

# SOLERA OAK VALLEY GREENS ASSOCIATION DESIGN GUIDELINES

## Article I

### OVERVIEW

The purpose of the Design Guidelines is to protect, preserve and maintain the aesthetics and the property values within Solera Oak Valley Greens Association (“Association”). The Design Guidelines serve to augment the Association’s CC&Rs, namely, Article V, by addressing typical exterior architectural and landscape improvements to residences. The Design Guidelines further provide Homeowners with a basic understanding of the function of the Design Review Committee (“DRC”), the Design Review and approval process and the enforcement procedures. If the Design Guidelines conflict with the CC&Rs, Community Rules and/or Bylaws, the CC&Rs and/or Bylaws take precedent over the Design Guidelines.

The CC&Rs, primarily Article V, provide the Design Review Procedures of plans and specifications, and mandates that no improvements of any kind, unless specifically stated otherwise within the Design Guidelines, shall be made to the exterior of any property until plans and specifications have been submitted to and approved in writing by the Design Review Committee.

The Committee shall consist of five (5) members that are appointed by the Board of Directors in accordance with Article V, Section 5.03 of the CC&Rs. **The CC&Rs require that the Board of Directors adopt Design Guidelines that will be used to assure that improvements being installed are in conformance with the architectural character and aesthetics of the Solera Oak Valley Greens community.** The Committee or Association representative, shall inspect any improvement, change or alteration to a property for which Committee approval is required. The Board of Directors shall enforce the CC&Rs, Bylaws, Community Rules and Design Guidelines where any violations are determined to exist.

Homeowners are responsible for regular maintenance and the periodic replacement of trees, plants, grass and other vegetation on the residence which includes the front, side and rear yards. Homeowners are also responsible for the regular maintenance of any disrepair to the exterior of the house and architectural improvements.

Without limitation, Homeowner's repair and maintenance obligations shall include:

1. Repairing, replacing and caring for all exterior building surfaces, including windows and doors, and light fixtures, as well as walkways, driveways, gutters, fencing, walls and other hardscape features kept free from stains, cracks, chips and fading.
2. All landscape and yard areas to include mowing, trimming, edging of lawns, other ground cover, and removal and disposal of dead or dying plants, weeds and trees.
3. All residents will comply with City and State Mandates regarding Water Conservation.

Homeowner's maintenance obligations are further defined within CC&R Article VIII.

## **Article II Application & Review Criteria**

Prior to the commencement of any modifications to any exterior improvement, Homeowners must obtain written approval from the Design Review Committee (CC&R Article V, Sec 5.05). There are no automatic approvals. All modifications, unless specifically noted otherwise, must be submitted for approval on a Home Improvement Application and receive approval from the Design Review Committee.

Exterior improvements include, without limitation, any construction, installation, alteration, remodeling, painting, or relandscaping of the front, side or rear yards. Examples include installing new front doors, patio cover, security cameras and lighting, etc. This also includes changes or additions to landscaping and hardscape such as driveways, walkways, pony walls, hot tubs, pools, patio covers, etc. Painting of residence, even when repainting in the same color scheme, requires approval.

The Committee's review criteria is a broad-based evaluation of each proposed architectural and landscape improvement. It is assessed on its individual merit and the Design Guidelines in effect at the time plans are submitted to the Committee. This includes, without limitation, the proposed overall harmony of design and consideration of the characteristics of the housing type of the Homeowner's residence, their surrounding neighbors and the Solera Community. Consideration of neighboring residences is necessary due to the relative proximity of the homes within the community.

## **2.1 Application Process**

Homeowners begin the process of obtaining approval by submitting a Home Improvement Application to the Design Review Committee. Applications are available at the Solera Oak Valley Greens Administrative Office. Applications are accepted from Homeowners only. However, contractors may submit Homeowner signed Applications on behalf of the Homeowner. Agreements between neighbors will not, under any circumstance, eliminate Design Guideline requirements.

Note: The Design Review Committee is not responsible for approving Home Improvement Applications from the standpoint of structural safety or conformance with building or other codes. It is the Homeowner's sole responsibility to ensure that all required permits are obtained **prior** to starting any improvement.

The Committee has up to thirty (30) calendar days in which to act upon a completed Home Improvement Application submittal. If modifications for approval are requested by the Committee, the Committee will have up to an additional thirty (30) calendar days to review any resubmitted plans.

**The Home Improvement Application (HIA) shall also include the following:**

**1. Completed and signed Home Improvement Application including Neighbor Awareness signatures (see 2.2)**

**1. Based on the type of improvement being requested, additional information may be required. This information could include diagrams, location, photos, size, shape, color, dimensions, or materials being used. Applicants should be as descriptive as possible with the improvement plan.**

## **2.2 Neighbor Awareness**

The Home Improvement Application requires two (2) Neighboring Homeowners to sign the Application prior to submission to the Design Review Committee. Selected Homeowners may be those within three lots in any direction, as well as in front or directly behind your property. The gaining of Neighboring signatures indicates awareness of the intent to construct and/or install the proposed improvements and in no way is to imply an approval of the proposal. Neighboring Homeowners who wish to express opposition may make an objection, in writing, to the Committee through the

Administrative Office. The identity of objecting Homeowners will be kept confidential.

### **2.3 Design Guideline Variance**

Variations to the Design Guidelines are not approved unless justified by special circumstances. A Home Improvement Application requesting a variance, must include a written explanation of the special circumstances that would justify the proposed variance, in accordance with CC&R Article V, Sec 5.11.

### **2.4 Declination of Application**

Homeowners whose Home Improvement Applications have been declined will receive a written explanation stating why the proposed modification does not meet Design Review Guidelines. Appeal procedure for reconsideration by the Committee or Board of Directors must be received within thirty (30) days of the date of the declination. If the Board of Directors acted as Design Review Committee, there is no appeal.

### **2.5 Prospective Homeowner Advance Approval**

Prospective Homeowners intending to make exterior improvements on a Lot, any portion of the land and/or building(s), to be acquired, may submit and obtain advance approval(s) by the Design Review Committee prior to closing escrow. Advanced Approval Applications must be signed by both the current Homeowner and the prospective Homeowner. All Design Guideline processes and requirements, including Neighbor awareness must be submitted in full. No construction or installation of any exterior improvement may be made prior to the close of escrow. Upon close of escrow, the new Homeowner may obtain the approved Permit from the Administration office.

## **Article III**

### **APPLICATION APPROVAL, PERMITS & INSPECTIONS**

Once an Application for proposed improvement work has been approved by the Design Review Committee, no material modifications shall be made in the approved plans and specifications. No subsequent alterations or modifications of any kind shall be made without a separate resubmission to, review of, and approval by the Committee.

In the event that any modification is proceeding without proper approval, the Committee shall exercise enforcement remedies including, without limitation, ordering the immediate cessation of all work.

Owner's obligations for compliance and Association's enforcement remedies are further defined within CC&R Article V, Sec 5.02 (b).

### **3.1 Homeowner Improvement Permit**

The Homeowner will receive notification and timeframe for issuance of the Approval Letter and Home Improvement Permit **by mail** within seven (7) days of the approval by the Design Review Committee. The Homeowner shall not start the project until they have received the Permit by mail or picked up in the office. The Permit must be posted inside the garage door window until the project is completed.

The maximum length of time to complete the approved improvement(s) is one (1) year. If the proposed changes are not completed within one (1) year from the approval date, an extension of time may be obtained by submitting the request in writing to the Committee prior to the expiration of the permit term. Extension requests shall include the reason and timeframe needed for completion. Requests for longer than thirty (30) days will be reviewed on a case-by-case basis and may require changes to the project based on the Design Guidelines that are in force at the time.

Upon completion of the improvement(s), the Permit **must** be returned to the Administrative Office. Return of the Permit serves to notify the Design Review Committee that the improvement(s) have been completed, as approved, and ready for inspection.

### **3.2 City/County Permits**

Approval granted to a Homeowner by the Design Review Committee for any improvement does not relieve the Homeowner from the responsibility to obtain all required city and county building permits. Conversely, obtaining city and county building permits for proposed improvements does not waive the requirement for a Homeowner to submit a Home Improvement Application to the Committee and receive approval, prior to the start of construction or installation. It is the Homeowner's sole responsibility to ensure compliance with all building and other code requirements. Homeowners must ensure all required permits have been obtained and obtain any required final inspections from the city and/or county even if a contractor is acting on behalf of the Homeowner.(See Beaumontca.gov-Government-building & Safety)

### **3.3 Inspections**

Inspection upon completion of the improvement(s) by a DRC Representative Shall be performed within thirty (30) days from the date the Permit is returned to the Administration office. If it is found that an improvement was not completed in accordance with the approved Home Improvement Application, the Homeowner will be notified in writing of the violation within thirty (30) days of the inspection date. Should a Homeowner fail to correct a violation for which they are notified, the Board of Directors has the right to follow established enforcement procedures.

### **3.4 Cancelling an Approved Application**

Requests for cancellation of an approved application must be in writing and submitted to the Administration office prior to the expiration of the permit term. An acknowledgement of the cancellation will be emailed/mailed within twenty (20) days of receipt of the request. Resumption of the project at a future date requires a new Application, including Neighbor Awareness signatures, and supporting documents for Committee approval.

## **Article IV**

### **CONSTRUCTION and CONTRACTORS**

These rules apply for all construction projects within the Solera Oak Valley Greens community. Homeowners are responsible for reviewing all applicable Design Guidelines with their contractors, subcontractors, and their employees. Homeowners who are acting as their own contractor and making approved improvements to their property, must follow the contractor guidelines.

#### **4.1 Adherence to Regulations**

Contractors, subcontractors and/or their employees found not abiding by these regulations may be subject to having their company, as well as their employees, face denial or restriction of access into the Solera Oak Valley Greens community.

#### **4.2 Damages/Site Restoration**

Owners, contractors and subcontractors are equally responsible for site restoration and/or the repair of damages to adjacent properties, including but not limited to fencing, driveways, streets, sidewalks and/or curbs resulting from construction activities. (CC&R 5.08(e)&(f))

### **4.3 Alcoholic Beverages/Narcotics**

Contractors, subcontractors and/or their employees are not permitted to consume or have possession of any alcoholic beverage or narcotics within the Solera Oak Valley Greens property. Contractors, subcontractors and/or their employees found under the influence of alcohol or narcotics will be banned from the Solera Oak Valley Greens property.

### **4.4 Business Solicitation**

The solicitation of business, as well as the display of commercial or advertising signs on Lots or homes, is prohibited.

### **4.5 Disposal of Debris**

Owners, contractors, subcontractors and/or their employees, are responsible for daily cleanup and disposal of trash and debris. Tools and equipment shall not be washed in streets or gutters. Dumping debris, excess soil, or other construction waste anywhere within the Association is prohibited.

### **4.6 Materials**

Construction materials shall be stored in an inconspicuous area. Any materials delivered at the Homeowner's driveway must be removed within seventy-two (72) hours.

### **4.7 Community Access**

Homeowners are responsible for making arrangements for their contractors, subcontractors, and/or their employees, to enter the community with the Main Gate attendant.

All commercial vehicles shall enter through the Main Gate. All 'Homeowner Only' entry gates are not to be used by contractors, subcontractors and/or their employees unless authorized in advance and in writing by the General Manager. Contractors, subcontractors and/or their employees identified tampering with or breaking the barrier arms at the automated gates will be charged a minimum of a \$100.00 violation fine as well as any cost to repair damage to the gates, and are subject to other sanctions from the Association.

### **4.8 Hours of Work**

Workdays for contractors, subcontractors and/or their employees will start no earlier than 7:30 a.m. and cease no later than 5:30 p.m. Workers must be off the premises by 5:30 p.m. This time restriction applies to set-up in the morning and cleanup in the evening. Work is permitted Monday through Saturday. **No contractor or subcontractor work is permitted on Sundays, local, and Federal Holidays.**

If an emergency repair must be performed outside of the day and time restrictions stated above, the Resident must notify the Main Gate of the circumstance of the emergency to obtain an extension of time to complete the repair.

#### **4.9 I.D. Requirements**

Contractors and subcontractors with employees, who require access to the community without the contractor's presence, must provide the employee(s) with identification stating company or contractor name, employee name, and signature of employee. All must be legible.

#### **4.10 Insurance/Licenses**

Homeowners should ascertain all contractors and subcontractors are properly licensed and carry insurance providing coverage for workers' compensation, personal liability, property damage, and commercial auto/vehicle coverage.

Refer to this informational handbook on verifying licenses, insurance, and other helpful information from Contractors State License Board: <http://www.cslb.ca.gov/Resources/GuideAndPublications/WhatSeniorsShouldKnow.pdf>.

#### **4.11 Traffic Rules**

All traffic rules must be observed at all times. The speed limit on Association streets is 20 MPH unless otherwise posted.

#### **4.12 Use of Clubhouse Facilities**

Contractors, subcontractors, and their employees, may not use the Clubhouse or restrooms.

#### **4.13 Visitors**

Contractors, subcontractors, and/or their employees are not permitted to bring family members, guests or visitors on Association premises at any time.

#### **4.14 Noise**

Noise levels shall be maintained at a minimum at all times to afford a minimum of disruption to surrounding neighbors— no radios and no yelling.

### **Article V**

## **EXTERIOR ARCHITECTURAL IMPROVEMENTS**

The purpose of this section is to provide Homeowners with a guide to assist in design—requirements for exterior architectural and landscape



improvements. These guidelines are not intended to cover all improvements that may be considered.

This section is not intended to imply that a Home Improvement Application (HIA) is not required to be submitted unless specifically stated. It is intended for information and policy purposes. Direct all questions regarding proposed improvements to the Administrative Office.

### **5.1 Antenna/Aerials/Satellite Dishes**

Outside television antenna, aerial, satellite dish or similar devices for the transmission or reception of television, radio, satellite, or other signals of any kind are prohibited, except as allowed under FCC OTARD Rules and California Civil Code 4725 as follows: Antennas or dishes, collectively Permitted Device(s), are covered by these rules: (See Article VI, Section 6.09 of the CC&Rs)

1. A dish antenna one meter (39.37 inches) or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
2. An antenna that is one meter (39.37 inches) or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable), or to receive or transmit fixed wireless signals other than via satellite.
3. An antenna that is designed to receive local television broadcast signal
4. Antennas used for AM/FM radio, amateur (“ham”) radio, Citizens Band, (CB) radio, Digital Audio Radio Services (DARS) or antennas used as part of a hub to relay signals among multiple locations are not covered by these rules.
5. Federal and State regulations allow community associations to enforce reasonable restrictions that do not impair the installation of, or increase the cost of, the installation, maintenance or use of the types of permitted devices listed above.

#### **Permitted Devices shall:**

1. Blend into the background against which it is mounted, typically either gray or painted the color of the house stucco or trim if in doing so, would not unreasonably delay or increase the cost of installation.
2. Wiring and cables shall be encased or bundled in conduit that is painted to blend with the background against which it is mounted.

3. Be installed in an as unobtrusive location as possible without interrupting reception or transmission of an acceptable quality signal.
4. Be securely attached using independent supports to the side of the structure or to a stanchion placed in the ground with proper footing. Devices may not be mounted to roof protrusions (e.g., vent pipes).
5. Devices shall not encroach upon Association Common Areas. If the Device is installed so that it may topple onto Common Area, the Association will require reasonable safety precautions with the installation of supporting wires or an alternative method including, but not limited to, relocation of the Permitted Device.

**Note:** Home Improvement Applications are not required for Permitted Device installations meeting these guidelines. The Homeowner shall certify to the Design Review Committee, in writing, their installation date and that the Permitted Device was installed according to Section 5.1 of these Design Guidelines upon completion of their installation.

## **5.2 Security/Surveillance Cameras (HIA Permit Required)**

Security/Surveillance monitoring cameras that view and/or record images of the vicinity around the residence, shall be installed in a manner that does not infringe on another's right to privacy. Cameras shall be "fixed view" without panning capabilities and shall be installed so as to only observe/record the immediate vicinity of the Homeowner's residence and Lot. Cameras may not be directed toward, or record the activity of, another neighboring residence or Association property.

1. Cameras shall be integrated in the coach lights bordering the front or side garage doors.
2. A maximum of six (6) cameras are allowed; one (1) positioned at the front and rear door entry's and one (1) on each side of the residence. Variances for larger properties and walkways will be considered on a case-by-case basis.
3. Camera housing shall not exceed four (4) inches in diameter and seven (7) inches in length when fully extended.
4. Cameras shall be compatible with the residence in style, color and scale and be as unobtrusive as possible.
5. Cameras are to be installed in a workmanlike manner. Wires must be securely attached and encased or bundled in conduit that is painted to match the color of the stucco or trim where mounted.
6. Cameras that include motion detector lighting shall ensure that lights are not directed toward neighboring property and conform to Exterior Lighting 5.10 requirements.

7. Note: Entry door 'doorbell type' security cameras, such as Ring, Nest, Vivint, etc., that record the vicinity of the entryway, do not require Design Review Committee approval. They shall, however, be aesthetically pleasing and blend with the surface area where mounted at the doorway.

### **5.3 Attic Ventilators**

Ventilators and/or other mechanical apparatus requiring roof installation are not permitted.

### **5.4 Vertical Roll-up Sunshades (HIA Permit Required)**

Vertical Roll-up Shades shall not be used as privacy screens but lowered and raised as needed for sun screening. Shade casings and materials shall blend with the color of the stucco, window/door trim or extended patio cover and be mounted as unobtrusively as possible.

It is the responsibility of the Homeowner to maintain the appearance of vertical roll-up shades. Should they become worn or tattered looking, the Homeowner will be notified by the Administration Office. It will then be the responsibility of the Homeowner to permanently remove or replace such vertical roll-up shades within 60 days of notification.

Synthetic simulated bamboo/matchstick and vertical shades are prohibited.

### **5.5 Retractable Awnings/Shades (HIA Permit Required)**

**Electric powered or manual retractable awnings are permitted in the rear and side yards only.** It is the responsibility of the Homeowner to check with the City of Beaumont for required permits for the installation of an electrically powered retractable awnings. No electrically powered or manual retractable awnings on the side of the home shall impede on the neighboring property/lot line. It is the responsibility of the Homeowner to maintain the appearance of retractable awnings.

### **5.6 Princess Model Awning (HIA Permit Required)**

A non-retractable awning is permitted over the front door on the Princess model only. This awning may extend no further from the side of the house to the edge of the sidewalk 3'6" in X 4' and no wider than the entrance area. The main color must compliment the stucco or trim.

### **5.7 Built-In Barbecues/Fireplaces/Fire Pits (HIA Permit Required)**

Barbecues, fireplaces and fire pits, shall be located in rear yards only and be a minimum of five (5) feet from any side or rear property lines. Permanent structures of any kind are not to be constructed on or attached to any

property line, common wall or fence or easement area. (For more information regarding easements refer to the CC&Rs Article IX). In determining the location, consideration of one's neighbor(s) must be weighed with regard to smoke drift and visual impact. Gas lines must meet city and county permit requirements.

### **5.8 Clotheslines/Drying Racks (HIA Permit Required)**

The installation of outside clotheslines, or other outside facilities for drying or airing clothes, shall not be erected, placed or maintained in any front or side yard location. Clotheslines and drying racks must conform to CA Civil Code 4753 with the following additional restrictions:

1. Back yard locations only, not street view visible and placed so as to be as unobtrusive as possible.
2. Clothesline poles and drying racks may not exceed six (6) feet in height.
3. Minimum five (5) feet from side or rear property line.

### **5.9 Pet Enclosures/Runs (HIA Permit Required)**

Structures for the temporary daytime care, housing, or confinement of any pet on any property shall be maintained in a neat and clean manner at all times. Properties that can be seen from Common Areas must make every effort to minimize the visibility of such structures from the Common Areas. The following restrictions apply:

1. Not to exceed fence height so as not to be visible to neighboring properties.
2. Shall be a minimum of five (5) feet from any side and rear property lines.
3. Provide sufficient space for exercise.
4. Provide for adequate shelter from the elements, food and water

For screening in Pulte Patio as a cat enclosure. Please see 5.19. It is recommended that you use a cat or Pet screen.

### **5.10 Exterior Lighting (HIA Permit Required)**

**The City of Beaumont Dark Skies Ordinance** (Municipal Code Chapter 8.50), establishes regulations and standards to reduce light pollution within city limits by minimizing nuisance lighting which cause unnecessary illumination of adjacent properties, corrects problems of glare and light trespass, and reduces energy use.

*"Nuisance lighting"* means and includes, but is not limited to, glare, sky glow, light pollution and light trespass.

*“Light trespass”* means any artificial light or glare from a light fixture onto neighboring property that interferes with viewing of the night sky or eliminates the ability to have darkness on adjacent properties, or shines into neighboring windows, properties or structures.

In addition to conformance with City of Beaumont lighting regulations, the following Solera Design Review Guidelines apply:

1. No lighting will be permitted which causes unreasonable glare, or is directed towards, neighboring Homeowner properties, other neighborhoods or any Common Areas.
2. Coach Lighting is to be compatible with the residence in style, color and scale.
3. Light posts with single or multiple fixture(s) are permitted in rear yards only.
4. Wires and cables must be encased or bundled in conduit that is painted to match the color of the stucco or trim where mounted.
5. Replacement, or addition of exterior light fixtures beside the front door, side garage door, the roll-up garage door and on pony or courtyard walls (referred to as coach lights) will be approved based on compatibility with the residence in style, color, and scale.
6. Light Fixture bulbs shall be white with blub intensity not exceeding **600 lumens**.
7. Motion detector security lighting fixtures are allowed provided that there is no light trespass and illuminated with a maximum of two light bulbs of no more than **600 lumens per bulb**. Typical mounting locations are within five (5) feet of a doorway or alcove. When determining the location, consideration of frequency and sensitivity of movement in the surrounding area. Maximum time the light is on after being triggered is five (5) minutes. The light cannot be triggered from more than ten (10) feet away or triggered by street movement.
8. Rear yard permanent exterior single strand patio string or rope lighting is allowable under the original Pulte patio and extended patio covers. Lights shall be white with a maximum of 1.5 watt incandescent equivalent per bulb and be placed as unobtrusively as possible. ***Note: Home Improvement Applications are not required for patio lighting meeting these guidelines.***
9. Solar and low voltage landscape and path lights in the front yard areas shall be limited to a maximum of ten (10) lights placed no less than four

(4) feet apart. Lights shall be white/amber with a maximum of 12V incandescent equivalent per bulb. **Note: Home Improvement Applications are not required for path lighting meeting these guidelines.**

10. Colored path and décor lighting are allowed in rear yard only.
11. Rear Yard entertainment lighting is allowed for a maximum of seventy-two ( 72) hours. See Section 5:11 for holiday lighting).
12. White rope lighting is allowed on the ledge of the Princess model to illuminate the walkway to the entrance door.
13. Permanent track lighting is not permitted.

### **5.11 Decorating/Lighting**

Outlining the home with string-lighting is for holiday/seasonal decorating only. Lighting may be displayed to commemorate recognized holidays. Decorations may be displayed for 14 days prior to and three (3) days after holidays. Halloween and fall decorations may be displayed beginning October 1st and are removed the weekend after Thanksgiving. For the December holidays, decorations may be displayed beginning the weekend following Thanksgiving and must be removed by January 10th.

### **5.12 Front Yard Decorative Items**

Note: Any combination of items, metal or wall décor, seasonal flags, and/or pots and planters and bird feeders, as stated below cannot exceed a total number of (10) ten. Any decorative items over thirty-six (36) inches need to be submitted to the Design Review Committee for approval.

The display of front yard decorative items is allowed and shall be maintained in good condition against weather deterioration and sun fading. Items thirty-six (36) inches or higher must be placed a minimum setback of ten (10) feet from the top of the front curb.

1. Seasonal/decorative flags and banners are limited to fifteen (15) square feet.
2. Metal or wood wall décor, visible from the front street, excluding the entry way is limited to five (5) items.
3. Pots and planters placed within the front yard areas shall be constructed of decorative pottery, metal or weatherproof plastic and are limited to six (6) pots and/or planters. Pots with plantings on either side of the garage doors shall not exceed (6) six feet in overall height. Pots or planters with plantings, shall not exceed the overall

plant height restriction of the area of placement. (See Landscape – plant height).

4. One bird feeder is permissible in the front yard. Bird feeders are not to cause a nuisance to adjoining Neighbors. If a bird feeder is mounted on a pole, it shall not exceed six (6) feet in overall height nor be located less than three (3) feet from the property line.
5. One windchime is permissible in the front yard.

### **5.13 United States Flag/Flagpole/Flag Lighting (HIA Permit Required) (Ca CC 4705)**

For purposes of this section, displays of the flag of the United States shall be flown in accordance with federal, California and United States flag regulations.

Prior to installation, approval of the Design Review Committee shall be required if a permanent flagpole is to be erected.

1. The size of a flag cannot exceed 4'X6'.
2. Flag lighting shall be white with bulb intensity of no more than 600 lumens.
3. Wires and cables must be encased or bundled in conduit that is painted to match the color of the stucco or trim where mounted.
4. Diagram indicating location of flagpole and if applicable, light fixture, to be installed.
5. Flagpole height shall not exceed twenty (20) feet when measured from the original grade, even if the flagpole is not attached at ground level.

Wall-mounted flags are allowed and require no application for approval.

### **5.14 Fences & Walls**

Article VI, Minimum Construction Standards, Section 6.05 of the CC&Rs)

#### **5.14.1 HOA Fences (HIA Permit Required)**

1. Demolition, alterations, attachments, or anything of this nature to Association fences and/or walls is prohibited. Nothing, including wrought iron, ornaments, lights, etc., are to be built, placed, or attached on top of Association walls and/or fences.
2. All vinyl fence material must match the original fencing installed. These elements shall be constructed of good quality materials. Vinyl fences cannot be used to retain dirt or rock.

3. Replacement materials used for fences, walls and/or gates will be given consideration depending upon their exposure to the community.
4. Replacement fences and/or walls separating adjacent lots, both on and off the golf course, must match original dimensions. Fence, wall and/or gate heights shall not exceed five feet- two inches (5' 2") unless the original fence, wall and/or gate are higher. Variations from the original side yard fence, wall and/or materials and the maximum height are subject to approval on a case-by-case basis.
5. When a fence and/or wall located between two properties is being replaced or changed, both property homeowners must acknowledge, in writing, that they are in agreement with the proposed change. The written agreement shall be included with the Home Improvement Application.

#### **5.14.2 Pony walls (HIA Permit Required)**

Pony walls must be built on the Homeowner's property. Pony walls must be complementary to match the color of the residence at which the improvement is proposed.

#### **5.14.3 Front Courtyard Walls (HIA Permit Required)**

Front courtyard walls are allowed depending upon their location and how they complement the overall aesthetics of the property. Courtyard walls may not exceed thirty (30) inches in height as measured from the finished floor elevation and will not be allowed within fifteen (15) feet of the front property line. Courtyard walls must be complementary to match the residence at which the improvement is proposed.

#### **5.14.4 Additional Gates (HIA Permit Required)**

New or replacement gates are considered for approval upon submittal of the pattern, color, dimensions, and material to be used. Gates shall not exceed the height of the existing fence or wall, nor shall it have an arch that exceeds six (6) inches above the fence or wall.

#### **5.15 Gutters/Downspouts/Rainwater Barrels**

Gutters and downspouts shall be maintained and/or replaced to original (as possible) design. Gutters shall match the fascia and the downspouts shall match the stucco. At ground-level, downspouts may be modified to tie directly to buried lateral yard drains.



Rainwater-capturing devices shall be located in rear yard only and shall not extend higher than surrounding vinyl fences. Devices shall have a cover that adequately encloses the unit to minimize intrusion by animals or breeding of mosquitoes and other noxious pests.

The use of Association property walls or fences for the purpose of securing downspouts is not permitted. If downspouts are modified, rainwater runoff shall not be directed to adjacent properties.

#### **5.16 Patio Privacy Screen/Lattice (HIA Permit Required)**

Privacy Screens are restricted to the rear yard Pulte patio at the open side exposure from the house to the extended patio pillar. Privacy screens shall not be used on extended patio covers. At no time may privacy screens of any kind be used to enclose a patio cover. Privacy screens shall be aesthetically pleasing and blend with the stucco or trim area where mounted.

When using Lattice as privacy screening, Lath shall be supported or framed securely to prevent warping or sagging.

On golf course lots, latticework may only be used on the “tee box” side of a patio cover that is perpendicular to the back side of the house.

#### **5.17 Extended Patio Covers/Gazebos/Pergolas (HIA Permit Required)**

1. These elements **shall** be constructed of good quality materials. These structures may not be enclosed (i.e., with walls or screens).
2. **A lattice patio cover** using horizontal runners shall be of good quality wood and the horizontal runners (sometimes referred to as laths) on the top portion of the roof shall be a minimum size of two (2) inches X three (3) inches. Metal patio covers are permitted provided they are of a good quality and have a simulated wood appearance. The finish must be non-reflective. Metal roof runners on the top portion (roof) of a patio cover shall be a minimum size of one (1) and one-half (1/2) inches X one (1) and one-half (1/2) inches. The lattice must be complimentary to the stucco or trim.
3. **A patio cover** with a solid covered roof must be engineered for snow and wind loads and have a minimum pitch of one-fourth (1/4) inch per foot and a maximum of one (1) inch per foot. Any greater pitch will be considered on a case-by-case basis and must be approved by the Design Review Committee. A pitch greater than one (1) inch per foot will require a tiled roof to match the residence. Solid covered patio must show drainage downspout location. The Patio cover is to

complement stucco and/or trim. Downspouts shall meet water control requirements noted in Section 5.15 and must match the color of the patio cover.

4. Sun decks over a patio cover are not permitted.
5. The height of **gazebos, pergolas and arbors** shall not exceed twelve (12) feet and the anchor posts must be at least five (5) feet from the side property line and ten (10) feet from the rear property line. They shall not be permitted in the front yard.
6. The Design Review Committee will consider requests for the installation of netting between supportive posts of a patio cover on golf course lots as deemed appropriate by the Design Review Committee.

### **5.18 Garden Arbors/Arches/Trellis (HIA Permit Required)**

A garden arbor or arch, used as a passageway shall have a minimum height of six (6) feet eight (8) inches and a maximum height of eight (8) feet. If an arch is placed upon two columns constructed of masonry material, the total height, including the arch, shall not exceed eight (8) feet.

Plant supports shall not exceed fence height along property fence lines and shall be compatible with the residence in style, color and scale. At no time may trellis' be attached to or supported by the property perimeter fences.

### **5.19 Pulte Patio Screening (HIA Permit Required)**

Screening in the original Pulte patio of the house is permitted provided the following guidelines are met:

1. The screen panels cannot extend beyond the original Pulte patio dimensions.
2. Frames shall be aluminum with baked enamel finish or vinyl. Color shall be white or off-white. Screen materials include standard window screen made with fiberglass or aluminum and shall be maintained as originally installed.
3. Exterior wall color are to be consistent in color to existing exterior finish.
4. Screen panels cannot exceed forty-four (44) inches wide. If the frame contains windows or glass panels the frames shall be white or match existing window frames.
5. The Association may direct the homeowner to replace aging, deteriorating, and/or torn screening at its discretion.

## **5.20 Room Additions/Conversions/Secondary Units (HIA Permit Required)**

All structural projects must meet City of Beaumont code requirements as well as the following additional guidelines:

1. All structural projects shall be architecturally matched to the existing primary structure and shall be compatible in scale, materials, and colors.
2. Second story additions to the existing structure or two-story secondary units are not allowed.
3. Windows, doors, and trim shall match those in existing structure openings.
4. In all cases of additions and conversions of the existing structure, the architect shall address accommodations for the existing post-tension foundation (Warning: Do not cut or core slab).
5. Existing landscape grades must be maintained with necessary provisions to prevent storm and landscape water run-off to adjacent properties.
6. Only one (1) junior accessory unit (JADU) is allowed per Lot.
7. Materials that are to be used for construction shall be stored in an inconspicuous area. Debris and waste material must be removed from the site daily.

**The following additional guidelines apply to specific project types:**

### **5.20.1 Garage Conversions (HIA Permit Required)**

Garage conversions are allowed as a junior accessory dwelling unit (JADU) *only* and shall be solely contained within the existing garage footprint. No conversions will be allowed as additional living space for the existing structure, game room, workshop, or any other purpose.

1. Changes to the front facing street views of the existing structure are not allowed. Garage conversions shall visually maintain the original roll up garage doors.
2. Current side entry doorway to garage shall be retained as the entry doorway to the converted garage living space.
3. Window additions shall be installed on the exterior side walls of the existing structure.
4. Member/Owner must occupy either the existing primary structure or the garage conversion.

### **5.20.2 Room Conversions (HIA Permit Required)**

Room conversions as junior accessory dwelling units (JADU) are allowed and shall be solely contained within the existing structure footprint.

1. Changes to the front, facing street views of the existing structure are not allowed. Room conversions shall maintain the original front street facing window.
2. Installation of an entry doorway and if applicable, additional windows, shall be installed on exterior side walls of the existing structure.
3. Member/Owner must occupy either the existing primary structure or the room conversion.

### **5.20.3 Room Additions (HIA Permit Required)**

Room additions to the existing structure are allowed as an accessory dwelling unit (ADU) OR additional living space.

1. Roof, walls, and foundation slab must be permanently affixed to the existing structure.
2. The angle, or pitch, of the roof lines shall match the existing structure in slope and material.

### **5.20.4 Secondary Units (HIA Permit Required)**

Secondary units separated from the existing structure, are allowed as an accessory dwelling unit (ADU) *only*. No secondary units will be allowed for additional living space, game room, workshop, or any other purpose. Secondary units shall be permanently affixed to the land.

**The Home Improvement Application (5:20-1-5.20.4) shall also include the following:**

1. Completed and signed Home Improvement Application including Neighbor Awareness signatures.
2. Complete set, City of Beaumont approved, building plans (Site, Elevation, Floor, Foundation and required Sectional plans).
3. Copy of City of Beaumont deed restriction to be recorded and run with the land. (jADU only)
4. Based on the type of improvements being requested, additional diagrams, location and material identification may be required for Committee clarification.

***Work shall not commence until all necessary permits are obtained from the City and the Design Committee Review approval permit issued.***

## **5.21 Generators**

1. The City of Beaumont requires homeowner/contractor to obtain a permit for Home Standby Generators utilizing natural gas.
2. Homeowners using gas/propane generators, need to be mindful of fumes and noise effect of their neighbors.

### **5.22 Storage Sheds (HIA Permit Required)**

Storage sheds are to be located in rear or rear side yards and shall not be visible from any street or Common Area.

1. Overall height including foundation when installed, shall not exceed five (5) feet.
2. When abutting a fence or wall, the shed may not exceed the lesser of five (5) feet or the fence height.
3. Storage of items on top of storage sheds are not allowed.

### **5.23 Swimming Pools/Spas (HIA Permit Required)**

Pools, spas, and related equipment shall be placed no less than five (5) feet from property lines and must conform to all applicable building codes.

1. Plumbing and electrical lines shall be contained in underground conduits. (See CC&R Article VI, 6.02 for more detail)
2. In areas without solid walls or fencing, all pool and/or spa equipment shall be screened with either landscaping or approved screening material using care to provide adequate ventilation and noise prevention.
3. Screening materials shall not extend more than six (6) inches above the top of the equipment.

### **5.24 Waterfalls, Fountains and Decorative Ponds (HIA Permit Required)**

Homeowners shall ensure that all water features are adequately maintained so as not to encourage animal intrusion or breeding of mosquitoes and other noxious pests.

1. No greater than twenty-four (24) inches deep, ten (10) feet in length and four (4) feet in width.
2. No greater than five (5) feet in height from the original lot grade.
3. Shall not be constructed on a property line or attached to any wall or fence, including the golf course iron fencing.

### **5.25 Windows/Doors/Screen Doors (HIA Permit Required)**

1. Replacement of windows shall match material, appearance, color and

finish of the original window(s) and other existing windows.

Note: Home Improvement Applications are not required for window replacements meeting these guidelines.

2. Replacement doors for either the front door or side garage door may be replaced with a combination of wood and glass.
3. Screen doors, hinged or spring-wound, may be added at all doors. For screen doors standard manufacturer's white, off-white, beige, black, bronze, silver or similar muted colors are allowed.
4. Window tinting, including garage door windows, is approved on a case-by-case basis. No aluminum foil or other similar material is permitted. Window tinting cannot be reflective. Cardboard, construction paper, or newspaper is not permitted.

### **5.26 Air Conditioners**

Window mounted units are prohibited.

### **5.27 Skylights/Solar Tubes (HIA Permit Required)**

Skylights and Solar Tubes, intended to generate additional interior light are allowed.

### **5.28 Solar Systems (HIA Permit Required)**

Residential rooftop solar energy systems are allowed and shall meet installation requirements as established by the State of California, Southern California Edison (SCE) and the City of Beaumont.

1. The City of Beaumont provides for the issuance of permits for installation and final inspections under their expedited review process. See Municipal Code Chapter 15.46 for code and inspection requirements.
2. Wires and cables for Photovoltaic (solar electric) and Hot Water systems must be encased or bundled in conduit that is painted to blend with the surface area where mounted.
3. Homeowner shall certify to the Design Review Committee, in writing, their installation date and that the solar system was installed according to Section 5.27 of these Design Guidelines upon completion of their installation.

*For further details on California State Requirements see the most recent edition of the California Solar Permitting Guidebook at [www.opr.ca.gov](http://www.opr.ca.gov)*

**5.29 Exterior House Colors (HIA Permit Required)** If the original stucco has been repainted, Code Enforcement will evaluate and determine the necessity of repainting the stucco due to sun exposure or other factors. Stucco to be repainted with flat finish only.

All doors, shutter and wood trims must be maintained as required to ensure a neat and attractive appearance. Color boards with approved color combinations for all Solera house models are available to view in the Administration office. Shutters and doors may be painted in flat-finish, satin sheen or semi-gloss.

It is highly recommended that paint be purchased from the Behr color palette book at Home Depot Beaumont as color matching may be unsuccessful with other brands. A 4 x 6 inches sample color drawdown from other brands may be submitted for review and approval with the Application.

**5.30 Concrete Stains (HIA Permit Required)**

Concrete driveways and walkways may be stained using an approved solid color, semi-transparent concrete stain. Approved stain colors are available to view in the Administrative Office.

**5.31 Roll-up Garage Doors (HIA Permit Required)**

Replacement roll-up garage doors shall match the design, material, and appearance of the original door. The replacement door shall have the same panels and window configuration as the current door with or without design inserts. Manufacturer's standard color selection of almond or white may be used. Color changes are allowed with an approved paint color choice. (See Exterior House Colors 5.29)

Decorative garage door hardware hinge and handle accents are allowed.

Note: Window coverings need to be aesthetically pleasing (subject to committee approval). Aluminum foil (or other reflective material), cardboard, construction paper, or newspaper are not acceptable.

**Article VI**

**LANDSCAPING**

Landscaping (hardscape, softscape and xeriscape) should present an attractive appearance for the property. The mature size of all trees, shrubs

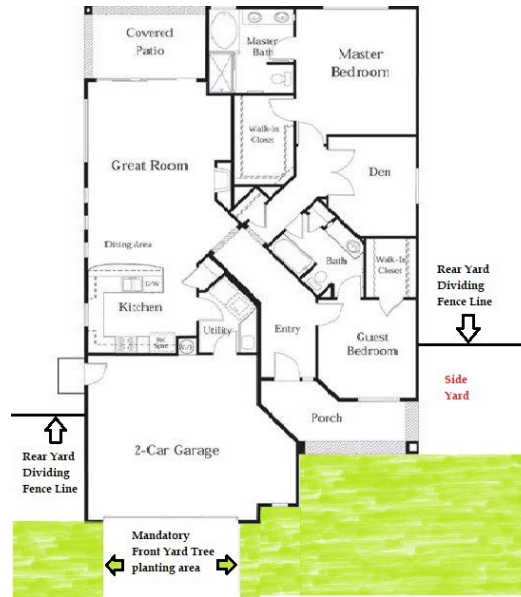
and other vegetation must be considered when selected and be planted in a manner which does not cause unreasonable nuisance to adjacent properties or common areas.

### 6.1 Yard Spaces Defined

Front yard spaces are defined as the space from the rear yard dividing fence line to the front yard property line at the curb. The back yard is everything behind the rear yard dividing fence line. Side yards begin at the face of the roll up garage door down the sides of the residence. Depending on the placement on the Lot and model of the residence, requirements for the location of plants and trees will vary.



Princess Model



Trillion Model



Emerald Model



## **6.2 Front Yard Landscape (HIA Permit Required)**

Front yard plantings beyond the ten (10) foot setback, with the exception of trees, turf and ground covers, shall be maintained at a maximum height of six (6) feet up to the start of the garage. Hedges along dividing side yard property lines, beginning at the garage to the rear yard dividing fence line, shall not exceed eight (8) feet in height. Plantings growing along residence walls shall not exceed the height of the fascia.

## **6.3 Front Yard Landscape (HIA Permit Required)**

Front yard landscape designs shall be comprised of a minimum of 50% softscape and a maximum of 50% hardscape within the total square footage of the front yard area. All areas of the front yard side yards, or corner lots shall be covered with either softscape or hardscape materials with no bare dirt areas. Painting grass, dirt, rocks, decomposed granite, mulch, wood chips materials are prohibited.

Landscaping (hardscape and softscape) should present an attractive appearance for the property. The mature size of all trees, shrubs and other vegetation must be considered when selected and be planted in a manner which does not cause unreasonable nuisance to adjacent properties or common areas.

## **6.4 Trees (HIA Permit Required)**

Every main front yard, excluding the dwelling and garage, which is at least three hundred (300) square feet must have at least one tree. The front yard landscape of each Lot shall have a minimum of one fifteen (15) gallon, or greater, tree and a maximum of three (3) trees, two (2) of which may be smaller when or if planted. The 15-gallon tree must be at least five (5) feet in height from the top of the dirt in the container. When selecting a location for the mandatory front yard tree, areas such as side yards and/or planters that are secluded and located significantly back away from the street(s), will not be considered as the required front yard tree. (See 6.1 diagram for mandatory front yard tree planting area).

To provide for vehicular and pedestrian traffic safety, no tree overhang, shrubs, planters, pots, walls of any kind shall be greater than thirty-six (36) inches tall and ten (10) feet from the front property line at the curb. Corner Lots shall be maintained to allow a clear line-of-sight from the stop sign in both directions of oncoming traffic. Depending on the placement of the Lot, further restrictions may be required to ensure traffic safety.

All citrus and/or fruit trees planted on a residential lot must be of a dwarf or semi-dwarf variety. Planting of trees within five (5) feet of the property line is prohibited.

### **6.5 Hardscape materials (HIA Permit Required)**

Hardscape materials include concrete, brick, masonry, tile, slate, rocks (1/2"-3/8"), stone, driftwood, wood chips, etc. Rocks, decomposed granite, mulch and woodchip materials shall not be used/placed so that they drift from rain, wind, or foot traffic onto curbs and street gutters. Accent boulders shall not exceed three (3) feet in diameter. Lava rock, white rock, pea gravel and sand are not acceptable.

### **6.6 Softscape Materials (HIA Permit Required)**

Softscape Materials shall be a form of living vegetation such as grass, plants, bushes, or flowers which will substantially cover the softscape within two growing seasons. When softscape plant material, such as bushes and/or flowers is being used that will show an open area or bare dirt, the open area or bare dirt is to be minimal and must be free from weeds and be maintained so that no dirt or other material will run-off when being watered. Consideration must be given to the dormant period for certain plants, on a year around basis.

When a large area of the front yard is being planted with only one variety of softscape plant material, the maximum height generally should not be more than twelve inches (12") at maturity. When the front yard softscape plant material has a variety in height, the maximum height of any species generally should not be more than thirty-six inches (36") at maturity and at least fifty-percent (50%) of softscape plant material must be less than twelve inches (12") at maturity. All softscape plant material shall be maintained at a height that is considered normal for the variety of the plant material within the above limits. All plant materials, except trees in areas other than the front yard should not exceed six feet (6'). No front or side yard plant material can be installed or maintained in a manner that would interfere with the visual safety of vehicular traffic.

#### **6.6.1 Xeriscape Landscape Design**

Xeriscape focuses on drought tolerant plants. It takes advantage of native plants, succulent plants, and certain types of cacti – not the prickly kind. Drought tolerant shrubs include sage, blue star, juniper, lantana, etc. Ground cover includes sedum, yellow alyssum, ice plant, etc. Always remember make sure the plants are not invasive.

## **6.7 Rear Yard (HIA Permit Required)**

Rear yard landscape plans shall be comprised of drainage locations, tree locations, other plant vegetation and hardscape materials. All citrus and or fruit trees planted on a residential lot must be of a dwarf or semi-dwarf variety.

## **6.8 Invasive/Noxious Plants**

Plants included in the following table are some of the more common types of invasive or noxious plants that shall not be planted. Residents who already have these plants on their property shall make every reasonable attempt to remove them.

This is not a complete list. Consult the 'CAL IPC' website for links to comprehensive lists and further information. [www.cal-ipc.org/wp-content/uploads/2018/05/InvasivePlantChecklistforCaliforniaLandscaping.pdf](http://www.cal-ipc.org/wp-content/uploads/2018/05/InvasivePlantChecklistforCaliforniaLandscaping.pdf).

<b>Scientific Name</b>	<b>Common Name</b>	<b>Problem</b>
Cortaderia selloana	Pampas Grass	Invasive. Seeds prolifically
Pennisetum setaceum	Green Fountain Grass	Invasive. Seeds prolifically
Stipa/Nassella tenuissima	Mexican Feather Grass	Invasive. Seeds prolifically
Ligustrum lucidum	Glossy/ Privet	Invasive. Seeds spread by birds
Ailanthus altissima	Tree of Heaven	Invasive through suckering and chemical suppression of other plants
Pennisetum clandestinum	Kikuyu grass	Highly invasive. Spreads rapidly from rhizomes & seeds
Spartium junceum	Spanish Broom	Invasive. Seeds prolifically
Cyperus sp	Nutsedge	Invasive
Populus sp	Cottonwood Trees	Aggressive root system invades landscaping, utilities and building foundations

Cynodon sp (except for hybrid Bermuda that do not spread by seeds)	Bermuda Grass	Invasive of other grasses and landscaping
Digitaria sp	Crab Grass	Invasive. Seeds prolifically
Tamarix ramosissima	Salt Cedar, tamarisk	Invasive. Spreads by seeds and underground runners

**6.9 Artificial Turf (HIA Permit Required)**

Artificial turf may be used in meeting the requirements for softscape material. The turf shall be:

- Eco-friendly and aesthetically similar to natural turf
- Fire retardant meeting Fire Department Standards
- Contain a fiber blend that reduces heat absorption.
- Engineered for Southern California sunshine and UV rays.
- Installed with proper drainage meeting City of Beaumont and Solera requirements.
- Meet manufacturer’s installation specifications.
- Maintained to standards and aesthetics consistent to the time it was installed.

Artificial turf shall have a division of hardscape between an adjoining property to not be installed abutting the neighboring property.

**Front yard Installation shall be professionally installed by a certified turf installer and conform to the following minimum specifications:**

Turf Characteristics

Pile/face weight	60 oz. minimum
Pile height	1 1/2 inches
Machine gauge	3/8 inch

### Yarn Characteristics

Type	Monofilament
Composition/structure	Polyethylene with nylon thatch
Yard denier	10,000 face yard; 8000 textured

Primary backing	Two perpendicular layers if 13 pic poly bac or equivalent
Secondary backing	PET, urethane or equivalent
Stitch rate	12.25 or equivalent
Roll width	15 feet
Erosion control	4 inches

### **6.10 Dry Streambeds (HIA Permit Required)**

Dry streambeds shall have the appearance of a natural stream. The width of a dry streambed may not exceed four (4) feet. Overall drainage shall not be fundamentally altered by dry streambeds so as to concentrate water and wash debris onto any street, sidewalk, walkway or driveway. The color and size of the proposed rock being used in a dry streambed must be identified on the submitted landscape plan. No more than one (1) dry streambed may be placed in the front yard. Length will be considered on a case-by-case basis.

### **6.11 Irrigation**

All irrigation lines, except for drip irrigation lines, are to be subterranean. Every effort must be made to minimize the visibility of drip irrigation lines in all areas visible from the street or neighboring properties. Appropriate subterranean drainage is to be supplied and directed to the street to prevent run-off onto adjacent Lots and Common Areas. Drainage shall not be directed onto sidewalks, curbs, walkways and/or driveways.

### **6.12 Fire Hydrant Clearance**

All fire hydrants are to be clear of plants, flowers, and weeds with a three - foot (3') clearance.

### **6.13 No Guarantee of Continued View**

Each Homeowner has acquired their property subject to the possibility that their view may be altered at any time by neighboring properties. ( CC&Rs Article VI, Section 6.04)

