



ARCHITECTURAL GUIDELINES & GENERAL RULES

Questions regarding the content of these Guidelines should be directed to:

**Woodmoor Homeowners Association
Architectural Committee
c/o Avalon Management Group
31608 Railroad Canyon Road
Canyon Lake, CA 92587**

***Approved by the Board of Directors
December 11, 2006***

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WOODMOOR

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INTRODUCTION

Dear Homeowner:

Welcome to your new home in the Woodmoor Neighborhood! These Architectural Guidelines are designed with the goal of maintaining the aesthetic beauty of the community. Outdoor improvements to your home and visible interior improvements must be approved by the Architectural Committee (ARC) prior to beginning any construction activity. No construction, installation or alteration of an Improvement, including, without limitation, landscaping exterior finishes, roof materials, fences, walls, accessory structures such as patios, sunshades, trellises, gazebos, awnings, room additions, exterior mechanical equipment and television and radio antenna, in the properties, and no grading, excavation, filling or other alteration to the grad or level of the land in the properties, may be commenced until the plans and specifications showing the nature, kind, shape, height, width, color, materials and location of such improvements, along with an initial review fee of twenty five dollars (\$25.00). The provisions of this Article apply to construction, installation and alteration of solar energy systems, as defined in Section 801.5 of the California Civil Code, subject to the provisions of California Civil Code Sections 714 and 714.1, the County Building Code, zoning regulations, and other laws.

No person may install outdoors in sight of any other lot or common area, any clotheslines, balcony cover, patio cover, deck cover, wiring, air conditioning equipment, heating lots, water softeners, other similar improvements, or other exterior additions or alterations to any residence or other portion of a lot. Outdoor patio or lounge furniture, plants and barbeque equipment may be kept in accordance with the General Rules. No portable sports equipment, such as basketball standards, soccer nets and the like, may be left in front yards or in streets, driveways or sidewalks when not in use.

Owners may cover windows with clean white sheets for up to sixty (60) days following the Close of Escrow, pending installation of permanent window coverings. No person may paint any window or cover any window in foil, newspaper or any other contrasting material. The Board has the power, but not the duty, to promulgate the Architectural Guidelines for window coverings that are exposed to view from streets, the common area which may impair the structural integrity of any building in the properties or which structurally alters any such building except as otherwise expressly provided in this Declaration.

Improvements means any structure and any appurtenance thereto including a building, walkway, irrigation system, road, driveway, parking area, fence, any type of wall, awning, patio, sunshade, trellises, gazebos, stairs, deck, any type of landscaping and planting, antenna, windbreak, the exterior surface of any visible structure and the paint on such surface, roof materials, pole, sign, antenna, exterior air conditioning and water softener fixture or equipment. The Architectural Committee may identify additional items that are improvements.

Please review these "Guidelines" prior to completing your application form to ensure your submittal is complete. **Keep in mind that any proposed changes must be within areas that are defined as non-association maintained areas. Changes may not be made to any Association maintained component.** If at any time you have any questions regarding the review process, please contact your management representative at 951-244-0048.

I. PURPOSE AND POLICIES

The Architectural Committee shall approve an application submitted for its approval only if it determines that (a) installation, construction or alterations of the improvements in the locations proposed will not be detrimental to the appearance of the surrounding area of the Properties as a whole, (b) the appearance of any structure affected by the proposed improvements will be in harmony with the surrounding structures, (c) installation, construction or alteration of the proposed improvements will not detract from the beauty, wholesomeness and attractiveness of the properties or the enjoyment thereof by the owners, (d) maintenance of the proposed improvements will not become a burden on the Association and (e) the proposed improvements are consistent with this Declaration. The Architectural Committee may consider the impact of views from other residences or lots along with other factors including reasonable privacy right claims, passage of light and air, beneficial shading and other factors in reviewing, approving or disapproving any proposed landscaping, construction or other improvements. However, neither the Declarant nor the Association warrants that any views in the properties are protected. No residence or lot is guaranteed the existence or unobstructed continuation of any particular view.

The Architectural Committee's approval or disapproval of each application shall be based solely on the aesthetic considerations listed in these Guidelines. Approval of any application does not constitute a finding by the Architectural Committee that the application or any portion of the application (a) incorporates good engineering practices, (b) complies with applicable law, with the requirements of any public utility, or (c) is permissible under the terms of any easement, license, permit, mortgage, deed of trust, or other recorded or unrecorded instrument (other than the Restrictions) that affect the land.

By submitting an application, each applicant is deemed to agree that neither the Architectural Committee, nor the members thereof, nor Declarant, nor their respective agents, employees, attorneys or consultants shall be liable to any persons for:

1. Any defect in any improvement constructed by or on behalf of the applicant pursuant to an approved application.
- 2 Any loss, damage, or injury to persons or property arising out of or in any way connected with work performed by or on behalf of the applicant pursuant to an approved application.
3. Any loss, damage, or injury to persons or property arising out of or in any way connected with the performance of the Architectural Committee's duties hereunder, unless due to willful misconduct or gross negligence.

Any change not specifically addressed or outlined in these Guidelines will become a matter of reasonable discretion on the part of the ARC. In the event of a conflict between this document and the Covenant, Conditions and Restrictions (CC&R's), the CC&R's shall prevail. The CC&R's reference "Architectural Committee" under Article IX. Please review this Section entirely prior to plan submission and work commencement. It is suggested that specific attention be paid to the punitive references if work is completed outside the scope of these provisions.

II. ARCHITECTURAL COMMITTEE ROLE

The Architectural Committee shall meet as necessary to perform its duties. The Architectural Committee may, by resolution unanimously adopted in writing, designate an Architectural Committee Representative (may be a licensed architect or other professional consultant retained by the Committee) to review applications and recommend action to be taken by the Architectural Committee except the granting of variances. In the absence of such designation, the vote or written consent of a majority of the Architectural Committee constitutes an act of the Architectural Committee. All approvals issued by the Architectural Committee must be in writing. Verbal approval issued by the Architectural Committee, any individual Architectural Committee member or any other representative of the Association are not valid, are not binding on the Association and may not be relied on by any person. If within six (6) months of issuance of the approval, an owner either does not commence work pursuant to approved plans or obtains an extension of time to commence work, the approval shall be automatically revoked and a new approval must be obtained before work can be commenced.

The Architectural Committee's approval of any proposals, plans and specifications or drawings for any work done or proposed in connection with any matter requiring the Architectural Committee's approval does not waive the right to withhold approval of any similar proposals, plans and specifications, drawings or matters subsequently or additionally submitted for approval.

The Architectural Committee or its duly authorized representative may inspect work for which approval of plans is required. The right to inspect includes the right to require any owner to take such action as may be necessary to remedy any noncompliance with the Architectural Committee approved plans for the work or with the requirements of these Guidelines.

The Architectural Committee's right to inspect the work and notify the responsible owner of any noncompliance shall terminate sixty (60) days after the work is complete and the Architectural Committee receives written notice on a form provided by the Committee from the owner that the work is completed. If the Architectural Committee fails to send a notice of Noncompliance to an owner before this time limit expires, the work shall be deemed to comply with the approved plans.

If an owner fails to complete work within six (6) months from the date the approval for the work is issued, then a noncompliance is deemed to exist and the Association has the right, but not the obligation, to pursue the remedies listed in this Section.

The Architectural Committee may authorize variances from compliance with any of the architectural provisions of the Architectural Guidelines including restrictions on height, size, floor area or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardships, aesthetic or environmental consideration require. Such variances must be evidenced in writing, must be signed by a majority of the Architectural Committee, and become effective on recordation. After Declarant's right to appoint a majority of the Architectural Committee's members expires, the Board must approve any variance recommended by the Architectural Committee before any such variance becomes effective. If variances are granted, no violation of the covenants, conditions and restrictions in this Declaration shall be deemed to have occurred with respect to the matter for which the variances were granted. The granting of a variance does not waive any of the provisions of this Declaration for any purpose except as to the particular property and particular provision of this Declaration covered by the variance, nor does it affect the owner's obligation to comply with all the use of his lot. The Committee's written variance shall be recorded against the applicant's lot in the Official Records of the County. The cost of recording the variance will be paid by the applicant.

III. SUBMISSION OF YOUR DESIGN APPLICATION

Please submit your application and support documentation package **in triplicate** to the Architectural Committee as follows:

Woodmoor Homeowners Association
C/O Avalon Management Group
31608 Railroad Canyon Road
Canyon Lake, CA 92587

When should I submit My Architectural Application?

The Covenants, Conditions and Restrictions (CC&R's) require the Architectural Committee respond to all written requests within sixty (60) days of their receipt. The Architectural Committee may reject the Application if it determines that the Applicant's plans and specifications are incomplete. The Architectural Committee shall transmit its decision and the reasons therefore to the Applicant at the address listed in the Application within sixty (60) days after the Architectural Committee receives all required materials. Any Application submitted shall be deemed approved unless the Architectural Committee transmits written disapproval or a request for additional information or materials to the applicant within sixty (60) days after the date the Architectural Committee receives all required materials.

Appeal:

If a proposed improvement is disapproved the applicant is entitled to reconsiderations by the Board of Directors at an open meeting that satisfies the requirements of Civil Code Section 1363.05.

Submittal to the County:

Upon obtaining the written approval from the ARC, the owner shall thereafter submit plans and specifications to the County of Riverside if the proposed Improvements require the issuance of a building permit or other County approval. In the event of a discrepancy between this document and County requirements, the most restrictive standard shall prevail. The Woodmoor Homeowners Association will not be responsible for actions taken by governmental agencies.

How Soon Must I Install My Yard?

Each owner shall complete the installation of landscaping on the rear yard of such owner's lot in accordance with a plan approved by the Architectural Committee within one (1) year after the Close of Escrow. Each owner shall obtain all permits necessary and shall comply with all requirements of the County.

"Neighbor Awareness" Adjacent Owners Statement:

Any neighbor that will be impacted by your improvements must sign off on the "Neighbor Awareness" portion of the application. For instance, immediate neighbors on either side must sign-off on the form as they may be able to view the improvements on your property from their home. The neighbor immediately behind you may also be able to view your improvement. Consider who may be impacted by your improvements and obtain signatures with this in mind. A Meeker Group New Home Consultant may review and sign the "Neighbor Awareness" form in the event of an adjacent unsold lot.

SUBMISSION OF YOUR DESIGN APPLICATION (cont.)

Notice of Completion/Request for Security Deposit:

Construction must proceed consistent with the approved drawings. All deviations must be submitted for review and approval of the Architectural Committee prior to commencement of work. After completing installation, please submit a completed "Notice of Completion Form" (NOC) and "Request for Security Deposit" form to the Woodmoor Homeowners Association, c/o Avalon Management Group, 31608 Railroad Canyon Road, Canyon Lake, CA 92587

Time Limit:

The Architectural Committee's right to inspect the work and notify the responsible owner of any Noncompliance shall terminate thirty (30) days after the work is completed and the Architectural Committee receives written notice on a form provided by the Committee from the owner that the work is completed. If the Architectural Committee fails to send a notice of noncompliance to an owner before this time limit expires, the work shall be deemed to comply with the approved plans.

If an owner fails to complete work within six (6) months from the date the approval for the work was issued, then a noncompliance is deemed to exist and the Association has the right, but not the obligation, to pursue the remedies listed in the CC&R's.

What Should My Plan Include?

Plans may be drawn on an 8-1/2 x 11 sheet of paper to 1/4" scale (1/4" = 1'), or a formal plan may be submitted. The plan should detail all proposed Improvements

1. Plot Plan:

- A. Show lines accurately as to length, angles and amount of curve. Show and label all existing proposed buildings, structures, fences, walls, sidewalks, drain lines and other improvements. Indicate all required setbacks, easements, and top and toe of slopes.
- B. Show all dimensions on work to be considered, distances between existing and proposed work and distances between proposed work and property lines, setback lines and slopes.
- C. Drawings for proposed improvements requiring a change to existing drainage shall be prepared by a registered civil engineer or licensed landscape architect. All proposed Improvements shall maintain drainage on homeowner's lot. The grading design in the properties should not be altered to redirect surface water flow toward the lots or onto adjacent property, or to trap water so that it ponds or floods. Grading modifications are subject to law, approval by the Board, and the terms of any recorded drainage easements.

2. Landscape Plan: (may be included as part of Plot Plan)

- A. Include proposed hardscape, planting areas and plant names, walkways, walls, pilasters, fire pits, stairs, trellises (wooden fixtures painted to match trim or the color of the exterior structure and must be consistent with the appearance of the home.), arbors (wooden fixtures painted to match trim or the color of the home exterior and must be consistent with the appearance of the home), ornamental rocks, barbecues, play equipment, apparatus and yard lighting. Call out all easements on or over property.

SUBMISSION OF YOUR DESIGN APPLICATION (cont.)

- B. Planting plans shall utilize the “Plot Plan” noted above along with all hardscape elements noted above and shall indicate the location of each shrub, tree, and vine along with its botanical and common names and the size of container from which it is to be planted.
- C. Proposed fences and wall drawings shall note materials, colors, and heights. Heights shall be noted in relation to the immediate ground elevations.

3. Exterior Elevations:

- A. Provide exterior elevations and side view of all proposed structures including trellises, arbor, patio or deck covers or shade structures. Proposed structures must be wooden fixtures painted to match the home exterior color and must be consistent with the appearance of the home.
- B. Note all finish materials, colors and textures of proposed work. Note if proposed finishes and material are to match existing finishes and materials.
- C. Note if the proposed finish materials or colors are to be different than those of the existing structure, a color and material board must be included clearly depicting the materials and/or color that are to differ.

4. Floor Plans:

- A. Indicate all walls, columns, openings and any condition or feature that will affect the exterior design of the structure.
- B. Show dimensions and labels for all proposed work and related existing work; and indicate their relationships.
- C. Delineate all parts of the exterior that cannot be shown on the elevation drawings.
- D. Identify square footage of proposed work and existing work.

5. Roof Plan:

- A. Show all existing and proposed roof surfaces. Note pitches and overhangs.
- B. Call out existing and proposed roof materials and colors.

6. Solar Energy Systems:

In accordance with Civil Code Sections 714 and 714.1, each owner may install a solar system (as defined in California Civil Code Section 801.5), on his lot to serve his domestic needs, so long as the design and location of the Solar Energy System meet the requirements of all applicable governmental ordinances and the design and location receive the prior written approval of the Architectural Committee.

SUBMISSION OF YOUR DESIGN APPLICATION (cont.)

7. Existing Home Remodel/Addition Plans Including Second Floor Decks, Sunrooms, Etc.:

- A. Provide a "Plot Plan", "Exterior Elevations," "Floor Plans" and a "Roof Plan" as noted in this section (items 'a','c','d' & 'e') along with photos of all sides of the exterior of the house.
- B. Provide setbacks dimensions to proposed improvements from all side, front and rear property lines.
- C. Provide a tabulation of lot coverage indicating the total lot area as measured within the property line boundaries, the amount of lot coverage by the existing house and garage along with the proposed improvements.

8. Corrosive Soil:

Soils in some areas of the properties may be corrosive. Corrosive Soil may corrode buried metal or concrete improvements. Owners should advise their consultants that below ground-improvements must be constructed of materials that are compatible with corrosive soils.

IV. SITE DEVELOPMENT GUIDELINES

1. Workmanship:

All lot improvements shall be performed in a manner consistent with the guidelines. Any work deemed by the ARC as not meeting the guidelines shall be reworked to meet those guidelines or removed and the lot improvements restored to its original conditions. Any damage or destruction to common area caused by such improvements shall be repaired or replaced by the property owner to the condition that existed prior to commencement of the work by the owner or his/her contractor. In the event the owner refuses to rework, remove and/or restore as called for above, the ARC shall request the Board of Directors to cause such rework, removal and/or restoration and the cost thereof shall be assessed to the owner as provided in the By-Laws of the Woodmoor Homeowners Association.

2. General Development Guidelines:

A. Heights:

- 1. Dwellings: Heights of improvements other than landscaping shall be restricted to the maximum height of the existing structure with respect to massing and enclosure.
- 2. Other Structures: Maximum height of the occupied area of all other structures including patio structures, trellises and gazebos shall be limited to ten (10) feet in height for flat roofs and up to twelve (12) feet for peaked or sloping roofs. All portions of proposed structures that are decorative and unoccupied and exceed the ten (10) feet limit for flat roof areas and twelve (12) feet for sloping or peaked roof structures are subject to review and may not be permitted.
- 3. Vertical trellises, trellage, grills, or small arbors are not to exceed seven (7) feet in height.
- 4. No item, with the exception of patio covers, trellises, gazebos, rose arbors, overhead trellage and play structures shall exceed the height of the adjacent perimeter wall or fence or six (6) feet above the lowest immediately adjacent grade, whichever is less. This includes fountains, waterfalls, statues, garden art elements, etc.

IV. GENERAL GUIDELINES

1. Antenna:

No Person may install on the exterior of any residence or in a yard any antenna or over-the-air receiving device except for an “Authorized Antenna.” An Authorized Antenna is (i) an antenna designed to receive direct broadcast satellite service, including dire-to-home satellite service, that is one meter or less in diameter, or (ii) an antenna designed to receive video programming service, including multi-channel multipoint distribution service, instructional television fixed service, and local multipoint distribution service, and is one meter or less in diameter or diagonal measurement, (iii) an antenna designed to receive television broadcast signals, or (iv) an antenna used to receive and transmit fixed wireless signals. An Authorized Antenna may be mounted on a mast to reach the height needed to receive an acceptable quality signal, subject to local governmental agency permitting requirements for safety purposes.

Subject to applicable law and regulation, an Authorized Antenna may be installed at the rear of the residence or in the rear yard, or other areas of the lot in which the visibility of the device from other residence is minimized. Such areas are deemed “preferred installation locations.” The Committee may adopt additional restrictions on the installation and use of an Authorized Antenna as part of its Architectural Guidelines in order to minimize visibility of the Authorized Antenna from other lots. Such restrictions may designate one or more additional preferred installation locations, or require camouflage such as paint (subject to the antenna manufacturer’s recommendations) or screening vegetation or other improvements. However, no restriction imposed by the Committee may (i) unreasonably delay or prevent the installation, maintenance or use of an Authorized Antenna, (ii) unreasonably increase the cost of installation, maintenance or use of an Authorized Antenna, or (iii) preclude acceptable quality reception.

The Committee may prohibit the installation of an Authorized Antenna in a particular location if, in the Committee’s opinion, the installation, location or maintenance of such Authorized Antenna unreasonably affects the safety of the owners or any other person, or for any other safety-related reasons established by the Committee. The Committee may also prohibit an owner from installing an Authorized Antenna on any real property which such owner does not own or is not entitled to exclusively use or control under the restrictions. The Committee also has the power to prohibit or restrict the installation of any antenna or other over-the-air receiving device that does not meet the definition of an Authorized Antenna above.

The Committee may review the location and installation of an Authorized Antenna after it is installed. After its review, the Committee may require that the Authorized Antenna be moved to a preferred location (if one has been designated) for safety reasons or to comply with reasonable restrictions subject to applicable law.

This Section is intended to be a restatement of the authority granted to the Committee under the law. All amendments, modifications, restatements and interpretations of the law applicable to the installation, use or maintenance of an antenna or other over-the-air receiving device shall be interpreted to amend, modify, restate or interpret this Section.

GENERAL GUIDELINES (cont.)

2. Drainage:

There shall be no interference with or alteration of the established drainage pattern over any lot within the properties, unless an adequate alternative provision is made for proper drainage with the prior written approval of the ARC. For the purpose hereof, "established" drainage is defined as the drainage which exists at the time that such lot is conveyed to a purchaser from Declarant, and shall include drainage from the lots in the properties onto the common area and from the common area onto the lots.

Drainage and Irrigation: Owners must use adequate drainage and irrigation control. Drainage devices installed in the properties by Declarant should not be altered in any manner that will redirect or obstruct drainage through these devices. The construction or modification of Improvements should not result in ponding of water. Drainage devices, including, but not limited to, concrete ditches, area drain lines and gutter should be carefully designed and installed with professional assistance and then maintained in an unobstructed condition. Drainage devices installed by Declarant designed to serve more than one (1) lot or the common property should not be altered in a manner that will redirect or obstruct the drainage through these drainage devices. The landscape irrigation system should be designed, constructed, and operated to prevent excessive saturation of soils. Water must drain away from the residence footings and other Improvements. Obstructions such as walls should not be constructed across swales unless adequate replacement drainage improvements have been installed or created. Planters should be lined with an impervious surface and should contain outlets to drain excess water.

3. Cross Lot Drain Facilities:

Owners of residential lots where Cross Lot Drain Facilities are located shall be prohibited from damaging, alter, modifying or interfering with any Cross Lot Drain Facilities, including the erection, placement or construction of any building, obstruction or other structure, plant any tree, drill or dig any well, within that portion of the residential lot where a Cross Lot Drain Facility is located.

4. Post Tension Slabs:

The concrete slabs in all residences were reinforced with a grid of steel cables that were installed in the concrete and then tightened to create very high tension. This type of tension is known as a post tension slab. Cutting into a post tension slab for any reason such as installing a floor safe, remodeling plumbing, etc., is very hazardous and may result in serious damage to the residence and/or personal injury. Each owner accepted a grant deed to the residence and agrees to the following:

- A. Owner shall not cut into or otherwise tamper with the post tension slab;
- B. Owner shall not knowingly permit or allow any person to cut into or tamper with the post tension slab;
- C. Owner shall disclose the existence of the post tension slab to any tenant, lessee or purchaser of the residence;
- D. Owner shall indemnify, protect, defend and hold Declarant and its respective officers, employees, contractors and agents, free and harmless from and against any and all claims, damages, losses, other liability (including without limitation, attorney's fees) arising from any breach of this section.

GENERAL GUIDELINES (cont.)

5. Storm Water Runoff:

The state and federal government have enacted various governmental requirements to prevent the discharge of erosion and sediment into the waters of the State of California. Some of these requirements are forth in the State Water Resources Control Board, National Pollutants Discharge Elimination System, General Permit Number CAS000002 for discharges of storm water runoff associated with construction activity, as well as the Federal Clean Water Act. Under these requirements, it is important that every owner of real property prevent any discharge of any runoff from your lot which might enter any storm water systems.

The governmental requirements relating to storm water may also require each owner to ensure that all landscaping and construction materials must be stored only upon the owner's lot. Such materials include, but are not limited to, concrete, soil, soil amendments, sand, gravel, piping, rebar, shrubbery and grass mats. These materials must be appropriately contained such that spillover in to the street or common area is prevented. Should spillover occur, spilled materials must be swept and containerized. Under no circumstances is it permissible to wash spilled material into the storm water curb drain inlets. Additionally, under these governmental requirements, the discharge, or dumping of household hazardous wastes including spent paint, thinners, solvents, cleansers, kerosene and other cleaners into any storm water management system is strictly prohibited.

6. Water Supply System:

No individual water supply, sewage disposal or water softener system is permitted on any lot unless such system is designed, located, constructed and equipped in accordance with the requirements, standards and recommendations of any water district having jurisdiction, the City, the Architectural Committee and all other applicable governmental authorities with jurisdiction.

7. Solar Energy System:

Each owner may install a solar energy system on his lot which serves his dwelling lot so long as the following is met:

- A. The design and location of the solar energy system meets the requirements of all applicable laws;
- B. Design and location receives the prior written approval of the ARC pursuant to Article VIII of the Association's CC&R's, subject to the provisions of Section 714 of the California Civil Code.

GENERAL GUIDELINES (cont.)

8. View Impairment:

Each owner, by accepting title to a lot, hereby acknowledges the following:

- A. There are no protected views within the properties, and no lot is assured the existence or unobstructed continuation of any particular view;
- B. Any view from the residence is not intended as part of the value of the residence and is not guaranteed;
- C. Any construction, landscaping or other installation of improvements by Declarant, other owners or others may impair the view from any lot, and the owners hereby consent to such view impairment.

9. Grading:

The grading design in the properties should not be altered to redirect surface water flow toward the lots or onto adjacent property, or to trap water so that it ponds or floods. Grading modifications are subject to law, approval by the Board, and the terms of any recorded drainage easements.

10. Drilling:

No oil drilling, oil, gas or mineral development operations, oil refining, geothermal exploration or development, quarrying or mining operations of any kind shall be permitted upon or in any lot or the common area, nor shall oil wells, tanks, tunnels or mineral excavations or shafts be permitted upon the surface of any lot or the common area or within five (500) feet below the surface thereof. No derrick or other structure designed for use in boring for water, oil, geothermal heat or natural gas shall be erected, maintained or permitted upon any lot or the common area.

11. Homeowner Maintained Slopes:

Each owner is responsible to maintain, water, plant and replant all slopes located on such owner's lot to prevent erosion and to create an attractive appearance. It shall be the duty of all owners to conduct all construction and installation improvements on such slopes in accordance with these rules. No structure, planting or other material shall be placed or permitted to remain or other activities undertaken on such slopes that may damage or interfere with established slope ratios, create erosion or sliding problems, or that may change the direction of flow of drainage channels or obstruct or slow down the flow of water through drainage channels.

12. Sports Apparatus:

No basketball backboard or other fixed sports apparatus shall be attached to any residence. Portable basketball apparatus shall not be permitted any street within the community, but may be used in the owner's rear yard. If a portable basketball apparatus is used on the owner's front yard it must be moved in the garage by dusk.

GENERAL GUIDELINES (cont.)

13. Outside Installations:

No patio or deck covers, balcony, wiring or air conditioning fixtures, water softeners, or other devices shall be installed on the exterior of a lot or be allowed to protrude throughout the wall or roof of the lot unless prior written approval of the ARC is obtained.

14. Temporary Buildings:

No outbuilding, tent, shack, shed or other similar improvement of any kind shall be erected or placed upon any portion of the properties either temporarily or permanently except in conformance with Section 16 herein and County of Riverside ordinances and regulations. No garage, carport, trailer, camper, motor home, recreation vehicle or other vehicle shall be used as a residence in the properties, either temporarily or permanently.

15. Association Maintenance Areas:

Plans must label any Association areas as adjacent to the property or on the property. The Architectural Committee will not be responsible for knowing where Association areas are located if they are not noted on the plan.

Owners may not alter, construct, maintain or plant any improvements on the Association maintenance areas.

16. Patio Structures, Storage Sheds, Sun Shades and Gazebos:

All patio structures, storage sheds, sunshades and gazebos shall be constructed according to the governing standards, regulations and ordinances of the County of Riverside. Patio covers must be constructed with wood and may have wood, brick or stucco support columns that are compatible with the existing dwelling unit materials. Patio covers, and patio cover columns of stucco or wood shall be painted to match the color of the house or the house trim or white.

Patio structure posts shall be a minimum of 4x4's with 1x plant -ons on four (4) sides or 4 x4's with 2x plant -ons on opposite sides or 6x6's or larger. No metal or aluminum patio covers are permitted. Side elevations of shade structures shall not be enclosed in any manner, except in the case where a wall of a dwelling forms a natural enclosure to some or all portions of a side of elevation. Trellis posts shall be located a minimum of five (5) feet from all side and rear property lines or in accordance with the County of Riverside ordinances, whichever is the more restrictive. Maximum height of the patio structures, trellises and gazebos shall be limited to ten (10) feet in height for flat roofs and up to twelve (12) feet for peaked or sloping roofs. All portions of proposed structures that are decorative and unoccupiable and exceed the ten (10) feet limit for flat roof areas and twelve (12) feet for sloping or peaked roof structures are subject to view and may not be permitted. Design, color, finish and detailing are to be consistent with the existing house. Color is to match the home's trim, fascia or white.

Plans must show where the patio cover will be located not just an outline of the posts. Include dimensions, sections (top view and side view), elevations, details (any design or lattice or other feature incorporated into the patio cover), member sizes (size beams used on top of the patio cover and the size of the post being used to hold the patio cover), finishes, colors, etc. No written descriptions of the patio cover will be accepted. Either a drawing, photograph or manufacture's catalog page will be accepted as a sample of what the patio cover will look like. If a manufacture's catalog page is provided you must

GENERAL GUIDELINES (cont.)

highlight the patio cover which is being proposed.

Storage sheds shall not be larger than one hundred fifty square feet (150') and are subject to the same design criteria applicable to other improvements, including, but not limited to prior written approval by the Architectural Committee.

Homeowners must obtain building permits from the County of Riverside before constructing any structure. Homeowners are encouraged to consult applicable building and fire codes in the early stages of the planning process and should consider the character of adjacent properties, both developed and natural in character, in doing so. Certain structures may be prohibited or fire resistant materials may be necessary/required in areas abutting natural terrain and fuel modification zones. Applicants should also consider the need for clearance areas for fire prevention.

17. Existing or Proposed Elements:

Plans must show if an element is existing or proposed on the plan. All front yard landscaping has been installed by the Builder, so any proposed changes to the front yard must show what currently exists on the plans.

18. Installation of Landscaping:

The owner of each lot shall complete the installation of landscaping on the rear yard of his lot and any other portions of his lot which are visible from any street, in accordance with a plan approved by the ARC, within one (1) year after the close of escrow for the sale of such lot from Declarant, except to the extent such landscaping has been installed by the Declarant. Each owner shall obtain all permits necessary and shall comply with all requirements of the County in connection with such landscaping.

19. Planting:

Plans must show the location of all trees and shrubs, the size of container from which it will be planted from (1 gallon, 15 gallon, 24 inch box), the common and Botanical name. If the names of the planting material are not noted next to the plant, shrub or tree a legend must be provided to show the symbols with the botanical and common name of the planting material.

20. Planter Walls:

Building materials used to construct decorative planters should blend in and compliment the style of the home and existing walls or fences. These materials are subject to the ARC's approval. All planter walls shall also have an approved drainage system located near the wall footing. Plans must show all materials (concrete, stone, flagstone, stucco, brick, wrought iron, etc.), colors, finishes, dimensions, heights, widths, any design that might be incorporated into the elements of the proposed planter wall including setbacks from property lines, sidewalks or streets.

21. Exterior Fires:

There shall be no outdoor fires except in barbecue grills and fire pits designed and used in such a manner that they do not create a fire hazard subject to ARC approval.

GENERAL GUIDELINES (cont.)

22. Window Coverings:

No window in any lot shall be covered, in whole or in part, inside or outside, with aluminum foil, newspaper, paint, reflective tint or any other material reasonably deemed inappropriate for such use by the ARC; provided, however, that an owner may use plain white sheets to cover windows for a period not to exceed sixty (60) days from the close of escrow or initial occupancy of the lots, whichever comes first, pending the installation of drapes, curtains, shutters or other interior window coverings.

23. Hazardous Materials:

All hazardous materials shall be used and disposed of within the properties in compliance with applicable law and any program established by the Association with respect thereto. Toxic chemicals or hydrocarbon compounds such as gasoline, motor oil, anti-freeze, solvents, paints, paint thinners, wood preservatives and other such fluids shall not be discharged into any street or any storm drain or storm water conveyance system within the properties. Use and disposal of pesticides, fungicides, herbicides, insecticides, fertilizers and other such chemical treatments shall comply with all applicable laws. As used herein, "Hazardous Materials" means any waste, substance, chemical or material which is or becomes subject to any federal, state or local law (including any regulation or ordinance) concerning toxic or hazardous substances, health, industrial hygiene or the environment.

24. Nuisance Activities:

Nuisance devices may not be kept or operated in the properties or on any public street abutting the properties, or exposed to the view of other lots or common area. Nuisance devices include the following:

- A. All horns, whistles, bells or other sound devices (except security devices used exclusively to protect the security of a residence or a vehicle and its contents).
- B. Noisy or smoky vehicles, power equipment (excluding lawn mowers and other equipment used in connection with ordinary landscape maintenance), and prohibited vehicles (defined below);
- C. Devices that create or emit loud noises or noxious odors;
- D. Construction or demolition waste containers (except as permitted in writing by the Board);
- E. Devices that unreasonable interfere with television or radio reception to a lot;
- F. Plants or seeds infected with noxious insects or plant diseases;
- G. The presence of any other thing in the properties which may (i) increase the rate of insurance in the properties, (ii) result in cancellation of the insurance, (iii) obstruct or interfere with the rights of other owners or the Association, (iv) violate any law or provisions of this Declaration or the General Guidelines, or (v) constitute a nuisance or other threat to health or safety under applicable law or ordinance.

GENERAL GUIDELINES (cont.)

25. Hours of Operation:

All improvement installation operations shall be carried on between the hours of 8:00 a.m. – 6:00 p.m. (or dusk) on Monday through Saturday. Sundays and holidays no work permitted. In the event County ordinances are more restrictive, the County ordinances shall prevail.

26. House Numbers:

House numbers shall be uniform. House numbers other than those originally installed by the Developer, or those approved for the entire association by the Board of Directors, will not be permitted.

27. Exterior Lighting:

Any exterior lighting that is electrical, gas or other artificial lighting installed on any lot must be positioned, screened, or directed or situated and at a controlled focus and intensity so as not to unreasonably disturb the residents of any other lot(s). Colored lighting that is visible from the common area must be approved by the Architectural Committee.

28. Non-Liability of Approval:

The Committee shall approve plans and specifications submitted for its approval only if it determines the following:

- A. Installation, construction or alterations of the improvements in the locations indicated will not be detrimental to the appearance of the surrounding area of the community as a whole;
- B. The appearance of any structure affected by the proposed Improvements will be in harmony with the surrounding structures;
- C. Installation, construction or alteration of the proposed Improvements will not detract from the beauty, wholesomeness and attractiveness of the community or the enjoyment thereof by the Owners;
- D. Maintenance of the proposed improvements will not become a burden on the Association
- E. The proposed Improvements are consistent with this Declaration

29. Security System Signs:

Security signs shall be allowed within the community without prior ARC approval providing the following guidelines are adhered to:

- A. One (1) sticker or sign shall be allowed in one front window of the homeowners choosing.
- B. A total of one (1) sign as described above shall be permitted. Sign shall not exceed 11 ½" x 11 ½". Sign must be properly maintained and replaced if damaged or excessively weathered. This section is the exception to the section identified as "Signs" below.

GENERAL GUIDELINES (cont.)

30. Signs and Displays:

Subject to Civil Code Sections 712, 713 and 1353.6, no sign, advertising device or other display of any kind shall be displayed in the properties or on any public street in or abutting the properties except for the following signs:

- A. Entry monuments, community identification signs, and traffic or parking control signs maintained by the Association;
- B. For each lot, one (1) nameplate or similar owner name or address identification sign which complies with Architectural Committee rules;
- C. For each lot, one (1) sign advising of the existence of security services protecting a lot which complies with Architectural Committee rules;
- D. For each lot, one (1) sign advertising the lot for sale or lease that complies with the following requirements:
 - 1. The sign is reasonable in size;
 - 2. Noncommercial signs permitted by Civil Code Section 1353.6.

31. Streets & Walkways:

No construction debris or materials such as sand or bricks may be permitted to remain on the streets or walkways. All items of such nature must be stored in the owner's lot. In the event that any materials are delivered and deposited on the streets or common areas, the owners will be held responsible for the costs involved in cleaning and/or restoring the common areas, streets and walkways. The Association reserves the right to clean the streets and bill the responsible owner for costs.

32. Trees:

All trees must be reviewed by the Architectural Committee prior to installation.

33. Trash:

No rubbish, trash or garbage or other waste material shall be kept or permitted upon any lot, the common area or on any public street abutting or visible from the properties, except in sanitary containers located in appropriate areas screened and concealed from view, and no odor shall be permitted to arise there from so as to render the properties, or any portion thereof, unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. Such containers shall be exposed to the view of neighboring lots only when set out for a reasonable period of time, not to exceed twelve (12) hours before and after scheduled trash collection hours.

GENERAL GUIDELINES (cont.)

34. Unsightly Items:

No exterior clothesline shall be erected or maintained within the community and there shall be no exterior drying or laundering of clothes on any lot. No lumber, grass, shrub or tree clippings or plant waste, metals, bulk material, scrap, refuse or trash shall be kept, stored or allowed to accumulate on any portion of the properties except within an enclosed structure or if appropriately screened from view.

35. Business or Commercial Activities:

No part of the properties shall ever be used for any business, commercial (including auctions or similar events), manufacturing, mercantile, storage, vending or other nonresidential purposes, including without limitation any activity for which the provider is compensated in any way or receives any form of consideration, regardless of whether the activity is engaged in full or part-time, generates or does not generate a profit, or requires or does not require a license. The provisions shall not preclude any of the above-described activities without external evidence thereof, provided that all of the following conditions are fulfilled:

- A. Such activities are conducted in conformance with all applicable governmental ordinances;
- B. The patrons or clientele of such activities do not visit the lot or park automobiles or other vehicles within the properties;
- C. The existence or operation of such activities is not apparent or detectable by sight, sound or smell from outside of the boundaries of the lot;
- D. No such activity increases the liability or casualty insurance obligation or premium of the Association;
- E. Such activities are consistent with the residential character of the properties and conform to the provisions of the Association's CC&R's.

36. Parking and Vehicle Restrictions:

A. Prohibited Vehicle:

The following vehicles are "Prohibited Vehicles:" recreational vehicles such as motorhomes, travel trailers, camper vans, boats, etc.; commercial vehicles such as stakebed, trucks, tank trucks, dump trucks, step vans, concrete trucks, etc.; buses, vehicles having more than two (2) axles, trailers, inoperable vehicles or parts of vehicles, aircraft, other similar vehicles or any vehicle or vehicular equipment deemed a nuisance by the Board. Unless, authorized by the Architectural Committee, prohibited vehicles shall not be parked, stored or kept on any lot except wholly within an enclosed garage.

B. General Restrictions:

Subject to the restriction on prohibited vehicles, all vehicles owned or operated by or within the control of an owner or a resident of an owner's lot and kept within the properties shall be parked in the garage of that owner to the extent of the space available; provided that each owner shall ensure that any such

GENERAL GUIDELINES (cont.)

garage accommodates the number of vehicles for which it was originally constructed by Declarant. However, the Architectural Committee may permit the storage of prohibit vehicles elsewhere on the lot, as set forth below. No repair, maintenance or restoration of any vehicle shall be conducted on the properties except within an enclosed garage when the garage door is closed, provided that such activity may be prohibited entirely by the Board if the Board determines that is constitutes a nuisance.

C. Exterior Storage of Prohibited Vehicles:

In order to minimize the amount of hardscape visible in the front yard, both from the street and neighboring residences, Applicants must take care to minimize the size of the storage area of the recreation vehicle as well as the size of any secondary driveway used to access the storage area.

As a general rule, driveways used to access prohibited vehicle storage areas ("PVSA") PVSA should not be larger in width than what is reasonable needed to drive the vehicle into the PVSA and in no case should exceed fourteen feet (14') in width at any point. As a general rule the PVSA and driveway, along with any other hardscape, may not exceed more than 1/3 of the total front yard area.

If the driveway is paved it should be in harmony with the existing vehicle driveway on the lot and should be constructed of reinforced concrete. A brushed finish on the concrete may be permitted in order to allow for additional traction. Non-paved driveways, such as turf block, loose stone, large steppers and the like, may also be acceptable. Applicants are encouraged to design a driveway that blends with the architecture of the home and landscaping.

The PVSA will generally be required to be gated and all elements of the gate, including the color, must be in architectural harmony with the home. The gate opening should be no wider than twelve feet and should be made of opaque materials for the purpose of effectively screening the PVSA. Gates should normally be five to six feet (5-6') in height. The PVSA should be located so as to not extend closer to the street than the home, garage or other structures on the lot. Owners of corner lots should endeavor to locate the PVSA so that it is screened as much as possible by the house.

Applicants are encouraged to include screening plants in order to minimize the visual impact of the secondary driveway and PVSA.

The foregoing guidelines above do not guarantee that an Applicant will receive approval for the installation of PVSA and secondary driveway. Instead, the information provided is intended to be a guideline as to what is favored and disfavored in the Committee's review process. The lot configuration for each home differs and the addition of a significant amount of hardscape in the front yard may not be appropriate for every lot or for every location contemplated on a particular lot. These guidelines do not create a fixed standard giving any Applicant a right to install a PVSA or secondary driveway nor are the guidelines intended to restrict the Committee's ability to waive a particular guideline when warranted by specific lot characteristics, or other facts and circumstances unique to the specific proposed improvements, their construction and /or location.

D. IMMEDIATE TOW WITHOUT WARNING

1. Vehicles parked in a marked fire lane.
2. Parking within fifteen (15) feet of a fire hydrant.
3. Parking in a manner that interferes with any entrance or exit to the community, or in any manner that interferes with any resident's ability to access their property.

GENERAL GUIDELINES (cont.)

37. Animal Regulation:

- A. The owner's of each lot are entitled to keep a reasonable number of domestic dogs or domestic cats, caged birds and/or fish in an aquarium, reptiles, rodents, provided that they are not kept, bred, or maintained for commercial purposes, and further provided they are kept under reasonable control at all times. As used in these rules, "reasonable numbers" shall ordinarily mean two (2) total pets (excluding, as an example only, fish, birds, reptiles, rodents and other small household pets) per residence; however, the Board may determine that a reasonable number of any instance may be more or less than two (2) and may limit the size of pets and prohibit maintenance of any animal which constitutes a nuisance to any other owner.

Each owner bringing an animal upon or keeping an animal in the community shall be liable pursuant of the laws of t he State of California to each an all personal for any injury or damage to person or property caused by such animal.

- B. Pet owners have the absolute duty and responsibility to pick up their pet's waste and dispose of it in a sanitary manner. Pet owners are liable to all other owners, their families, guests and invitees for the actions of any animal brought or kept upon the community by the owner(s) or by members of his or her family, guest or invitees.
- C. All dogs must be licensed.
- D. No livestock, insects, reptiles, poultry or other animals of any kind shall be raised, bred or kept on the Properties.