elastomeric, accent color paint on shutters must be flat or semi-gloss, and accent color paint on front door must be semi-gloss. Garage door should be flat but eggshell or semi-gloss is also acceptable.

**6.26 Patio Covers. Use Checklist 21.** A patio cover is a shade structure that is attached to the home and open on remaining sides, with open beam or solid roof. [For similar shade structures that are not attached to the home, see Pergolas (6.27).] Patio covers are allowed in rear yards only and require ARC approval whether new or a replacement. A patio cover must meet the following standards:

- 6.26.1** If a patio cover extends seventy-five (75) percent or more of the width of the home, ARC will consider size and design on a case-by-case basis, taking into consideration size and distance from other structures, as well as materials, colors, and style.
- 6.26.2** Large-scale, solid-roofed patio covers should incorporate decorative elements that are consistent with the architectural character of the home, such as decorative edging, lattice roofing panels, translucent roofing panels, and roofline that is not strictly rectangular to provide visual interest and to make the structure less imposing.
- 6.26.3** A horizontal solid roof on patio cover must include gutters and downspouts to permit proper drainage.
- 6.26.4** Construction of a patio cover with open roof over a deck is prohibited.
- 6.26.5** Patio cover installation must be at least five (5) feet from perimeter fences.

- 6.26.6** Patio cover size should be in scale with the home and lot, but maximum height is ten (10) feet above adjacent grade.
- 6.26.7** Patio cover vertical supports should be in scale with the size of the home and lot, and minimum post size is four (4) inches by four (4) inches. Horizontal support beams must be sized appropriately and attached to the home below the roofline.
- 6.26.8** Patio cover materials must be embossed aluminum or else painted or stained wood. Patio cover color must be compatible with existing home wall or trim color.
- 6.26.9** Attached covered patios must be used only for recreational outdoor living purposes and not as carports, storage rooms, or habitable rooms (Ref: City of Sacramento Code 17.624.040).

**Patios.** See Concrete, Paving, and Pavers (6.10).

**6.27 Pergolas. Use Checklist 22.** A pergola is a freestanding structure with posts that support open cross-members, of depth greater than twenty-four (24) inches, that form a shaded area. [For similar shade structures attached to the home, see Patio Covers (6.26). See Arbors (6.3) for similar structures that are a depth of twenty-four (24) inches or less.] Pergolas are allowed in rear yards only and require ARC approval whether new or a replacement. A pergola must meet the following standards:

- 6.27.1** Decorative features such as a lattice may be incorporated into the pergola design but the features must be consistent with the architectural character of the home).
- 6.27.2** A pergola with a horizontal solid roof must include gutters and downspouts to permit proper drainage.
- 6.27.3** Pergola installation must be at least five (5) feet from perimeter fence.
- 6.27.4** Pergola size should be in scale with the home and lot, but maximum height is ten (10) feet above adjacent grade.
- 6.27.5** Pergola vertical supports should be in scale with the size of the lot and the home, but minimum post size is four (4) inches by four (4) inches. Horizontal support beams must be sized appropriately.
- 6.27.6** Pergola materials must be embossed aluminum or else painted or stained wood. Stucco, precast concrete, and wood are also acceptable for columns. Pergola color must be compatible with existing home wall or trim color.
- 6.27.7** Shade cloth on the roof should complement the pergola color.

**6.28 Playhouses.** Playhouses are permitted in rear yards only and no ARC application is required. All permanent playhouses and any temporary playhouse that is visible above the fence line from common area or neighboring lot are prohibited. Metal playhouses is prohibited.

**6.29 Pools and Spas. Use Checklist 24.** Spas, including hot tubs, and in-ground swimming pools are allowed in rear yards only, and any spa or in-ground pool requires ARC approval whether new or a replacement [Ref: CC&Rs 4.5, 8.1(b)(ii)]. Temporary wading pools with a depth less than twenty-four (24) inches do not require ARC application. See Solar Energy Systems (6.40) for information related to solar water heating equipment.

- 6.29.1** Before installation of an in-ground swimming pool or spa, owners must consult with a licensed soils engineer to ensure that the improvement is designed and constructed correctly in light of current soil conditions, including groundwater levels.
- 6.29.2** Installation of any swimming pool, spa, and related filtering equipment must be at least three (3) feet from rear and side fences.
- 6.29.3** If visible from common area, lake walk, or neighboring lot, filtering equipment must be screened with either landscaping or approved screening material. See Screening (6.34) for requirements.
- 6.29.4** Aboveground swimming pools other than temporary wading pools with a depth of less than twenty-four (24) inches of water are prohibited.
- 6.29.5** Care should be taken to prevent mosquito breeding in standing water.

**6.30 Recreational Structures. Use Checklist 29.** New and replacement recreational structures, require ARC approval (Ref: CC&Rs Section 4.6). Recreational structures are allowed in rear yards only. All recreational structures must meet the following standards:

- 6.30.1** Recreational structure installation must be at least three (3) feet from any perimeter fence.
- 6.30.2** Owners must minimize any adverse visual and noise impact on neighbors, and screening of some recreational structures may be required.
- 6.30.3** Basketball structures are prohibited.

**6.31 Recreational Vehicle Storage.** A trailer, motor home, camper, boat or any other recreational vehicle may be located in enclosed side yards or rear yards if the vehicle is not visible from common area, lake walk, or neighboring lot [Ref: CC&Rs 4.11(a)(i)]. ARC may approve applications for storage of recreational vehicles that are not completely screened if the partial visibility is not harmful to the aesthetics of the Community [Ref: CC&Rs 4.11(a)(i)]. **Use Checklist 29.**

**6.32 Roofing. Use Checklist 29.** Full or partial replacement of the roof of the home requires ARC approval. Minor repair, including replacement of up to five (5) percent of the tiles, does not require approval if replacement materials are identical to the rest of the roof. Any full or partial replacement roof must meet the following standards:

- 6.32.1** Partial roof replacement or repair must use materials identical to the remainder of the roof. ARC will consider exceptions on a case-by-case basis. The Association maintains a list of styles and colors of original tiles.
- 6.32.2** New and full-replacement roofing must be of the same material as the existing roof and new roof slope must be identical to the existing roof and.

- 6.32.3** Style and profile of new roofing must be consistent with roofs of other homes in the Community. Color must be compatible with the colors of the home and the Community.
- 6.32.4** Color of roof flashing, diverters, vent stacks, and similar features must match the roof color.

**6.33 Satellite Dishes and Antennas.** As required by FCC rule 47CFR 1.4000, installation of a satellite dish or wireless cable antenna that is less than one (1) meter in diameter or diagonal measurement and designed to receive video programming or receive or transmit fixed wireless signals, and any antenna that is designed to receive local television broadcast signals is allowed without ARC application, but any allowable dish or antenna must meet the requirements below (Ref: CC&Rs 4.9):

- 6.33.1** The satellite dish or antenna must be placed in the least conspicuous position on the home where an acceptable quality signal can be received so long as such installation is not unreasonably expensive. Every effort must be made to install dish or antenna and mounting hardware on the back of the home or on the side of the home to the rear of the front-yard fence or gate, and on a portion of the upper wall under the roof overhang. Consideration should be given to avoiding locations directly across from neighbors' primary outdoor living space. Dish or antenna is allowed on the front of a home only after all other locations have been determined to provide signal of unacceptable quality or at unreasonable increased cost. Ground-mounted installation is allowed in rear yards only unless no other location is available where a signal of acceptable quality can be received.
- 6.33.2** The satellite dish or antenna must be completely within the owner's lot.
- 6.33.3** The satellite dish or antenna must be secured so that it does not jeopardize the soundness or safety of any structure or person.
- 6.33.4** Satellite dish or antenna mounting hardware and cabling must be secured to the adjacent wall or trim surface and painted to match the surface or installed so as not to be visible.
- 6.33.5** The satellite dish or antenna and related components must not fall into disrepair (Ref: CC&Rs 7.2) or become a safety hazard.
- 6.33.6** Satellite dishes or antennas must be removed when service is disconnected. Owner is responsible for prompt removal of dish or antenna and repair of any damage to the home.
- 6.33.7** With the exception of satellite dishes and antennas described above, the Association prohibits the following categories of antenna/dish installations:
  - a.** Antennas longer than one meter or dishes greater than one meter in diameter.
  - b.** AM/FM radio antennas (exterior only).
  - c.** Amateur ("ham") radio antennas.

- d. CB radio antennas.
- e. Television antennas used to receive a distant signal.
- f. Relay or transmit-only antennas/dishes.

**Screen Doors.** See Doors and Garage Doors (6.13).

**6.34 Screening.** Adequate screening is required for some improvements that would otherwise be visible; see the rules for the specific improvement to see if screening is required. Any object or landscaping to be used for required screening, whether new or a replacement, requires ARC approval as part of the application for the improvement. If no application is required for the improvement, **use Checklist 29**. Any screening required by the Architectural Rules for the improvement must meet the following standards:

- 6.34.1** Adequate screening may be landscaping or an object (for example, lattice) installed such that the improvement is substantially obscured.
- 6.34.2** If landscaping is used for screening, “adequate screening” means plantings that, when first planted, screen a minimum of fifty (50) percent of the improvement to be screened and that substantially screen the improvement one (1) year from the date of approval.
- 6.34.3** Tarps, plastic sheeting, and similar materials are not allowed as screening.
- 6.34.4** Any required screening must be installed or planted as soon as possible but no later than 30 days following the erection or installation of the improvement.

**6.35 Screens, Window.** Installation of a framed window screen or framed window shade screen is allowed if it meets the following standards. Replacement of screen mesh only (without frame) is a repair and no application is required. All new (non-replacement) screens require ARC application; use **Checklist 29**. See also Awnings and Drop Shades (6.4).

- 6.35.1 Framed Window (and Sliding Door) Screens.** The frame color must closely match the color of the window (or sliding door) frame. Unfinished and silver-colored metal screens and frames are prohibited.
- 6.35.2 Framed Window Shade Screens.** Framed shade screens are permitted on all windows but are prohibited on doors, including sliding doors.
  - a. If a shade screen is installed, similar shade screens must be installed on all other windows on the home that face the same direction, except for window inserts in garage door, in any entry door, or in any other window that is smaller than two (2) feet wide by two (2) feet high.
  - b. Shade screen frames must closely match the color of the window frame.
  - c. Use of grilles (grids) is recommended for shade screens on large windows.
- 6.35.3** All screens and shade screens must be kept in good repair (Ref: CC&Rs 7.2).

**6.36 Security Cameras.** Security cameras to provide security monitoring are allowed on all homes and lots without ARC application, but all security camera installations must comply with the following standards:

- 6.36.1 Installation of security cameras inconspicuously under eaves or overhangs is recommended unless necessary coverage is insufficient in these locations.
- 6.36.2 Security cameras should be of a small size suitable for residential applications.
- 6.36.3 Wiring must be concealed or installed in conduit. Mounting hardware and conduit must be painted to match the color of the adjacent surface wherever visible from common area or neighboring lot.
- 6.36.4 Cameras must not view neighboring lots.

**6.37 Sheds, Storage. Use Checklist 25.** Storage sheds are allowed in rear yards only. Any new or replacement storage shed requires ARC approval if its installed height is six feet or greater including any foundation. Note that vinyl bins or boxes that do not show above any fence line are not considered to be storage sheds and as such are not restricted as sheds. See Lighting (6.23) for any exterior shed lighting.

- 6.37.1 Shed installation must be at least three (3) feet from rear and side perimeter fences and far enough from front fence (side fence on a corner lot) as to not be visible from street.
- 6.37.2 Maximum shed height is six and one-half (6 ½) feet including any foundation above the soil line.
- 6.37.3 High quality vinyl, resin, and wood are acceptable materials for shed walls; metal sides are prohibited. Shed roof materials may be standard roofing materials or vinyl except that metal roofs are prohibited.
- 6.37.4 Color of shed walls and doors of any shed that is visible from common area, lake walk, or neighboring lot must be compatible with home wall color, and roof color must be compatible with home roof color.
- 6.37.5 On lake lots, a shed must be screened or installed out of view of common area, lake walk, and neighboring lots. See Screening (6.34) for requirements.

**6.38 Signs.** Signs, including real estate signs, are regulated to maintain the appearance of the Community (Ref: CC&Rs 4.8). Rules related to signs are described in the Community Guidelines.

**6.39 Skylights. Use Checklist 29.** Skylights, including tubular skylights, are allowed on all homes. ARC approval is required for any new or replacement skylight.

- 6.39.1 The exposed frame and flashing of any skylight must have a low profile and be compatible with the roof color. Unfinished frames are prohibited.
- 6.39.2 Skylights must have either concealed flashing or exposed flashing painted to match the roof color.

**6.40 Solar Energy Systems. Use Checklist 26.** A "solar energy system" is any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating, or a structural design feature of a building for the same purposes (Ref: California

Civil Code 801.5). The system includes the solar collection panels and all associated equipment.

ARC approval is required for any new or replacement solar energy system. Any solar energy system must meet the following Association standards:

- 6.40.1** A solar energy system must meet applicable health and safety standards and requirements imposed by state and local permitting authorities.
- 6.40.2** A solar energy system for producing electricity must meet all applicable safety and performance standards established by the National Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.
- 6.40.3** Solar energy systems used for heating water for homes and solar collectors used for heating water in swimming pool applications must be certified by an accredited listing agency as defined in the Plumbing and Mechanical Codes.
- 6.40.4** Roof-mounted solar equipment must be mounted parallel and close to the roof surface. All visible mounting hardware and conduit must match roof color or be painted to match.
- 6.40.5** Ground-mounted solar equipment that is visible from common area, lake walk, or neighboring lot must be adequately screened. See Screening (6.34) for requirements.

**6.41 Stairs. Use Checklist 29.** ARC approval is required for all new and replacement exterior stairs. The location, material, and color of new exterior stairs must be compatible with the existing home. Stair supports must be designed as integral parts of the house. Pipe columns and prefabricated metal stairs are not permitted. Lake access steps must be replaced with the same design, material, and color, in the same location. See Concrete, Paving, and Pavers (6.10) for poured concrete steps.

**6.42 Storage.** Sports equipment, tools, lawn care equipment, household items, building materials, and other materials must not be stored where they are visible from common area, lake walk, or neighboring lots. See also Screening (6.34) and Trash Container Storage (6.44).

**6.43 Temporary Structures.** Placement of any outbuilding, tent, shack, trailer, garage, or other temporary building or improvement is prohibited on any portion of the lot, either temporarily or permanently, unless specifically allowed elsewhere in these Architectural Rules. Use of a recreational vehicle or equipment for living purposes while located within the Community is prohibited [Ref: CC&Rs 4.11(a)(i)].

**6.44 Trash Container Storage.** Outdoor storage of trash containers is allowed only in rear yards. If visible from common area, lake walk, or neighboring lot, trash containers must be screened or otherwise concealed from view (Ref: CC&Rs 4.10). See Screening (6.34) for requirements.

**6.45 Trellises. Use Checklist 27.** A trellis is a shallow [six (6) inches or less in depth], freestanding frame of lattice or similar design, generally used as a support for climbing plants. Trellises are allowed only in rear yards and in covered entryways, covered porches, and

courtyards. ARC approval is required only for any new or replacement trellis that is in a rear yard and visible above the fence line. For climbing plants to be supported by trellises see Plants (7.14). Trellises must meet the following standards:

- 6.45.1** Trellis must be installed a minimum of six (6) inches from nearby structures and fences.
- 6.45.2** Any trellis in a rear yard must not exceed a height of seven (7) feet, width of eight (8) feet, and depth of six (6) inches.
- 6.45.3** No more than two (2) trellises (total) are allowed in front covered entryways, covered porches, and courtyards, and each trellis must not exceed height of six (6) feet, width of two (2) feet.
- 6.45.4** In rear yards, if trellis is visible above the fence line, color must be compatible with the colors of nearby structures; white and black are allowed.
- 6.45.5** Trellis must be installed securely, plumb, and level.
- 6.45.6** Multiple trellises visible above the fence must be spaced so that neither the trellises nor any plantings on them present a large visual barrier. Typically, a distance of two (2) feet is required between trellises but other arrangements will be reviewed on a case-by-case basis.
- 6.45.7** Any climbing plant to be supported by the trellis should be appropriate for the location and size of the trellis.

**6.46 Umbrellas.** Shade umbrellas are allowed in front courtyards and rear yards only, and do not require ARC application. Lighting that is a part of an umbrella is allowed, but lights must not be left on overnight. Umbrellas must not hang over perimeter fences or walls, or courtyard walls, and they must be maintained in good condition (Ref: CC&Rs 7.2).

**6.47 Unsightly Items.** All waste plant material, rubbish, and debris, of any kind must be regularly removed from the lots and must not be allowed to accumulate. All clotheslines, refuse containers, wood piles, storage areas, machinery, and equipment are prohibited on any lot unless obscured from view of adjoining streets, sidewalks, lake walk, neighboring lots, residences, or common area.

**Walkways.** See Concrete, Paving, and Pavers (6.10).

**6.48 Wall Art. Use Checklist 29.** Decorative art to be attached to any exterior house wall that is OUTSIDE the front covered porch, covered entryway, courtyard, or rear yard, including external walls of courtyards, requires ARC approval if visible from common area or neighboring lot. Wall art will be evaluated on proposed size, location, number, and compatibility with the architectural character of the home. Wall art that requires ARC approval must meet the following standards.

- 6.48.1** Acceptable materials for wall art are metal, ceramics, and natural materials.
- 6.48.2** On any front wall of the home or exterior courtyard wall, color must be black, bronze, or other color compatible with the home's wall color.



**6.49 Water Features, Ponds, and Waterfalls (In-Ground). Use Checklist 12.** Water features include in-ground ponds, waterfalls, and similar installations that use water as a garden feature, other than Fountains (6.17). Water features are allowed in rear yards only and require ARC approval whether new or a replacement.

- 6.49.1** Water edge of a water feature must be at least three (3) feet from perimeter fences.
- 6.49.2** Size of all water features should be in scale with the home and yard and is limited to five (5) feet above the soil line.
- 6.49.3** Noise impact on adjoining properties must be minimized. Designs that limit the distance that water falls freely are encouraged.
- 6.49.4** Care should be taken to prevent mosquito breeding in standing water.

**6.50 Windows. Use Checklist 29.** New windows and replacement windows that include frames require ARC approval. Replacement of glass that closely matches the color and style of the glass being replaced —with no frame replacement—is a repair. Repairs do not require ARC application. See also Window Coverings (6.51).

- 6.50.1** Any new frame is expected to closely match appearance of original window, including color, material, and frame design.
- 6.50.2** Dark-colored privacy glass is prohibited.

**6.51 Window Coverings.** Window coverings must be installed in home and garage windows larger than two (2) feet either in width, height, or both. No ARC application is required, but all window treatments must meet the following standards:

- 6.51.1** Window painting, tinting, and window film are prohibited. Also, aluminum foil, newspaper, bed sheets, cardboard, and other materials not typically intended as window coverings are prohibited (Ref: CC&Rs 4.7).
- 6.51.2** Acceptable permanent window treatments include curtains, drapes, shades, shutters, and blinds (Ref: CC&Rs 4.7).
- 6.51.3** Any portion of a window covering that is visible from common area or neighboring lots must be a color that is consistent with the exterior color scheme of the home.
- 6.51.4** All window coverings must be maintained in good repair and condition at all times (Ref: CC&Rs 4.7).

**6.52 Yard Decorations.** Yard decorations include statuary, garden flags, boulders, and similar decorative items. [See relevant section of these Architectural Rules for requirements for bird-related items (6.6 and 6.7), Flagpoles and Mounts (6.16), Holiday Decorations (6.22), and Plant Containers (7.12).]

Yard decorations are allowed without ARC approval, except that within the rear perimeter fence, any yard decoration that is taller than six (6) feet above the adjacent grade requires ARC approval; **use Checklist 23.**

Yard decorations placed OUTSIDE the rear fence and OUTSIDE of a front covered porch, covered entryway, or courtyard must meet the standards below unless noted otherwise in these Architectural Rules.

- 6.52.1** No more than a total of six (6) yard decorations and plant containers are allowed, EXCEPT for the following: liquid bird feeders hung from a tree, a wall-mounted flag, walkway and other accent lights, hose containers used to store hoses, and holiday decorations.
- 6.52.2** Yard decorations must be placed in bark planting areas and within two (2) feet of the home, fence, porch, or courtyard wall. Decorative borders or fences are prohibited.
- 6.52.3** Outside the rear perimeter fence, any yard decoration that is taller than thirty-two (32) inches above the adjacent grade or more than twenty-four (24) inches wide or deep is prohibited, unless specifically allowed elsewhere in these Architectural Rules. Within the rear perimeter fence, any yard decoration that is taller than six (6) feet above the adjacent grade requires ARC approval.
- 6.52.4** Yard decorations must be installed so that they do not interfere with entering and exiting the home and property and in such a way that they do not present a tripping or other hazard. Placement must not interfere with lawn mowing, plant trimming, or other landscape maintenance operations in Association-maintained areas.
- 6.52.5** In areas visible from common area or neighboring lots, owners are strongly encouraged to thoughtfully incorporate yard decorations, including type, number, color, quality, and style, into their overall landscape design, and to avoid cluttered and messy displays.

## SECTION 7

### 7 LANDSCAPE STANDARDS

Landscaping can be effectively used to accent entryways, define space, and soften surrounding hardscape. Landscaping and plantings must remain aesthetically consistent with the design and plan of the community. Landscaping must be installed according to the included standards and good landscape practices, then maintained to present a neat and attractive appearance.

#### IMPORTANT

In general, ALL improvements require ARC application and approval. Sections 6, 7, and 8 describe whether an application is required and in which situations.

If your desired improvement is not addressed in sections 6, 7, and 8, contact Association management for clarification about the need for ARC application and approval.

Maintenance of a rear landscape, including replanting shrubs or groundcover to manage plant health issues, does not require ARC application and approval unless specifically indicated otherwise in the applicable rules.

Standards must be met as described in these Architectural Rules. Even if an improvement is identical to another, already-approved improvement, plans must be submitted for approval as specified in the relevant rules. Each application will be reviewed on its own merits because each situation may have differing conditions, such as location, physical conditions, or design considerations.

**7.1 Landscape Design.** ARC does not require that an owner use a landscape architect or similar professional consultant in preparation of landscaping plans. Landscape designs are expected to result in an integrated design that is aesthetically consistent with the design and plan of the Community. Such a design should:

- 7.1.1 Incorporate elements and materials consistent with the home's architectural character.
- 7.1.2 Be in scale with the size of the home, lot, and adjacent properties.
- 7.1.3 Select and place plant material to provide a balanced design within the lot and in relation to neighboring lots.
- 7.1.4 Select plant and tree species considering their location in the landscape, water usage, height, texture, color, and eventual mature size.
- 7.1.5 Incorporate seasonal color where appropriate.
- 7.1.6 Not include invasive plants, or else incorporate techniques to effectively prevent their spread.

**7.2 Areas Outside of the Rear-Yard Perimeter Fence.** The builders designed and installed the original landscaping for each home according to its own standards and plan. All landscaping in yards outside the rear perimeter fence, if requested by the owner, require advance ARC approval and will be at owner expense. In any yard outside the rear perimeter fence ("Association-maintained areas"), the following standards apply.

**7.2.1 Application Requirements.** Any owner-requested change to landscaping in front yards and other yard areas outside the rear perimeter fence requires ARC approval. **Use Checklist 17** and other checklists as needed for specific improvements. For certain very minor changes, use the **Quick-Change Landscape Application**.

**7.2.2 Allowable Changes and Minimum Standards.** Allowable landscaping changes outside of the rear perimeter fence are limited to Plants (7.14), Bark (7.7), Irrigation (7.9), Lawn (Natural) and Artificial Turf (7.10, 7.6), and Plant Containers (7.12). Lighting (6.23) and Yard Decorations (6.52) are also allowed but refer to their sections for requirements.

New and replacement landscaping must meet the following minimum standards, plus the specific standards for any improvement as described in these Architectural Rules.

- a. All landscaping by an owner must remain aesthetically consistent with the design and plan of the Community.
- b. The plantable areas must be covered with at least seventy-five (75) percent plant material at plants' maturity. In the plantable areas, soil not covered by plants or turf must be covered with bark.
- c. New and replacement plants must be suitable for the planting location in size and hardiness. See Plants (7.14).
- d. Trees, hedges, and shrubs that restrict sightlines for vehicular traffic must be cut back or removed.
- e. A seven-day automatic irrigation system must be used (Ref: CC&Rs 7.2). See Irrigation (7.9). Owner modification of the Association-maintained irrigation system is prohibited [Ref: CC&Rs 7.1(c)].
- f. Established drainage patterns must not be interfered with without alternative provision for proper drainage and ARC and any required governmental approval (Ref: CC&Rs 5.7).

**7.2.3 Who May Do the Work.** All work, including plant removal, planting, changes to irrigation, and cleanup, in landscaped areas maintained by the Association must be carried out through the Association's landscaping contractor responsible for maintaining the installation [Ref: CC&Rs 7.1(c)].

- a. If requested by an owner, a change in plant material for in-ground installation must be purchased through the Association's landscape contractor at owner expense, except for trees from Sacramento Tree Foundation/SMUD or similar Association-approved entity. The contractor will guarantee the plants for a period before they become the responsibility of the Association.
- b. Owner must submit a work order to Association management to arrange for the Association contractor to carry out approved changes.

**7.2.4 Landscape Maintenance.** The Association is solely responsible for all maintenance, repair, upkeep, and replacement of the landscaping and irrigation system (but not the water supply) for all landscaped areas located outside the fenced rear yard of each lot [Ref: CC&Rs 7.1(c)]. In these locations, the Association contracts with landscape management firms that are solely responsible for the following activities at Association expense:

- Lawn mowing, edging, and aerating; removal of clippings and plugs
- Weed removal and disposal
- Dead plant replacement
- Fertilizing
- Shrub pruning and trimming of trees
- Adjustment of irrigation controllers and inspection of drip emitters
- Repair of broken irrigation (at owner expense if broken through owner action)
- Mulch/bark raking and replacement

The landscape contractor is responsible for these activities, and owners are not allowed to correct landscaping problems in Association-maintained areas. If an owner identifies work that needs to be done, it should be reported to Association management through a work order.

Owners should report immediate safety issues in areas maintained by the Association to Association management, or after hours, to the published emergency number: 1-800-428-5588 (current in 2019).

**7.3 Rear Yards.** On any lot, the rear yard requires installation of landscaping to protect against soil erosion, for weed abatement, and to protect Community property values.

**7.3.1 Initial Application Requirements.** CC&Rs require that owners complete the installation of rear-yard landscaping on their lot within one (1) year of occupancy [Ref: CC&Rs 7.2(b)]. To achieve this timeline, owners must submit landscaping plans for ARC approval within six (6) months of close of escrow. **Use Checklist 18** and other checklists as needed for specific improvements; see sections 7.5 through 7.18 for standards for landscaping elements.

**7.3.2 Established Landscape Application Requirements. Use Checklist 18.** After the initial landscaping has been done, application is required for individual changes listed below. See the specific sections for standards and checklists.

- a. Adding or replacing any tree (Plants 7.14).
- b. Adding or replacing any plant (other than a tree) that is or could become six (6) feet or taller, except to replace a dead or unhealthy specimen of the same type and variety in the same location (Plants 7.14).
- c. Adding or replacing trellises and climbing plants visible above the fence line (6.45, 7.14, 7.18).
- d. Adding or replacing artificial turf (7.6).
- e. Any changes to drainage (7.8).

- f. All concrete work and all structures, unless the application requirement is specifically limited in these Architectural Rules.

**7.3.3 Minimum Standards.** New and replacement landscaping in rear yards must meet the following minimum standards, plus the specific standards for any additional improvements as described in these Architectural Rules [Ref: CC&Rs 5.6(b)].

- a. All landscaping must remain aesthetically consistent with the design and plan of the Community.
- b. All soil must be covered by hardscape, plants, bark, rock, artificial turf, other groundcover, or a combination of these.
- c. No raised structures are allowed within three (3) feet of an open-view perimeter fence, and that area must be maintained with in-ground plants, artificial turf, or a combination. For the smallest rear yards, owners may request a variance from this standard.
- d. Size and hardiness of new and replacement plants should be suitable for the planting location.
- e. A seven-day automatic irrigation system must be used (Ref: CC&Rs 7.2). See Irrigation (7.9) for details.
- f. Established drainage patterns must not be interfered with without alternative provision for proper drainage and ARC and any required governmental approval (Ref: CC&Rs 5.7).

**7.3.4 Landscape Maintenance.** Owners are responsible for maintaining landscaping within their rear perimeter fence in a neat and attractive condition [Ref: CC&Rs 7.2(b)]. Plantings must be maintained to keep weeds, debris, uncontrolled vines, and dead plants to a minimum, for fire safety and nuisance reasons. Replacement of a dead or unhealthy plant specimen—in a situation that typically requires ARC approval—with another of the same type and variety in the same location is allowable as part of maintenance.

**7.4 Front Covered Entryways, Covered Porches, and Courtyards.** Plants within front covered entryways, covered porches, and courtyards must be maintained in an attractive condition and be aesthetically pleasing.

**7.4.1 Application Requirements.** No ARC application is required for plants within front covered entryways, covered porches, and courtyards, but they must meet the standards of 7.4.2 and 7.14. For irrigation needs for plants in these spaces, see section 7.4.2.

**7.4.2 Minimum Standards.** New and replacement landscaping in front covered entryways, covered porches, and courtyards must meet the following minimum standards. See also standards for Plants (7.14) and Plant Containers (7.12).

- a. All landscaping must remain aesthetically consistent with the design and plan of the Community.

- b. Size and hardiness of new and replacement plants must be suitable for the planting location. Trees must be dwarf varieties grown in pots.
- c. Owner modification of the Association-maintained irrigation system is prohibited [Ref: CC&Rs 7.1(c)]. Owner may request drip tubing connected to the irrigation system for use in covered entryways and porches and in courtyards from the Association's landscape contractor, at owner's expense, but no changes to the standard programming for the timer is allowed. **Use Quick-Change Landscape Application.**
- d. All plants must be properly maintained in a healthy condition by the owner.
- e. Plants grown on walls are prohibited.

## LANDSCAPE ELEMENT STANDARDS

**7.5 Artificial Foliage and Flowers.** Artificial foliage and flowers are only in covered porches, covered entryways, and courtyards, and in rear yards.

**7.6 Artificial Turf. Use Checklist 3.** Artificial turf (synthetic grass) in natural grass colors and textures is allowed as a substitute for natural turf lawns. Any artificial turf installation requires ARC approval; such installations will be evaluated on a case-by-case basis, but must meet the following minimum standards:

- 7.6.1** In any area outside the rear perimeter fence, artificial turf must be comparable in appearance with the natural turf in the Community.
- 7.6.2** In areas outside of the rear perimeter fence use of artificial turf is limited to fifty (50) percent of any individual landscaped area. Artificial turf is not allowed within the dripline of any tree (Ref: Sacramento City Code Chapter 17.612.010).
- 7.6.3** Artificial turf material must be water permeable with a minimum of twenty-five (25) inch per hour Permeability Rating.
- 7.6.4** Turf must be installed with appropriate soil preparation and base materials.
- 7.6.5** Turf must be installed by a contractor holding an active C27 license, C61/D12 license, or both in California.
- 7.6.6** Installation of artificial turf over concrete or existing grass is prohibited.
- 7.6.7** Artificial turf must be kept free of trash, organic debris, invasive grasses, and weeds.
- 7.6.8** Areas affected by pet waste must be treated to sanitize and eliminate any odors.
- 7.6.9** Artificial turf must be maintained in accordance with the manufacturer's recommended practices.

**7.7 Bark.** Bark in any planting area maintained by the Association must be brown recycled bark or other Association-approved bark made of natural wood material and only the Association is allowed to apply it [Ref: CC&Rs 7.1(c)]. **Use the Quick-Change Landscape Application.**

**7.8 Drainage. Use Checklist 17 or 18.** Any change to drainage requires ARC approval. Area drains have been installed for adequate drainage to permit plants to survive and to minimize the ponding of water. No interference with the established drainage patterns over any lot or common area is allowed unless an adequate alternative provision is made for proper drainage, and ARC and the public authorities having jurisdiction approve the changes (Ref: CC&Rs 5.7). Planters created by walkways next to a residence should be lined with an impervious surface and should contain drain inlets to drain excess water.

**7.9 Irrigation. Use Checklist 17 or 18.** All landscape plantings must be maintained by a fully automatic watering system. See sections 7.2, 7.3, and 7.4 for ARC application requirements. Irrigation systems must meet the following standards:

- 7.9.1** Each owner must use a seven-day automatic irrigation system for the landscaping on his or her lot [Ref: CC&Rs 7.2(b)]. Rear-yard timer must be separate from the front-yard timer to allow independent control by the Association for the front yard and other areas outside the rear perimeter fence.
- 7.9.2** The landscape irrigation system must be designed and used to prevent runoff and excessive saturation of soils.
- 7.9.3** Irrigation systems must be spray, drip, or a combination of the two, and spray heads must be located at least six (6) inches from any structure or perimeter fence to limit discoloration and avoid over-spray.
- 7.9.4** Owner modification of the irrigation system located in the Association-maintained planting beds is prohibited [Ref: CC&Rs 7.1(c)]. Owner may request drip tubing connected to the irrigation system for use in plant containers from the Association's landscape contractor, at owner's expense, but no changes to the standard programming for the timer is allowed. **Use Quick-Change Landscape Application.**

**7.10 Lawn, Natural Turf. Use Checklist 17 or 18.** Natural turf lawns outside the rear perimeter fence must closely match existing turf species in the Community. See sections 7.2 and 7.3 for ARC application requirements.

**Lighting.** See Lighting (6.23).

**7.11 Mounding.** Landscape mounds are allowed in rear yards if they do not exceed a height of two (2) feet above adjacent grade and are a natural shape. Landscape mounds must be set back a minimum of eighteen (18) inches from any perimeter wall or fence.

**7.12 Plant Containers. Use Checklist 23.** Freestanding plant containers (plant pots) must meet the following standards:

- 7.12.1** A plant container is allowed only in the following locations.
  - a.** Within rear yards (no application required).
  - b.** Within covered entryways, covered porches, courtyards and on the top of courtyard walls (no application required).
  - c.** On driveways and walkways outside the rear fence (application required).



- d. In Association-maintained areas, only in bark areas within two (2) feet of the home, fence, courtyard wall, or porch (application required).
  - e. On lake access stairs (no application required).
- 7.12.2** Plant containers are prohibited as follows: on any part of the residence structure including windowsills and walls (other than the top of courtyard walls, enclosed front-porch pony walls, or on decorative gates) that are visible from common area or neighboring lots; on top of fences and masonry perimeter walls; and attached to front-yard open-view perimeter fences.
- 7.12.3** No more than six (6) plant containers are allowed in Association-maintained areas, on front walkways, and on driveways, but this number is further limited by the allowable total of all yard decorations (see 6.52.1).
- 7.12.4** Any plant container must be securely placed in a manner and location such that it is not a tripping hazard and does not inhibit pedestrian movement.
- 7.12.5** If a plant container is located outside of the rear perimeter fence and visible from any common area or neighboring lot, it must meet the following additional requirements:
- a. Size of plant containers should be in scale with the location.
  - b. Plant containers must be natural-appearing material. Colors and design must complement the colors and design of the home.
  - c. Owners are strongly encouraged to thoughtfully incorporate plant containers, including type, number, color, and style, into their overall landscape design, to avoid cluttered or messy displays, and to use quality items.
  - d. Owner must properly maintain plant containers with live plants in a healthy condition.

**7.13 Planter Boxes, Permanent.** Permanent planter boxes are allowed in rear yards and in courtyards only, and no ARC application is required. Planter boxes must be at least six (6) inches from any solid perimeter fencing and maximum height is three (3) feet; on lake lots, planter boxes must be placed no closer than three (3) feet from the open-view perimeter fence. Planter boxes must be kept in good repair.

**7.14 Plants. Use Checklist 17 or 18.** Native and compatible drought-tolerant and freeze-tolerant species suitable for USDA Plant Hardiness Zone 9b are strongly recommended for use in all landscaping. Plantings and trees that consume higher amounts of water should be used sparingly and grouped together for efficient and proper irrigation. Caution should be used when placing trees near structures, sidewalks, and property lines to allow adequate space for growth. See also the Association Plant List.

- 7.14.1** Most invasive plants are prohibited, except that some species may be added to a landscape using acceptable techniques to control spreading. See the Association Plant List for more information. Any plant not listed will be considered on a case-by-case basis.

- 7.14.2** Size and hardiness of new and replacement plants should be suitable for the planting location.
- 7.14.3** Plants that require special pruning, growing environments, or fertilizer, are prohibited in Association-maintained areas. These plants include but are not limited to bulbs and annuals.
- 7.14.4** Climbing plants are not allowed to grow on any party wall or fence other than masonry block walls, and climbing plants on trellises are prohibited in any area maintained by the Association unless in an approved plant container. ARC approval is required only for any new or replacement trellis that is visible above the fence line in a rear yard. See Trellises, Section 6.45. If no other application is required, use **Checklist 27**.
- 7.14.5** Installation or replacement of any tree (except a dwarf tree that is in a freestanding pot in a covered entryway, covered porch, or courtyard) requires ARC approval. **Use Checklist 17 or 18.**

  - a.** Minimum tree-planting distance from any perimeter fence is three (3) to six (6) feet based on tree height and spread of canopy at maturity to minimize potential encroachment, damage, and litter to neighbors' property caused by the tree.
  - b.** Recommended plant list is available on the Association website and from Association management. Typically, only listed trees are allowed in yard areas outside the rear perimeter fence. In rear yards, trees are not limited to ones on the list but large trees [canopy diameter greater than thirty-five (35) feet or height more than thirty-five (35) feet] are prohibited.
  - c.** Trees should be planted in shrub beds instead of in lawns in accordance with good landscaping practices.
- 7.14.6** In rear yards, replacement of unhealthy or dead groundcover or shrubs is allowed without ARC application if the plant is of the same type and variety as the plant being replaced, or if the replacement plant type and variety is not and will not become six feet or taller and meets the standards of Section 7. In Association-maintained areas, the Association contractor will replace dead or dying groundcover or shrubs with the same type and variety, as identified by its inspections or from an owner-submitted work order.

**7.15 Rock.** Rock is an approved landscape material for covering ground surface only in rear yards and in courtyards, and no application to ARC is required. As needed the Association may apply rock around drains in areas it maintains. See Yard Decorations (6.52) for boulders to be located in Association-maintained areas.

**7.16 Topography.** Owners are responsible for providing lateral slope and grade support for all adjacent lots and common area and must not alter a lot's topography in a manner that erodes any slopes or the integrity of any fences or retaining walls [Ref: CC&RS 7.2(b)]. See also Mounding (7.11).

**7.17 Vegetable Gardens.** Vegetables gardens are allowed in rear yards and courtyards only. Vegetable plant supports such as poles and cages must be no higher than the fence or courtyard wall and maintained in good condition.

**7.18 Visual Barriers.** Any plant material, including trees and shrubs, planted to create a visual barrier or privacy screen will be reviewed by ARC on a case-by-case basis. Trellises and plants grown on them arranged to provide substantial visual barriers are prohibited along fences. Use of Italian Cypress (*Cupressus sempervirens*) or similar plants to create barriers/screens is prohibited.

THIS PAGE INTENTIONALLY LEFT BLANK

**SECTION 8**

**8 FENCE, WALL, AND GATE STANDARDS**

The standards in this section describe requirements and restrictions related to fences and gates.

**IMPORTANT**

In general, ALL improvements require ARC application and approval. Sections 6, 7, and 8 describe whether an application is required and in which situations.

If your desired improvement is not addressed in sections 6, 7, and 8, contact Association management for clarification about the need for ARC application and approval.

Maintenance or repair of an existing improvement does not require ARC application and approval unless specifically indicated otherwise in the applicable rules.

Standards must be met as described in these Architectural Rules. Even if an improvement is identical to another, already-approved improvement, plans must be submitted for approval as specified in the relevant rules. Each application will be reviewed on its own merits because each situation may have differing conditions, such as location, physical conditions, or design considerations.

**8.1 Construction.** Perimeter fences should be of the same design, materials, size, and construction quality as the existing perimeter fences in the Community (except for lattice topped fences; see 8.5.1). ARC must review and approve any deviation.

- 8.1.1 Prohibitions.** The following apply to all fences, gates, and walls.
- a. Double fences along adjoining property lines are prohibited.
  - b. Fences are prohibited in front yards and other areas outside the rear perimeter fence, except for open-view fences in front yards along Hovnanian Drive.
  - c. Chain link, poultry wire, woven wire, sheet metal, reeds, straw, bamboo, rope, and other similar temporary or commercial materials are prohibited as fences or partial fences.
  - d. Gates or other means of access through a lot’s wall or fence directly to the Master Common Area adjacent to a lot are prohibited.
  - e. Double gates are prohibited.

**8.1.2 Maximum Heights.** Fences and walls must not exceed six (6) feet in height unless grade differential requires one side to be higher. Maximum height of front-yard low fences along Hovnanian Drive is thirty-six (36) inches. Maximum height of rear fencing on lake lots is six (6) feet. Maximum height of any interior fence is six (6) feet.

## 8.2 Exceptions

**8.2.1** ARC may grant waivers of the fence and wall height requirements to the limited extent necessary to comply with minimum legal requirements for pool fence enclosures under applicable law.

**8.3 Party Walls and Fences.** Any fence or wall placed on the dividing lot line between two (2) lots is a party wall. The general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions apply [Ref: CC&Rs 7.2(c)].

**8.3.1** Climbing plants are not allowed to grow on any party wall or fence except concrete masonry (block) walls.

**8.4 Maintenance and Repair.** It is the owner's responsibility to maintain, repair, and/or replace walls, fences, and gates on their lot, and party walls and fences on the dividing line between two properties (Ref: CC&Rs 7.2).

**8.4.1** Maintenance and repair of fences and gates, including painting visible fences and gates the required color, do not require ARC application. Replacing a section, post, or other part of a fence or gate—but not the entire length of the fence—with the same material, design, and in the same location, is a repair.

**8.4.2** The Association retains the right to determine when fences, walls, and gates must be repaired or painted if not maintained by the owner (Ref: CC&Rs 7.4).

**8.4.3** Maintenance and repair of party walls and fences are the responsibility of the owners who make use of the party wall or fence, subject to the provisions of CC&Rs Section 7.2(c).

**8.4.4** Responsibility and cost of maintenance and repair of a fence or wall placed on the lot line abutting common area must be shared equally by the Association and the lot owner, subject to the provisions of CC&Rs Section 7.2.

## FENCE AND GATE REQUIREMENTS

**8.5 Solid Perimeter Fences. Use Checklist 9.** Solid fences installed along the perimeter of a rear yard are constructed of wood, vinyl, or a combination of the two. ARC approval is required for any new or replacement solid fence or gate installed on the perimeter of a rear yard. See 8.4.1 for maintenance and repair. Solid perimeter fences must meet the following standards:

**8.5.1** New and replacement solid perimeter fences must be of a style, color, and material found in the Community, except that lattice-topped fences are prohibited. Typically, a solid perimeter fence or gate should be replaced with one of the same style, design, height, color, material, and quality.

**8.5.2** Height of any solid perimeter fence must not exceed six (6) feet unless grade differential requires one side to be higher.

**8.5.3** Wooden party-wall fences between two lots must be made of cedar or redwood of the same style, color, and height as the builders installed in the Community, and of "good neighbor" style construction.

- 8.5.4** Wooden fences and gates visible from a front yard, shared driveway, street, or alley must have the unfinished side (showing the posts and other supporting members) facing the interior of the lot on which the fence is erected. The side of such fence or gate that is visible from a front yard, shared driveway, street, or alley must be painted with the equivalent of Frazee 385 Madera Semi-transparent Oil-based Stain Base 3850404, Color M618 Fruitwood. When painting, owners must take appropriate precautions to keep paint off of neighbors' fences, plants, and other property.
- 8.5.5** A vinyl fence must be the same style, design, color, height, and quality as the builders installed in the Community.
- 8.5.6** Any gate must be the same material, height, and color as the fence it abuts. Maximum width of any gate is forty-eight (48) inches. A new wooden gate may be of either flat-top or arched style to match similar gates in the Community.

**8.6 Open-View Perimeter Fences. Use Checklist 9.** Tubular steel, open-view perimeter fences and gates are installed as rear perimeter fence on lake lots and as front and side fences on lots adjacent to Hovnanian Drive. ARC approval is required for any new or replacement open-view fence or gate installed on the perimeter of a rear yard or front yard. See 8.4.1 for maintenance and repair. Open-view perimeter fences must meet the following standards:

- 8.6.1** New and replacement open-view perimeter fences and embedded gates must be the same style, design, material, color, size, and quality as any open-view perimeter fence that they abut.
- 8.6.2** Maximum height of front-yard open-view fences is thirty-six (36) inches and maximum height of lake lot open-view fences is six (6) feet.
- 8.6.3** Open-view perimeter fences and gates must be tubular steel, painted with black gloss enamel.
- 8.6.4** Only one gate is allowed in any open-view perimeter fence on a single lot.
- 8.6.5** Screening is required for trash cans, utilities, air conditioners, equipment, clotheslines, and most stored items that would otherwise be visible through the open-view fence from common area, lake walk, or neighboring lots. See Screening (6.34) for requirements.
- 8.6.6** No opaque surfaces other than landscaping and temporary decorations are allowed to block visibility through an open-view fence.

**8.7. Gates, Decorative. Use Checklist 13.** A decorative gate is allowed at entry into an enclosed courtyard or into an enclosed or partially enclosed [walls on more than one (1) side] covered entryway or porch. Any decorative gate that is visible from common area or neighboring lot, whether new or replacement, requires ARC approval and must meet the following standards.

- 8.7.1** The specific design of a decorative gate must complement the home.
- 8.7.2** A decorative gate must be of high-quality construction, wrought iron, tubular steel, or heavy-duty aluminum, and painted with black gloss enamel (or prefinished with black powder coat).

**8.7.3** Maximum height of a decorative gate is six (6) feet and the height should be in scale with the opening. Maximum width of a decorative gate is forty-eight (48) inches, and double gates are prohibited.

**8.7.4** Installation of privacy screens on courtyard and front entryway or porch gates is prohibited. A pet barrier (see 8.9) is allowed.

**8.8 Interior (Within-Yard) Fences. Use Checklist 8.** An interior fence is a fence constructed wholly within the rear fenced area of a lot. On lake lots, ARC approval is required for any new or replacement interior fence. Maintenance and repair, including painting visible fences and gates the required color, do not require ARC application. See also Pet Security Barriers (8.9). All interior fences must meet the following standards:

**8.8.1** Maximum height of any interior fence or gate is six (6) feet.

**8.8.2** Any interior fence that is visible from the common area, lake walk, or neighboring lot must meet the following standards:

- a. Interior fence must be at least three (3) feet from any open-view perimeter fence or gate.
- b. Acceptable fence materials include cedar, redwood, wrought iron, tubular steel, heavy-duty aluminum. Others will be reviewed on a case-by-case basis.
- d. If metal, the fence and any included gate must be painted black.
- e. Any gate must be consistent in size, color, and material with the fence it abuts. Maximum width of a gate is forty-eight (48) inches.

**8.9 Pet Security Barriers. Use Checklist 10.** Pet security barriers for the control of a small pet require ARC approval if visible from common area, lake walk, or neighboring properties. Pet security barriers are prohibited along open-view fences that border the front yard.

**8.9.1** Pet security barrier installed on lake-lot perimeter fencing and on any decorative gate must meet the following standards:

- a. Welded wire is approved as pet barrier material. Any other material used as pet barrier must be sufficiently rigid to stay in place and avoid stretching, tearing, or sagging and will be reviewed on a case-by-case basis.
- b. Wire used for a pet security barrier must be no smaller than sixteen (16) gauge. Smallest allowable opening size is two (2) inches wide by two (2) inches high, and largest allowable opening size is two (2) inches wide by four (4) inches high.
- c. Installed height of the top of the pet security barrier must not exceed thirty-six (36) inches from the finished grade and must be at a consistent height for the entire length of open-view fencing on the lot.
- d. Top and bottom of the pet security barrier must be securely and neatly attached to the inside of the fence or gate at a consistent height, approximately every twelve (12) inches or every three (3) pickets.



- e. Color of the pet security barrier and any installation hardware or connectors must be black.
- f. Pet security barrier must be maintained with a neat appearance and free of accumulated debris.

**8.10 Walls. Use Checklist 28.** ARC approval is required for any retaining wall and for any other freestanding wall, whether new or a replacement. Repair and maintenance of walls does not require ARC application.

**8.10.1 Landscape Walls and Seat Walls.** Landscape walls and seat walls are allowed in rear yards only. Style, materials, and color must be compatible with the colors and architectural character of the home. Wall must be located at least six (6) inches from any solid fence and at least three (3) feet from any open-view fence. Maximum height of any landscape or seat wall is two (2) feet above adjacent grade. Drainage must be included as necessary behind the wall, beneath it, or both.

**8.10.2 Retaining Walls.** Retaining walls, used for retaining any portion of a lot's grade in any front or rear yard, including along lake walk, require ARC approval. Any wall that must be engineered in keeping with any applicable law or regulation must strictly comply with all engineering plan requirements.

THIS PAGE INTENTIONALLY LEFT BLANK

## SECTION 9

### 9 ENFORCEMENT OF ARC REQUIREMENTS AND GOVERNING DOCUMENTS

**9.1 Association Response to Noncompliance.** Owners are required to submit a Notice of Completion to ARC within thirty (30) days of completing approved improvements. If after receiving the Notice of Completion ARC determines that installation, construction, reconstruction, alteration, or refinishing was not done in substantial compliance with the approved plans, ARC will notify the owner in writing of such noncompliance, and the owner will have thirty (30) days to remedy. If owner fails to remedy the noncompliance within the thirty (30) days, a hearing before the Board is authorized as described in CC&Rs Section 8.14 (Ref: CC&Rs 8.14).

**9.2 Non-Liability for Approval of Plans.** Neither Declarant, the Association, Board, the Architectural Review Committee nor any member or representative thereof must be liable to the Association or to any owner for any damage, loss, or prejudice suffered or claimed on account of:

(i) the approval or disapproval of any plans, drawings, and specifications, whether or not defective;

(ii) the construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications;

(iii) the development of any portion of the Development; or

(iv) the execution and filing of an estoppel certificate pursuant to Section 8.16, whether or not the facts therein are correct; provided, however, that ARC, the Board or any member or representative thereof has acted in good faith on the basis of such information as may be possessed by it or him.

Without in anyway limiting the generality of the foregoing, ARC, the Board or any member or representative thereof, may, but is not required to, consult with or hear the views of the Association or any owner with respect to any plans, drawings, specifications, or any other proposal submitted to ARC. Every owner, by acquiring title to a lot or portion thereof agrees not to bring any action or suit against Declarant, the Association, Board, ARC, or their members or representatives seeking to recover any such damages. (Ref: CC&Rs 8.17).

THIS PAGE INTENTIONALLY LEFT BLANK

## SECTION 10

### 10 CHANGES AND AMENDMENTS TO THE ARCHITECTURAL RULES

These Architectural Rules may be amended as follows:

**10.1 Proposed Changes.** Subject to the Board's review and approval, ARC may, from time to time, adopt, amend, and repeal rules and regulations to be known as Architectural Rules (Ref: CC&Rs 8.5).

**10.2 Posting of Amendment.** If the Board approves the proposed amendment to the Architectural Rules, it will be distributed by Association management to owners and will be available on the Association Website.

**10.3 Vesting.** All amendments to adopted Architectural Rules become effective upon adoption by the Board. Such amendments to the Architectural Rules do not apply to applications previously approved by ARC.