

Orangecrest Country
Community Association

Architectural Guidelines

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Orangecrest Country Architectural Guidelines

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1 INTRODUCTION

1.1 Orangecrest Community Association Responsibilities

One of the responsibilities of the Orangecrest Community Association ("Association") is enhancing the desirability and attractiveness of living in the Orangecrest community ("Community") by preserving the architectural and thematic character of the community. The Association is granted the power to administer and enforce architectural controls within the Community by Article VIII of the Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Orangecrest Country recorded on March 10, 2000 as Instrument Number 2000-089902 of Official Records of Riverside County, California, and any amendments or restatements thereto (the "Declaration" or "CC&Rs").

The Association administers and enforces all architectural rules through the Architectural Committee (the "Committee"). The Committee is composed of three (3) to five (5) Members appointed as set out in Section 8.1 of the Declaration. The Committee has the authority to (i) review and approves all plans and specifications for new construction, as described in Section 8.3 of the Declaration; (ii) establish and administer general architectural guidelines; and (iii) assess reasonable fees for review and approval of proposed construction plans.

As indicted above, the CC&Rs authorize the establishment of "Architectural Guidelines" to be administered by the Committee. The CC&Rs provide authority to establish procedural rules and to assess reasonable fees appropriate to the type and nature of the proposed Improvement for which drawings have been submitted.

Unless otherwise defined in these Architectural Guidelines ("Guidelines"), all capitalized terms used herein shall be interpreted in a manner that is consistent with their definitions in the Declaration.

1.2 Purpose of Architectural Guidelines.

NOTE: The Architectural Committee reviews proposed Improvements for aesthetic purposes only. It is the Owner's responsibility to follow all applicable federal, state, and local building codes.

These Guidelines are designed to implement the theme of Orangecrest by providing specific design criteria for home Improvements throughout the Community. The Guidelines are intended to help the Owner and the Association establish a high quality of appearance, to assure compatibility, to direct character and form, and to preserve the Property's overall value. They must be followed by all Owners for their architectural, landscaping and all other exterior Improvements.

1.3 Enforcement and Violations.

Failure to obtain the necessary approval for any Construction Activity from the Committee may constitute a violation of the Declaration and could result in the Association requiring the modification or removal of the Improvement (regardless of whether it has been completed) at the expense of the Owner. All residents have the right and the responsibility

to bring to the Committee's attention any violations of any provision or standard that the Board of Directors of the Committee has adopted.

1.4 Amendments to Guidelines.

These Guidelines, along with the provisions set forth in the Declaration, form the basis for evaluation of plans and specifications for any Construction Activity submitted by an Owner to the Committee for review and approval. Any items or issues not addressed in the Association's governing documents are matters left to the discretionary judgment of the Committee acting in good faith and in the best interests of the Association as a whole.

2 EXTENT OF COMMITTEE REVIEW

2.1 When is Committee approval of plans and specifications is required?

Committee approval is required for all work that will change the exterior appearance of your property. Written approval must be obtained prior to the start of any work. Completing projects without prior approval places the Owner at risk of a \$250.00 fine and or potential additional cost for tear-out and rebuild.

The Committee may condition its approval on such changes it deems appropriate and may require submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications.

Upon approval, disapproval or if the Committee requests clarification or additional information, all submissions shall be distributed as follows:

- Approved plans: one (1) set of approved plan shall be placed in the Association files and two (2) sets of approved plans shall be returned to the Owner to be kept at the work site during the course of construction until a final inspection of the construction has been made on behalf of the Committee.
- Disapproved plans: Two (2) sets of disapproved plans which are not in compliance with the Guidelines and/or requiring clarification or additional information shall be returned to the Owner. Said plans shall be included with subsequent submissions. One (1) set of disapproved plans will be placed in the Association's files.

2.2 Inspections of work in progress and issuance of notices of noncompliance

Inspections of work in progress may be made and/or notices of noncompliance may be issued by the Committee or its designated agents (e.g., community manager ("Manager")). Absence of such inspection and notification during construction does not constitute either Committee approval of the work in progress or compliance with these Guidelines or the approved plans. Inspections may also be initiated by neighbors by submitting a written complaint to the Committee or a designated representative.

The Committee or its designated representatives may inspect completed Improvements once the Owner has notified the Committee that the Improvements have been completed.

This notice of completion should be made promptly after completion of the Improvement(s), and any subsequent inspection must be made as provided in Section 8.8.1 of the Declaration. If it is determined that an Improvement was not constructed and/or installed in substantial compliance with the approved plans, the Committee shall notify the Owner in writing of such noncompliance within sixty days after receipt of Owner's notice of completion, specifying in reasonable detail the particulars of noncompliance. The Owner shall remedy the noncompliance within sixty (60) days after receipt of the notice of noncompliance.

If the Owner fails to remedy the noncompliance within sixty (60) days of receipt of the Committee's notice of noncompliance, the Committee shall notify the Board in writing of such failure. The Board, upon Notice and Hearing, shall determine whether a noncompliance exists, and, if so, the nature thereof and the estimated cost of correcting or removing the noncomplying Improvement(s). If a noncompliance exists, the Owner must remedy or remove same within a period of not more than forty-five (45) days from the date that notice of the Board's ruling is given to the Owner. If the Owner does not comply with the Board's ruling within that period, the Board may commence a lawsuit for damages or injunctive relief, as appropriate, to remedy the noncompliance.

The Committee's review of plans and specifications only extends to conforming to the Declaration and these Guidelines. By approving plans and specifications, neither the Committee, Association, Board, Manager or the Association's designated representatives assumes liability or responsibility for the architectural or engineering design or for any defect in any structure constructed from the Owner's plans and specifications.

3 REVIEW AND APPROVAL PROCEDURE

3.1 Submission of Improvement Plans

All requests for Committee approval of Improvements must be made on the standard form provided by the Committee and should be mailed, emailed or delivered to the Committee through the Manager. At the time of adopting these Guidelines, the Manager for the Association is: Action Property Management, 1250 Corona Pointe Court, Suite 404, Corona, CA 92879.

Telephone inquiries should be directed to Action Property Management at 800.400.2284.

All packages submitted to the Committee must be submitted by a Member of the Association (i.e., the Owner; not renter or other resident) and must contain the following items:

- Completed Home Improvement Form (Exhibit "A");
- Completed Facing and Adjacent Neighbor Statement (Exhibit "B");
- Submission Fee if applicable (See section 3.9 below);
- Three complete sets of preliminary plans or final drawings prepared according to the Submission Standards (see section 5 below); and
- Any other information/documentation required by these Guidelines.

The foregoing items shall be collectively referred to herein as the “Application.”

The Committee will not review incomplete submissions. Incomplete submissions will be returned to the applicant along with a copy of a checklist noting the areas of deficiency.

3.2 Notification of Committee Action

The Committee shall transmit its decision (e.g., approval, conditional approval, or disapproval) and the reasons therefore or a request for further information to the Owner at the address furnished by the Owner, within thirty (30) days after the date of the receipt issued by the Committee for the Application submitted to the Committee. If the Committee fails to approve, conditionally approve, or disapprove the plans submitted by an Owner within thirty (30) days after receipt of all materials requested, such plans and specifications shall be deemed APPROVED. The thirty (30) day period does not begin until the Committee receives a complete Application. Unless otherwise provided herein, no construction may begin prior to receipt of WRITTEN Committee approval.

Do not start construction or work until you receive written confirmation that your plans are approved! Starting work prior to receiving written confirmation may result in extra expenses to you to bring your construction in adherence to the Declaration or these Guidelines.

You should keep your copies of all correspondence with the Association regarding architectural matters.

Final approval by the Committee shall be issued in writing under the following conditions that shall be affixed as a legend to the approved plans:

Approval of these plans relates solely to the architectural design and scheme thereof, and no representations are made, nor any responsibility assumed by the Committee or Association regarding the legality or structural quality or soundness of the work proposed. It is the sole responsibility of the Owner, Owner's Architect and Owner's Builder to examine the Lot and to undertake adequate structural design for all Improvements and thereafter construct and maintain the Improvements in accordance with the approved plans and applicable governmental codes, laws, ordinances and regulations. Approval of these plans does not alter or modify Owner's obligation to comply with all established building requirements for the Lot and with all laws, ordinances, rules and regulations now or hereafter made by any governmental authority affecting the Lot. In case of any conflict between the same, the stricter requirement shall apply.

Plans must be clear, complete and prepared in accordance with applicable building codes. Applications that are not clear and comprehensive will be denied. Preliminary plans should be submitted to the Committee for work involving major additions, initial construction or rebuilding of major Improvements, demolition, or work requiring variances, to allow the Committee's comments and conditions for preliminary approval to be incorporated in the final drawings. Final drawings must be submitted to the Committee for review and approval along with current photos of proposed area to be changed.

3.3 Neighbor Awareness

The intent of the neighbor statement is to advise adjacent neighbors of the Owner's proposed work in order to avoid potential conflicts. This form requires the Owner to request the signature of the Owner's neighbor(s) adjoining the Lot. An Application will not be considered complete until the neighbor statement has been completed. Notwithstanding the foregoing, the Committee may consider an Application where the Owner has contacted his or her neighbor(s) and the neighbor(s) has unreasonably refused to acknowledge the proposed work. A signature on the neighbor statement does not constitute an approval by the neighbor, only an acknowledgement that the neighbor is aware of the proposed Construction Activity and has reviewed the Application.

3.4 Neighbor Protest

If an adjacent neighbor does not agree with the plans, he or she may protest to the Committee via written correspondence with the nature and/or reason of his or her concerns. The Committee shall take reasonable concerns under advisement when considering an Application.

3.5 Appeals

If an Application is disapproved by the Committee, the Owner submitting the Application may appeal in writing to the Board no later than thirty (30) days following the final decision of the Committee. Within sixty (60) days following receipt of the request for appeal, the Board shall render a written decision. The failure of the Board to render a decision within the sixty-day period shall be deemed a denial. If the Board is acting as the Committee, no appeal will be granted.

3.6 Variances

The Committee may recommend variances from compliance with any of the architectural provisions of the Declaration or these Guidelines, including, without limitation, restrictions upon height, size, floor area or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variances must be approved by the Board, evidenced in writing, and signed by at least two (2) officers of the Association certifying such Board approval, and are effective upon Recordation. No violation of the Declaration shall exist with respect to any Construction Activity for which a variance has been granted. The granting of such a variance does not waive any of the terms and provisions of the Declaration for any purpose except as to the particular Lot and particular provision of the Declaration covered by the variance, nor does it affect the Owner's obligation to comply with all applicable governmental codes, law, ordinances and regulations.

3.7 Prosecution of Construction Activity

Construction Activity on an approved Application shall commence within six (6) months of the Committee's approval of such Construction Activity. If the Owner is unable to commence Construction Activity within the six-month period, the Owner shall provide the Committee with written notice of the Owner's inability to commence within the six-month period and shall request a reasonable extension. The Committee may, in response to Owner's request for an extension, require that Owner submit a new Application.

All Construction Activities shall be performed as promptly and diligently as possible. Unless an earlier completion date is specified in the Committee's approval, all Construction Activity must be completed within one (1) year after the date on which the Construction Activity commenced.

3.8 Notice of Completion

Within thirty (30) days following the completion of the Improvements as indicated in the approved Application, the Owner shall submit a Notice of Completion ("NOC") to the Committee and request final inspection and approval. Failure to submit a NOC may result in the Owner being called to a Hearing.

3.9 Fees

The fees to be submitted with each request for Committee approval are as follows:

First submission	\$25.00 (Currently waived)
Resubmission	\$25.00 for each resubmission
Rush Request	\$75.00 (Emergencies and Approved paint schemes exempt)

This schedule may be amended from time to time as the cost of review varies. In addition, the Committee may require an additional fee to cover the costs of hiring an architect to evaluate the proposed modification.

4 SITE DEVELOPMENT GUIDELINES

The following site development guidelines apply to all construction undertaken by Owners.

4.1 Heights:

4.1.1 Dwelling Units:

Maximum height of any building shall be consistent with applicable governmental codes, laws, ordinances and regulations.

No current or future views from any lot, residence or any portion of the community are guaranteed and the Architectural Committee is not required to take the impact of any view into consideration in connection with the approval of any Improvement.

4.1.2 Dwelling Unit Improvements:

Heights of Improvements are restricted to the maximum height of the existing structure and must be compatible with the extent of the existing structure with respect to massing and enclosure. Room additions and monitor windows extending above existing building heights are subject to special review by the Architectural Committee regarding impacts on neighbors' privacy and community appearance. The intent is to protect privacy and to retain an attractive community appearance with a balance of buildings and open space.

4.2 Setbacks:

Minimum setback standards for the community are established by the local government in conformance with the applicable building and zoning codes (some of which can be found in "Riverside Setback and Height Restrictions" on the Homeowner Portal <https://resident.actionlife.com/>).

These standards affect all Improvements including, but not limited to: buildings, garages, pools, recreation facilities, parking areas, awnings, patio covers, balconies, stairs and decks.

The Committee may establish front, side and rear yard setbacks, consistent with the approved minimum guidelines, to allow alternative siting of the Improvement. Room additions extending beyond existing building setbacks are subject to special review by Architectural Committee regarding impacts on neighbors' privacy and community appearance.

Side Property line must have 3' setback of planted material if adding cement/pavers.

Front Property line at walkway must have 5' setback for any cement/pavers.

4.3 Garages:

Garages must be enclosed with an operable sectional roll up door of steel construction and with a design consistent with the architecture of the Residence. Garages must at all times be maintained in such a manner so as to be capable of accommodating at least two full-size automobiles and may not be converted into habitable space. Carports or awnings are not permitted.

4.4 Exterior Building Walls:

Exterior cover material treatment used on the building walls must be consistent on all elevations of the residence in order to achieve a uniform appearance.

Stucco is to be the predominant exterior surface. Siding without any color finish, masonite or hardboard panels with battens, vinyl siding, and exposed concrete block (including split block and textured or scored block) are prohibited.

The material, color, and texture of new exterior walls shall be compatible with the existing house walls. Any newly added fascia must match any existing fascia. Enhanced wall finish,

such as brick and stone, must be designed to wrap corners and to appear to be integral to the house design, rather than as applied decoration.

Standard or Common Red Brick (brick that is solid red with limited variation in color from brick-to-brick) is not permitted, as any use of red brick should be distressed or vary in color to be compatible with other uses of red brick within the community.

New building features, such as planters, pot shelves and solariums must be compatible with the color and design of the existing home.

4.5 Roofs:

The slope, material, color, and texture of any new roof shall be identical to the existing roof. Mansard and flat roofs are not permitted. Gazebos may have solid roofs, providing the roof material is similar in appearance to the material on the house roof.

4.6 Reflective Finishes:

No highly reflective finishes (other than glass, which may not be mirrored) may be used on exterior surfaces (other than surfaces of hardware fixtures), including without limitation the exterior surfaces of any of the following: roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes, equipment and paving.

4.7 Windows and Doors:

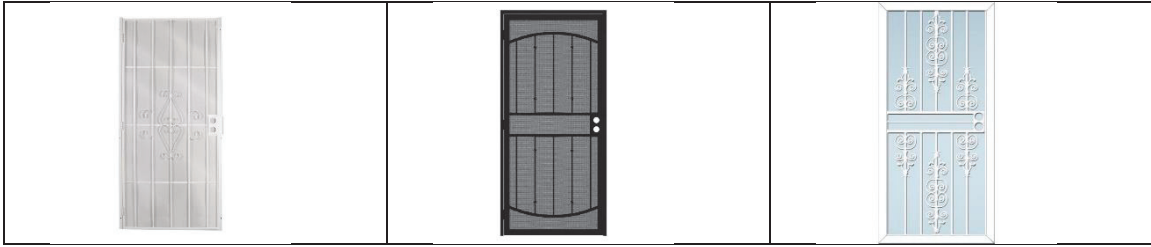
The size, location, material, and color of new exterior windows and doors shall be compatible with the exterior windows and doors of the existing house. Recessed window and door openings are encouraged. New accent windows and doors, such as greenhouse windows or French doors, must be compatible with the color and design of the existing house. Post-modern features, such as large areas of glass block, are not permitted.

Changes to existing windows and doors, such as glass tinting in windows visible from the front and decorative front doors, must be compatible with the color and design of the existing house. Doorframes must be constructed of wood. Window and doorframes of natural aluminum finish and glazing material of reflective or color tint, other than bronze or gray, are prohibited.

Window openings within exterior wall surfaces must be located in a manner consistent with the existing treatment. Glass tinting or shading must be compatible with the existing treatment. Mirrored glass, reflective glass film and plastic roll-up shades are not permitted. Exterior shades of any type are not permitted.

4.7.1 Security/Screen Doors:

All security doors must be submitted to the Architectural Committee for approval prior to installation and such approval shall not be unreasonably withheld if similar in appearance and construction to the following examples:



The color of the door must be compatible with the existing house colors. Other ornate/decorative doors will be considered based on adherence to the architectural and thematic character of the community

4.8 Window Covers:

Windows can be covered only by drapes, shades, blinds or shutters and cannot be painted or covered by aluminum foil, sheets, cardboard or similar materials.

4.9 Chimneys:

Heights: No chimney may extend higher than the minimum height as required by the local Building Code.

Exterior Dimensions: The exterior dimensions of chimneys should be minimized so as to avoid unreasonable obstruction of light and air to other Residences.

Flashing: All chimney flashing should be colored to match the integral or applied color of the chimney.

4.10 Overhangs or Other Projections:

Cornices, eaves and windows projecting above the footing of the Residence may not project more than two and one-half feet into any front, side or rear yard setback.

4.11 Fences, Walls and Hedges:

All alterations or modifications of the fences or walls require the prior written approval of the Committee.

Planted windbreaks, sound screens and hedges are treated like fences.

Fences, walls and hedges may not exceed six feet in height. The height of all fences, walls and hedges shall be measured vertically from the average finished grade at the base of the fence or wall. Tops of all fencing, walls or hedges installed on level ground must be level. Tops of fencing, walls or hedges installed on slopes, where permitted, may be parallel with the slope or stepped. A planted windbreak, sound screen, or hedge that does not abut a shared property line with a neighbor is exempt from height restriction.

Fences, walls and hedges that abut any existing wall or fence may not exceed the height of the existing wall or fence, unless otherwise required by building codes for protection of swimming pools or spas.

No fences, walls, hedges, chairs, chain link or temporary structures are permitted in the front setback or across the driveway.

Association-maintained fencing or walls may not be modified without the express written approval of the Board of Directors.

Structural framing or unfinished sides of fences or walls may not be exposed to any public right of way, Association property or other Residence.

4.11.1 Examples of Acceptable Walls, Fences and Gates.

Slump Block, splitface block, or float finished stucco walls should be simple and clean in design.

Accent tile capping and/or banding is suggested to provide details.

Wood fencing should be used selectively and is restricted from public view.

Wood fencing should be painted, stained and waterproofed to protect against irrigation staining. Any brand of solid or semi-solid wood fence stain that falls under one of the following color schemes is pre-approved: (i) Cedar, (ii) Redwood, or (iii) Chestnut.

Metal (wrought iron) and metal-like fences and gates should have simple picket and post details. All ornamentation shall be contained to the outer edge(s) of frame (not within the body of the fence or gate) and is subject to Committee approval. Spikes are not a permitted style of ornamentation. All metal (wrought iron) fencing must be screened or have plantings, vines for sufficient screening when viewed from street. All wrought iron is to be galvanized or bonderized prior to applying finish color

Columns, pilasters and gates should be judiciously used to break up wall facades and fences.

Vinyl fencing color and construction materials should follow the house/neighborhood color scheme and is subject to approval by Committee.

Gates should match fencing and be solid in style for wood and vinyl fencing. Wrought Iron gates can have solid or screened backings.

4.12 Patio Structures, Sun Shades, Gazebos and Trellises:

A patio cover—defined as a structure attached to a house, with an open wood roof, open slat aluma-wood, or solid aluma-wood roof in a horizontal plane—shall be a maximum of twelve (12) feet from the original finish grade to the top of the highest point on the patio cover, unless specified otherwise by engineered drawings. Approved building materials are wood, aluminum and vinyl.

Patios should be designed as integral parts of the architecture of the Residence. Structures shall be of wood or aluma-wood construction with the exception of the vertical supports.

Patio covers may have a solid flat roof so long as they are constructed of aluma-wood.

Wood constructed patio covers with a solid cover will be allowed so long as they are sloped to match the pitch of the existing roof and the roof materials match those of the home (tile, composite shingle, etc.) These covers can exceed the 12' requirement, but must not exceed the height of any existing gabled portion of the house.

Unacceptable construction materials for patio, sun shades, gazebos and trellises include metal structures, corrugated plastic, fiberglass, plastic webbing and reed or straw-like materials.

A gazebo—defined as a free-standing structure, not attached to a house—shall be a maximum of nine (9) feet from the original finish grade to the top of the highest point on the gazebo, if the roof is in a horizontal plan; or shall be a maximum of eleven (11) feet from the original finish grade to the top of the highest point on the gazebo, if the roof is in a sloping plane.

The color of the patio cover, gazebo or trellis must match the house trim, wall color, or must be compatible with the house.

No objects such as urns, pots or planters may be placed on top of any structure. All such 'adornment' must be located under, around or suspended within the structure.

All portions of proposed structures that are decorative, cannot be occupied and exceed the height limit are subject to special review and may not be permitted.

4.13 Accessory Buildings:

All permissible accessory buildings and uses must be approved by the Committee and must be compatible in design with the Residence. See section 4.27.

4.14 Sundecks:

A sundeck—defined as a roofless, outdoor terrace at the second-story floor level—shall not exceed the maximum building height per zoning; and shall be subject to special review by the Architectural Committee regarding impacts on neighbors' privacy and community appearance.

No sun decks are permitted on or over any portion of a two-story roof. Heights will be limited to the existing living levels.

All sun decks must be directly accessible from the living area level.

All portions of proposed structures that are decorative, cannot be occupied and exceed the height limit are subject to special review and may not be permitted.

4.15 Paved Areas and Hardscape:

The non-living elements of landscaping, such as, but not limited to, paved areas, driveways, walkways, brick/stone/cement curbs, pony or retaining walls, planter curbs, large stepping stones, or fountains (the “Hardscape”) should not exceed a total area of more than 33% of the front yard total square footage unless exceeded by the original builder. If the original builder exceeded the 33% of front yard total square footage with Hardscape, then an Improvement may continue to exceed 33% so long as it is reasonably in line with existing Hardscape and approved, which shall not be unreasonably withheld, by Committee. Paved areas should be minimized in yards visible to streets. Walkways to front doors should not exceed an average width of five feet. Permitted paving materials include concrete, brick, and flagstone, in colors compatible with the house. There must be a minimum 3-foot buffer of planted area along each side yard property line. Any new paved area also must have a 5’ setback from the front sidewalk. Standard or Common Red Brick (brick that is solid red with limited variation in color from brick-to-brick) is not permitted, as any use of red brick should be distressed or vary in color to be compatible with other uses of red brick within the community. DG or Rock is considered Hardscape when more than a 3’ gap between foliage. Driveways cannot exceed the width of sidewalk drive area.

4.16 Trash Containers:

Trash containers must be completely screened from streets and adjacent properties. Trash containers should be of a plastic material to reduce collection noise.

4.17 Exterior Colors:

Exterior colors of buildings, fences, walls and structures as originally applied must remain, unless an application to change colors is completed and approved by the Architectural Committee prior to beginning any work. Any color changes must be compatible with the neighboring homes.

You can find approved colors schemes at Dunn-Edwards Paints or you can review the colors online (online colors are to act as a guide only, as they may not be accurate based on monitor/device settings) at the Resident Portal under Documents, or click on; <https://resident.actionlife.com>.

If you choose a color scheme not on the approved list, then paint chips are required when submitting an Application. Dunn-Edwards Paints are not required; however, they do have our approved palette of colors.

If applicable, for additional painting requirements, be sure to view section 4.21 Solar Power Devices and Systems.

When painting the main body of the house and you have a Solar System, it is required to have all the conduits and boxes painted with the same color if in public view.

4.18 Exterior Lighting:

Any exterior lighting, such as decorative wall fixtures, lanterns on short columns, Malibu lights, uplights and light posts, must be compatible with the design of the house. They must be simple in design and color.

Overly ornate light fixtures (such as Victorian globes) or commercial light fixtures (such as contemporary light bollards with glass block) that establish an independent theme that conflicts with the overall street scene are not permitted.

All flood lights and other utilitarian light fixtures must be screened from view of the street and adjacent homes. Light fixtures operated by motion detectors are permitted if approved by Architectural Committee and if the fixture design is compatible with the architecture.

Mercury vapor lamps or lamps that emit light of a similar character, exposed fluorescent lamps, flashing lights, color lights, unshielded exterior lights and lights which result in excessive glare are prohibited.

4.19 Diverters/Down Spouts/Gutters:

Galvanized iron or copper diverters, downspouts or similar items, if attached to the building or Improvement, must be painted to match roof vents or surrounding material and must be tied to the yard drain system.

4.20 Flashing, Sheet Metal and Vents:

All sheet metal, vent stacks and pipes must be painted to match adjacent building surfaces.

4.21 Solar Energy Devices and Systems:

Solar energy system installations require the prior approval of the Committee. The system design must be in accordance with applicable government and utility codes and regulations as well as these Guidelines. Owner shall obtain and provide the Association with a copy of the building permit issued by the City of Riverside.

Roof-mounted solar panels are to be integrated into the roof design, to respond to the roof slope, and designed to minimize the profile of the collector as much as practical while maintaining good engineering design and optimal power production. All conduits must be hidden from view as much as possible, including routing under the solar arrays and within/under the eaves. Frames must be of natural color or, if painted, must be colored to compliment the roof. Auxiliary equipment such as conduits, pipes, disconnects, sub panels, solar meters, inverters (recommended to place in garage), motors, battery chargers or battery storage systems (required to be placed in garage) and mechanical systems should be screened from view to the extent possible, and when visible from the street must be painted to match the house unless the exterior of the component cannot be painted or if painting would violate codes or regulations.

Immediately after installation is completed, a homeowner must complete and submit a NOC. The NOC must include pictures of the installed solar energy system and, for grid tied systems, a copy of the utility interconnection agreement.

4.22 Play Equipment:

All playground equipment, including but not limited to play houses, forts, swing sets, and trampoline enclosures visible from a neighboring property or the street must be submitted to the Committee and will be considered on a case by case basis. All such structures must be set back a minimum of five feet (5') from adjacent property line. To limit impact on neighboring properties, an additional setback of five (5) to ten (10) feet may be required, depending on neighboring property orientation. Color and materials are subject to Committee review and approval. Maximum height for play structure, including manufacturer supplied awning, is twelve feet (12').

Awnings, made of canvas or similar material that come with the play equipment from the manufacturer are allowed and shall be a solid color, or striped with primary colors. The play structure must be maintained in original condition. The Association retains the right to determine when a play structure, or any of its components, must be repaired or replaced due to deterioration. Input, not approval, from all adjacent property owners is required at the time of submittal to the Committee.

4.23 Pools, Spas, Hot Tubs, and Ponds:

Spas and similar water features (swimming pools, reflecting pools, and koi ponds) are permitted in private yards not visible from the street.

All accessory equipment, except solar collector panels, must be located, screened, or recessed in such a manner so as not to be viewed from any Residence or street. Noise should be controlled to minimize the impact on neighbors.

Heaters must be stackless or low-profile in configuration.

Solar collector panels, including racks and distribution components, are subject to approval as to materials and method of installation. Solar collector panels must be located in a manner, which minimizes visual impacts. Colors must be compatible with the house. All supports and piping must be enclosed or screened from view.

Construction of the water feature must not disturb neighbors' yards or property owned and/or maintained by the Association.

4.24 Fountains

Fountains may be incorporated into the design of your front and/or rear yard with prior written approval of the Committee, provided they meet certain guidelines:

The size, location, material and color of fountains/waterfalls must be compatible with the design of the home.

The acceptable types of fountains are those identified as being Spanish or Mediterranean, two or three-tiered, terra cotta style, preferably without statuary.

They are to be no greater than five feet in height and no wider at the widest point than four feet.

They must be permanently mounted on a level base and plumbed for water source.

All architectural forms, plot plans and pictures/drawings of the proposed fountain must be submitted and approved before installation can begin.

4.25 Other Recreational Items:

The Committee may consider privacy rights and possible detriment to other Residences when reviewing proposed outside recreational use or activity areas. Such review may also include potential noise and light intrusion.

4.26 Wrought Iron:

Refer to section 4.11.1 under Walls and Fencing

4.27 Storage Sheds/Utility Buildings/Casitas:

Note: All storage sheds must be approved by the Architectural Committee prior to installation.

Storage sheds must blend with the color of the Dwelling and not exceed a height of eight feet (8') measured from the bottom of fence line, and no larger than an eight foot by ten foot (8' x 10') footprint. If the shed is visible from any street, sidewalk or Community property it must be properly screened from all views. Additional setback restrictions can be found in "Riverside Setback and Height Restrictions" on the Homeowner Portal (<https://resident.actionlife.com/>).

Plant material must be planted within thirty days of installation of the shed to soften the look of the structure and provide year-round coverage.

Visible coverage from said planting must occur within one hundred and twenty days of installation of the shed.

If the shed should fall into disrepair and/or the screening plant material does not adequately cover the shed the homeowner will be asked to make the necessary repairs/paint and add plant material to bring the shed into compliance. If the requested actions are not completed the homeowner will be asked to remove the structure.

Casitas must meet City of Riverside building requirements.

4.28 Landscaping:

No trees, bushes, shrubs or other plants may be planted or installed until the Committee has approved the plans and specifications. The plans must show the proposed locations,

container size (e.g. 1-gallon, 5-gallon, etc.), elevations and heights at maturity of said trees, bushes, shrubs or plants, including location, elevation and height in relation to other Residences.

The Committee shall have the right, but not the obligation, to require any Owner to remove, trim, top or prune any tree, bush, shrub or plant.

Changes to the landscaping located on a Lot shall not violate the provisions contained in the California Solar Shade Act, regardless of whether the landscaping comports with the general height restrictions contained in these Guidelines. The California Solar Shade Control Act generally prohibits the installation of trees and shrubs which cast a shadow greater than ten percent (10%) of the solar absorption area of a neighbor's pre-existing solar energy system at any one time between the hours of 10:00 a.m. and 2:00 p.m.

4.28.1 Trees:

Owner must maintain a 5-foot set back from all property lines and install root barriers for all newly planted trees. Tree stakes should be removed once the diameter of the tree trunk is larger than the diameter of the stake.

Suggested approved trees for use in our community: Medium water using trees – Purple Orchid, Chinese Flame, Crape Myrtle, Magnolia, Raywood Ash, Weeping Bottlebrush. Low water using trees – Sweet Acacia, Bottle Palm, Mexican Elderberry, African Sumac, Primrose, Western Redbud, Honey Locust. These are only a few of the many trees that can be planted in our community.

4.28.2 Plants or Plant Material:

For a few examples of plants that can be planted in the community please refer to the "Plant Palette" on the community website. No cactus or cactus type plantings are allowed.

4.28.3 Mulch/Bark and Rock:

Wood chips, bark mulch, shredded mulch, or rubber mulch that is natural, brown, or black in color (all are options of "Mulch") may be used. Mulch that is made of wood has a higher propensity to fade, and may require more frequent replacement in order to maintain the quality of the Improvement. Bare or uncovered dirt is allowed in small areas. Larger areas of uncovered dirt are not allowed except in the following conditions. The Owner can prove Mulch cannot be reasonably held on the slope or plant materials will not grow (which requires a professionally completed soil study to be provided at the expense of Owner). This is subject to Board granting a written variance. If a written variance for dirt is allowed a zero tolerance requirement for weeds will also be applied by the Board.

Rock colors must be consistent or complimentary with house colors, and may not be white in color or small pee gravel. A sample of the rock must be submitted to the Board for review.

4.28.4 Slopes:

Any visible slope (front or back yard) must be planted with groundcover, bushes, shrubs, trees, Mulch or any combination thereof following the landscape requirements of not having plant spacing of more than 3' on center for front yards and plant spacing of 5' on center for back yards.

4.29 Landscaping in Front Yards:

Any change in trees (see section 4.28.1), Hardscape (see section 4.15) or plant material requires approval from the Committee. Replacing like-kind [approved list] plants, adding flowers, or replacing like kind mulch/bark, does not require application and Committee approval. However, it is recommended.

Plans submitted to the Committee should include a drawing showing location, type of tree or plant material to be removed, and the location and type of plant material to be used to replace the existing landscape. Plans should include plant container [1-gallon, 5-gallon etc] size, number of plants to be used to replace existing plants, as well as the Mulch or Rock that are to be used in the landscaping of the area. Plantings should not have spacing of more than 3' on center.

The use of Fescue grass or artificial turf in large areas is strongly encouraged to maintain the continuity and curbside appeal of the community.

No cactus or cactus type plantings are allowed. Irrigation is to be **converted to a drip irrigation system** when DG is used between plantings.

4.29.1 Landscape Alternatives – Drought Tolerant Landscape

Drought Tolerant landscapes are an important alternative in our community. Drought tolerant plans should [from the HOA approved drought tolerant plant list] include trees, shrubs grasses with a drip irrigation system.

Plans should be submitted to ARC Committee for approval. Plans should be detailed and should show the location, type, size and number of the plants to be planted. Plans should also show the type of ground cover to be utilized albeit (river rock or wood chips). It should also include information on the drip irrigation watering system to be utilized.

Desert scape is not allowed [i.e. defined as using DG and plantings in all unpaved areas].

4.29.2 Landscape Alternative – Artificial Turf/Grass

Artificial grass/turf is a product that requires specialized knowledge and skills for installation. The synthetic turf must be made of Polyethylene and must be natural in appearance and have UV protection. It must be a minimum of 1 3/4" in height, and

must be a minimum of 48 oz. per square yard of face weight and 80 oz. per square yard of total weight. Turf must be uniformly installed and maintained in all areas that are visibly linked. Plan for artificial turf must also show an adequate drainage plan that does not affect adjacent homeowners. All artificial turf must have a minimum of five (5) years installation and product warranty.

4.29.3 Artificial Turf Application Requirements

All applications for Artificial Turf must contain the following elements to avoid being denied by the Committee:

- Specification sheet for the artificial turf product
- One sq. foot sample of the turf product
- Detailed description of installation procedures for the turf product from the installer
- Photo of area to be covered by synthetic turf with lines showing placement of artificial turf
- Copy of Warranty

4.29.4 Installation Requirements for Artificial Turf

It is strongly recommended that the installation of artificial turf be done by a licensed contractor with experience in such turf installation. All turf shall be installed in accordance to professional standards. Do it yourself jobs must conform to professional guidelines below. The Committee recognizes that care needs to be taken in placing turf around obstacles such as trees, planters, and concrete walls and edging to ensure that it appears natural against these obstacles. In any case, it should be recognized that installation of artificial turf requires several steps that must be followed by the turf installer:

- Removal of existing grass and/or ground cover followed by an application of a ground sterilant such as Round-Up.
- Application of a minimum 3-inch base of crushed aggregate and/or decomposed granite.
- Application of weed barrier (weed cloth).
- Application of turf using 4" or 6" landscape nails.
- Turf seams to be sealed with outdoor carpet seaming tape or recommended adhesive.
- Application of recommended "top coat" including rubber pellets and/or sand.

5 Antennae, Satellite Dishes:

Satellite dishes and antennae designed to receive video programming services via multi-point distribution services may be installed on an Owner's Lot so long as such antennae and satellite dishes are (i) thirty-six inches (36") or less in diameter, (ii) installed in the least visually obtrusive portion of an Owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive, and (iii) either screened from view or painted to match the

surrounding area so as to blend in with the surrounding, so long as such screening or painting is not unreasonably expensive.

Antennae designed to receive television broadcast signals may be installed on an Owner's Lot so long as (i) an acceptable quality signal cannot be received via an indoor antenna (e.g., "rabbit ears," etc.), (ii) the antenna used is the smallest size available at a reasonable cost that receives an acceptable quality signal, and (iii) the antenna is installed in the least visually obtrusive portion of an Owner's Lot where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive.

Additionally, satellite dishes and antennae guidelines are as follows:

- Application to the Association shall not be required prior to the installation of a qualified satellite receiver.
- No fee or deposit payable to the Association shall be required prior to installation of a qualified satellite receiver.
- Owner shall maintain the qualified satellite receiver in good repair and maintenance and not permit the antennae to become unsightly.
- Qualified satellite receivers may not be installed on any part of the Association Property or Common Area.
- Owner shall indemnify and hold harmless the Association and its agents, directors, officers, and employees from any and all loss, claims, damages, injuries, judgments, or cost, including, but not limited to attorneys' fees and costs, resulting from or arising out of Owner's installation, maintenance or use of the qualified satellite receiver, to the extent that Owner's negligence in installation, maintenance and/or use of the qualified satellite receiver caused or resulted in the loss, claim, damage, injury, judgment or cost, including attorneys' fees and court costs being indemnified.

Nothing in this policy is intended to unreasonably increase the Owner's cost of installing a qualified satellite receiver, unreasonably delay the installation or unreasonably decrease the reception of the signals received.

Should any Owner believe that anything in this policy unreasonably affects the cost, delays installation, or decreases signal strength, the Owner is encouraged to bring said concerns before the Board.

Nothing in this policy is to be interpreted as being in contravention of the Telecommunications Act of 1996 ("Act") and the Over-the-Air Reception Devices Rule ("Rule"). Should any portion of this policy be interpreted as contravening the Act or Rule, that section or sections shall be considered immediately modified to conform to the Act or Rule. Should it be impossible to modify the section or sections, that section or sections shall be deemed severable from the remainder of the policy and shall be of no force and effect whatsoever.

6 SUBMISSION STANDARDS

All submissions for Committee review must include, where applicable, the following:

6.1 Preliminary Drawings:

6.1.1 Plot Plan (at no less than 1/8"= 1'):

Show Residence boundary lines accurately as to length, angles and amount of curve. Show all existing and proposed buildings, structures, fences, walls, sidewalks and other Improvements; indicate all required setbacks, easements, streets or rights-of-way and top or toe of slopes.

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. If adding Hardscape (see section 4.15) to front yard, include overall front yard dimensions and ALL dimensions of existing Hardscape in order to correctly assess the existing percentage.

Include site photos of all surrounding conditions adjacent to the location of the proposed Improvements including neighboring Residences and Association Property.

6.1.2 Roof Plan (at no less than 1/8" = 1'):

Show all existing and proposed roofs noting slope pitches and overhangs.

Designate existing and proposed roofing material.

Indicate any unusual conditions and details involved in or resulting from the work.

6.1.3 Floor Plan (at no less than 1/8" = 1'):

Indicate all walls, columns, openings and any condition or feature that will affect the exterior design or appearance of the structure.

Show dimensions of proposed work and related existing work; indicate relationship.

Delineate all parts of the exterior that cannot be shown on elevation.

Set out square footage of proposed and existing work.

6.1.4 Elevations:

Provide exterior elevations of all proposed structures.

Delineate all height limits in relation to proposed work.

6.1.5 Fence and Wall Plans:

Drawings must include specifications of materials, color and height and should be consistent with the examples of acceptable walls and fences shown on Exhibit A. For alterations or additions, note if finish is to match existing finish. (See 4.11)

Heights should be shown in relation to adjacent ground elevations.

6.2 Construction Drawings and Specifications: Submissions must include, where applicable, the following:

Working Drawings: Include all working drawings and all of the drawings required for the preliminary submission, if utilized, revised as required by the Committee's preliminary review.

Grading Plan:

Show contours, flow lines, finish grades and proposed drainage systems.

Changes of finish grade may require a grading plan prepared by a registered civil or professional engineer or landscape architect.

NOTE: Plot and grading plan may be incorporated on the same drawing.

6.3 Landscape/Hardscape Plan:

Include grading, drainage systems, walks and hardscape, planting area, planters, decks, fences and walls, stairs, trellises, arbors, gazebos, ponds, fountains, ground covers, shrubs, trees, slope stabilization, ornamental rock, recreation areas, courts, mechanical apparatus and lighting.

6.4 Pool Plan:

Include pools, spas, hot tubs, heating and filtering equipment and enclosures as well as screening and drainage.

6.5 Mechanical and Solar Energy Plans:

Include all mechanical devices exposed to the exterior and all solar collectors, racks, storage facilities, and distribution components.

6.6 Exterior Colors and Finishes:

For any proposed modification of exterior material and any proposed modification of exterior color requirements the following must be included:

A color sample board or an elevation sheet with 3 sets of color chips attached clearly noting where colors are to be used. All samples must be identified with manufacturer's name, color and/or number.

Samples of masonry and finish roofing materials. Descriptions are acceptable for common materials such as clay or concrete tile.

Color and material samples are not required when drawings indicate "color and material to match existing."

6.7 Specifications:

List material, quality and finishes together with method of installation or application.

7 GENERAL RULES

Each Owner is responsible for ensuring that these rules are followed for all construction on the Owner's Residence.

7.1 Signs:

No signs may be displayed on any Lot other than a sign advertising the property for sale as permitted by the Declaration. This limitation applies to tradesmen's, contractors', and installers' signs of any type, including signs identifying the Lot as the site of their activities or operations.

7.2 Hours of Operations:

All operations must be carried on between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday and 9:00 a.m. and 4:00 p.m. on Saturdays, Sundays and holidays. If local ordinances are more restrictive, the local ordinances shall prevail.

7.3 Temporary Structure:

No structure of a temporary character will be permitted to remain on the Property without the written approval of the Committee.

7.4 Sanitary Facilities:

Owners and builders are responsible for providing adequate sanitary facilities for their construction workers. Portable toilets or similar temporary toilet facilities may be located only on the Owner's Lot itself in a location approved by the Committee. Location and time period of portable toilet must be referenced on Application.

7.5 Unsightly Items:

All rubbish, debris and unsightly material or objects of any kind must be regularly removed from the Residence and will not be allowed to accumulate thereon. Removal must be made weekly, preferably on Friday, and rubbish will not be allowed to accumulate on Association Property or Common Area (including, but not limited to,

the streets). In the event that the Owner fails or refuses to remove rubbish, debris and other unsightly materials or objects from Association Property or the Common Area, the Association may have said materials removed. Any cost associated with the removal of the aforesaid materials may be assessed to the responsible owner in accordance with the Declaration and shall be collectable in any manner provided for in the Declaration and California law.

Owners and builders are prohibited from dumping, burying or burning trash anywhere on the Property. Concrete trucks must wash out in spill pans before leaving the construction site.

7.6 Streets and Walkways:

No construction debris or materials such as sand or bricks may remain on the streets or walkways. All items of such nature must be stored on the Owner's Residence. If any materials are delivered and deposited on the streets or Association Property, the Owner will be held responsible for the costs involved in cleaning and/or restoring the Association Property, streets and walkways.

7.7 Construction Equipment:

Trucks, concrete mixers, trailers, trash bins, compressors and other types of construction equipment, as well as private vehicles of construction crew members, may be parked only in areas designated by the Committee and only for such periods of time as approved by the Committee. The Owner is financially responsible for any equipment removal or necessary repairs required by the Committee.

7.8 Dust and Noise:

The Owner shall be responsible for controlling dust and noise from any construction on Owner's Lot. No loud radio noise or conversation volume which can be heard from Association Property, the Common Areas or neighboring homes is permitted. Common courtesy must be observed at all times. Any construction work which risks damaging or impacting neighboring property such as spray painting, sand blasting, etc., must provide adequate protection to contain the work and protect neighboring property.

7.9 Excavation:

Excess excavation materials must be hauled away.

7.10 Restoration or Repair of Other Property Damaged:

Damage to other property, including without limitation, other Residences, Association Property, or other Improvements shall be repaired or restored promptly at the expense of the person causing the damage or the Owner of the Residence where the construction activity is taking place. Upon completion of construction, each Owner and builder shall clean the construction site and repair or restore all damaged property, including without limitation restoring grades, and repairing streets, driveways, sidewalks, drains, culverts, ditches, signs, lighting and fencing.

7.11 Maintenance of Improvements:

The repair and maintenance of any work of Improvement will be the responsibility of the installing Owner and subsequent Owner.

7.12 Drainage:

Interference with the originally installed rain gutters, downspouts, or other drainage systems (whether surface or subterranean) or any other interference with the established drainage pattern over any of the Property is prohibited, unless an adequate alternative provision is made for proper drainage. As with any exterior change, such changes must be approved in writing by the Committee.

7.13 Workmanship:

All works of Improvement must be performed in a manner consistent with existing structures. Any work deemed by the Committee to be of inferior quality must be reworked or removed and the building restored to its condition prior to commencement of the work by the Owner. If the Owner refuses to rework or remove and restore as called for above, the Committee shall request the Board of Directors to cause such rework or removal and restoration and the cost thereof shall be a Special Assessment against the Owner as provided in the Declaration.

7.14 Additional Requirements:

7.14.1 Construction Activity requiring use of streets

If construction activity requires the use of streets or other Association Property for purposes of transporting labor and materials, or for the temporary storage of materials, the applicant must obtain written permission from the Association for "Right of Entry" during the course of construction. A copy of this letter granting permission shall be filed with the Committee prior to the commencement of construction.

7.14.2 Security Deposits

The Committee may require the posting of a security deposit to cover the costs of restoration or repair of Association Property. Any portion of a security deposit not used for repair of Association Property shall be returned to the Owner after completion of the proposed Improvements. An indemnity or restoration agreement may also be required.

7.14.3 Committee Review and Approval is for Aesthetic purposes alone.

All necessary building permits and other approvals must be obtained, and all applicable governmental regulations must be adhered to at all times. After the Committee has approved the Owner's plans for aesthetic purposes, the Owner must contact local regulatory agencies and be sure that he or she is in compliance with all building and zoning regulations currently in force.

In the event of a conflict between the provisions of these Guidelines and any other ordinance or regulation, the more restrictive requirements shall prevail.

7.14.4 Timetables

Once approval is obtained, construction must commence within one hundred eighty days (six months) of Committee approval or the approval will lapse. All works of Improvement must be completed within one year after the date of approval, unless otherwise specified in writing by the Committee. If not so completed, the Committee may void this approval and require a new submission for review.