

The revising the DRC Guidelines began in 2018 with two individuals. Because of covid, work slowed. Between 2018-2022, three more individuals and the six members of the DRC committee provided, additions, deletions, and corrections. There is no red line edition of the Guidelines because it was revised numerous times, as more individuals read it.

One main difference between the old and new is the organization. Some parts were moved to other articles. Article VI was added. Landscape is now a separate article. Numbers were added or simplified. Another addition/delectation was the Home Improvement Application specifications. Rather than being repeated in each case, the application process is stated once. (Article II.1) (HIA Permit Required) follows alternations that required a permit from the office.

Most rewordings were minor and done to clarify a statement and did not change the meaning

Looking at the August 19, 2015 version, this is a summary of the changes.

Article I - Overview - Rewritten to clarify and be specific pertaining to the Homeowner's obligations

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

Other paragraphs are included later with no changes

Prospective owner paragraph is **2.5 - new - Prospective Homeowners Advance Approval -**

Prospective Homeowners intending to make exterior improvements on a Lot, any portion of the land and/or building, 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 II - Review Criteria now includes the application in title and is **2.1 - Application Process** with more specifics regarding information to include - diagrams, location, photos, size, shape, color, dimensions, or materials

2.01 - Neighbor Awareness is now **2.2 - Neighbor Awareness - added** "as well as in front or directly behind" referring to signatures

2.02 - Design Guideline Variance is now **2.3 - Design Guideline Variance** no change

2.4 - new - 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.

Article III - Permits and Inspections now includes application approval in title

3.01 - Application Processing is **2.1 - Application Process** - written in more detail - **added** - diagrams, location, photos, size, shape, color, dimensions, or materials being used. Applicants should be as descriptive as possible with the proposed improvement plan.

3.02 - City/County is **3.2 - City/County Permits** - no change

3.03 - Homeowner Improvement Permit is **3.1 Homeowner Improvement Permit** - added “by mail” referring to receiving approved permit

3.04 - Inspections is **3.3 - Inspections** - reworded

3.4 - Cancelling an Approved Application - **added** - 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 - Contractors now Construction and Contractors

Paragraph **added** - 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

4.01 - Adherence to Regulations is **4.1 - Adherence to Regulations** - no change

4.02 - Alcoholic Beverages, Narcotics is **4.3 - Alcoholic Beverages, Narcotics** - no change

4.2 - Damages/Site Restoration - **added**

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

4.03 - Business Solicitation is **4.4 - Business Solicitation** - worded better

4.04 - Disposal of Debris and **4.05 - Dumping** has been combined to **4.5 - Disposal of Debris** - reworded

4.6 - Materials - **added** 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.

4.06 - Access and **4.07 - Gate Usage** has been combined to **4.7 - Community Access** -

Homeowners are responsible for making arrangements for their contractors, subcontractors, and/or their employees, to enter into the community with the Main Gate attendant. All commercial vehicles shall enter through the Main Gate. All other ‘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.

4.08 - Hours of Work is **4.8 - Hours of Work** - **added** “Federal” Holidays

4.09 - ID Requirements is **4.9 ID Requirements** - no change

4.10 - Insurance - is **4.10 Insurance/Licenses** - Licenses add to title

4.11 - Speed Limits - is **4.11 - Traffic Rules** - no change

4.12 - Use of Restrooms - is **4.12 - Use of Clubhouse Facilities** - no change

4.13 - Visitors is **4.13 - Visitors** - no change

4.14 - Noise - **added** Noise levels shall be maintained at a minimum at all times to afford as minimum of disruption to surrounding neighbors as possible – no radios used outdoors and no yelling.

Article V - Exterior Architectural Improvements

First paragraph rewritten

5.01 - Antenna/Satellite Dish Policy is **5.1 Antenna/Aerials/Satellite Dishes** - rewritten more specifically

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: The following customer and antennas or dishes, collectively Permitted Device(s), are covered by these rules:

- 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.
- 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.
- An antenna that is designed to receive local television broadcast signal
- 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.
- 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:

- 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.
- Wiring and cables shall be encased or bundled in conduit that is painted to blend with the background against which it is mounted.
- Be installed in an as unobtrusive location as possible without interrupting reception or transmission of an acceptable quality signal.
- 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).
- Devices shall not encroach upon Association Common Areas or neighboring Lots. 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.

5.02 - Arches - is included in **5.18 - Garden Arbors/Arches/Trellis** no change

5.2 - Security/Surveillance Cameras - added - 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.

- Cameras shall be integrated in the coach lights bordering the front or side garage doors.
- 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.
- Camera housing shall not exceed four (4) inches in diameter and seven (7) inches in length when fully extended.

- Cameras shall be compatible with the residence in style, color and scale and be as unobtrusive as possible.
- 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.
- Cameras that include motion detector lighting shall ensure that lights are not directed toward neighboring property and conform to Exterior Lighting 5.10 requirements.
- Note: Entry door 'doorbell type' security cameras, such as Ring, Nest, Vivint, etc., that record the vicinity of the entryway, do not require DRC approval. They shall, however, be aesthetically pleasing and blend with the surface area where mounted at the doorway.

5.03 - Attic Ventilation is 5.3 Attic Ventilators - no change

5.04 - Awnings/Shades is 5.4 - Retractable Awnings/Shades - added - 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.

5.4.1 - Princess Model Awning - added - An awning, non-retractable, is permitted on the Princess model only, over the front door, that is located on the side of the house. 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

5.5 - Vertical Roll-up Shades - added - 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.

Synthetic simulated bamboo/matchstick and vertical shades are prohibited

It is the responsibility of the Homeowner to maintain the appearance of retractable awnings and/or drop shades. Should either 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 retractable awnings or drop shades within 60 days of notification.

5.05 - Barbecues - is 5.6 - Built-In Barbecues/Fireplaces/Fire Pits - reworded - Barbecues, fireplaces and fire pits, shall be located in rear yards and located a minimum of five (5) feet from any side or rear property line. Permanent structures of any kind are not to be constructed on or within an 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

5.06 Bird Feeders and Bird Houses - is included in 5.11 Front Yard Decorative Ornament #5 - rewritten and specifics changed - Bird feeders are not to cause a nuisance to adjoining Neighbors. All bird feeders mounted on poles, shall not exceed six (6) feet in overall height nor be located less than three (3) feet from the property lines.

5.07 - Clotheslines is 5.7 - Clotheslines/Drying Racks - rewritten in more detail - 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: Back yard locations only, not street view visible and placed so as to be as unobtrusive as possible

- Clothesline poles and drying racks may not exceed six (6) feet in height
- Minimum five (5) feet from side or rear property line

5.08 - Pet Enclosures and Runs is 5.8 - Pet Enclosures/Runs - rewritten is greater detail - 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:

- Not to exceed fence height so as not to be visible to neighboring properties
- Shall be a minimum of five (5) feet from any side and rear property lines
- Provide sufficient space for exercise
- 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.

5.09 - Dry Streambeds is **6.2.1 - Dry Streambeds** - no change

5.10 - Exterior Lighting - is **5.9 - Exterior Lighting** - written in greater detail - **new** - 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, correct 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 DRC guidelines apply:

- No lighting will be permitted which causes unreasonable glare, or is directed towards, neighboring Homeowner properties, other neighborhoods or any Common Areas
- Proposed fixtures are to be compatible with the residence in style, color and scale.
- Wires and cables must be encased or bundled in conduit that is painted to match the color of the stucco or trim where mounted.
- 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.
- Light Fixture bulbs shall be white with bulb intensity not exceeding **600 lumens**.
- 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.
- Light posts are permitted in rear yards only.
- Rear yard permanent exterior single strand patio string or rope lighting is allowable under the original Pulte patio and extended patio covers. Lights with a maximum of 1.5 watt incandescent equivalent per bulb shall be placed as unobtrusively as possible.
- Rear yard entertainment lighting is allowed for a maximum of seventy-two (72) hours. (See Section 5.11 for holiday lighting)
- 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.
- White rope lighting is allowed on the ledge of the Princess model to illuminate the walkway to the entrance door.
- Permanent track lighting is not permitted.

- Colored path and décor lighting are allowed in rear yard only.
5.11 - Yard Ornaments and Wall Decorations is renamed **5.11 - Front Yard Decorative Ornaments**- much more detailed. **Numbers 5 and 6 are new** - Note: Any combination of ornaments, metal approved wall décor, and/or pots and planters and bird feeders, as stated below cannot exceed a total number of (10) ten. Any decorative items over 36 inches need to be submitted to the DRC for approval.

The display of front yard decorative ornaments 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. Ornamental decorations are limited to five (5) items. Note: A family of ornaments, e.g. one duck and 4 ducklings, is considered five (5) ornaments. Two (2) of the five (5) ornaments are limited to an overall maximum height of sixty (60) inches. 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. Bird feeders are not to cause a nuisance to adjoining Neighbors. All bird feeders mounted on poles, shall not exceed six (6) feet in overall height nor be located less than three (3) feet from the property lines.
5. One windchime is permissible in the front yard.

5.12 - Fences/Walls/Gates has been separated

5.13.1 - HOA Fences - added

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. 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.

Replacement materials used for fences, walls and/or gates will be given consideration depending upon their exposure to the community.

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 x two inches 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.

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.

5.13.2 - Pony walls - added - 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.

5.13.3 - Front Courtyard Walls - added -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 painted in a complementary color to match the residence at which the improvement is proposed.

5.13 - Other Gates is 5.14 - Additional Gates - added - 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.

5.14 - Flags and Flag Poles is 5.12 - United States Flag/Flagpoles/Flag Lighting - written in greater detail - **new** - 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.

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

5.15 - Gutters, Downspouts, and Rainwater Barrels is 5.15 - Gutters, Downspouts, and Rainwater Barrels sentence **added** - Devices shall have a cover that adequately encloses the unit to minimize intrusion by animals or breeding of mosquitoes and other noxious pests.

5.16 Holidays/Decorating is 5.10 Decorating/Lighting - sentence **added** - Additional holiday lighting is permitted at the beginning of the specified holiday and must be removed 7 days after the holiday.

5.17 - Landscaping - is **Article VI - Landscaping**

5.17 (a) and (b) - Trees and Shrubs is 6.6 - Trees - reworded - One tree may be planted for every three hundred (300) square feet of a residential lot, excluding the dwelling and garage.

The front yard landscape of each Lot shall have a minimum of one fifteen (15) gallon, or greater, tree and a maximum of four trees, three 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).

All citrus and/or fruit trees planted on a residential lot must be of a dwarf or semi-dwarf variety.

New sentence- Planting of trees within five (5) feet of the property line is prohibited.

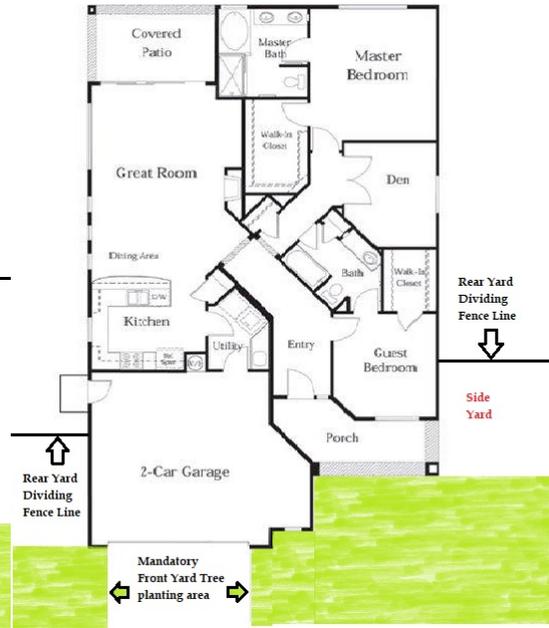
5.17 (c) - Front Yard is 6.1 - Yard Spaces Defined - reworded - Front yard spaces are typically defined as the space from the rear yard dividing fence line to the front yard property line at the curb. The back yard is everything behind the rear yard dividing fence line. Side yards typically begin at 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.

Illustration added -



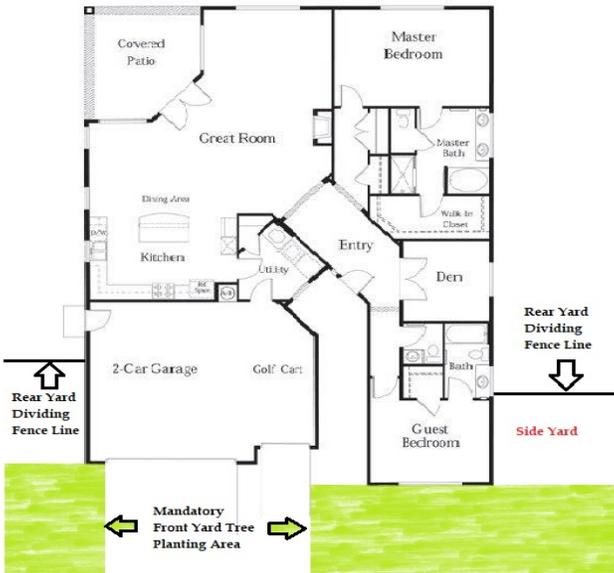
Princess Model

Princess Model



Trillion Model

Trillion Model



Emerald Model

6.2 - Front Yard Landscape - added - (parts were in different places in 2015 version) 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 shall be covered with either softscape or hardscape materials with no bare dirt areas.

Hardscape materials include concrete, brick, masonry, tile, slate, rock, 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.

Softscape 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 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 36" at maturity and at least 50% of softscape plant material must be less than 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. Generally, all plant material in areas other than the front yard should not exceed 6' (except trees. No front or side yard plan material can be installed or maintained in a manner that would interfere with the visual safety of vehicular traffic size, shape and color of hardscape materials and provide a sample of 9hardscape ground covers (small amount in bag).

6.3 - Front/Side Yard Plants/Shrubs - added - When redesigning a side yard and using a variety of plants/shrubs the maximum height of any of these plants/shrubs shall not exceed thirty-six (36) inches within ten (10) feet from the top line of the curb towards the house. This does not include trees. Plant materials must be trimmed and maintained and not extend over the curb. No bare dirt areas.

No side yard softscape or hardscape materials may be installed and maintained in a manner that would interfere with the visual safety of vehicular traffic. Corner Lots shall be maintained to allow a clear line of sight from the STOP sign in both directions of oncoming traffic. Front and rear yard areas must be continually maintained to these standards.

6.4 - Rear Yard - added - 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.

6.5 - Water Conservation Designs - added - Front and street visible side yard water conservation designs shall not be significantly comprised of hardscape materials. Of the 50% softscape planting requirement, cacti shall be significantly less in volume to other plantings such as shrubs, succulents and ornamental grasses.

5.17 (d) - Conversion of front yards - is part of **6.1 - Yard Spaces Defined**. Decomposed granite was added to Hardscape materials.

5.17 (e) - Large Area of Front Yard - is part of **6.1 - Yard Spaces Defined**. Paragraph is reworded.

5.17 (f) - Irrigation is **6.9 - Irrigation** - reworded better

5.17 (g) - Driveway Expansion is **5.31 - Driveway Expansion** - no change

5.17 (h) - Front Courtyard Walls is **5.13.3 - Front Courtyard Walls** - sentence **added** - Courtyard walls must be painted in a complementary color to match the residence at which the improvement is proposed.

5.17 (i) - Invasive or Noxious Plants is **6.7 - Invasive/Noxious Plants** - two sentences **added** - California's Model Water-Efficient Landscaping Ordinance strongly discourages the use of invasive plants in landscaping. This checklist is designed to serve as a reference to help landscape designers in California avoid the use of invasive plants.

5.18 - Lattice is covered in **5.17 - Extended Patio Covers** - **rewritten** - A lattice patio cover using horizontal runners shall be of good quality materials 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.

5.16 - Patio Privacy Screen/Lattice - **added** - 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 type of material 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.

5.19 - Patio Covers, Gazebos, and Arbors is covered in **5.17 - Extended Patio Covers**

5.20.1 - Room Additions is under review by an architect

5.20.2 - Screening in Original Pulte Patio is **5.19 - Pulte Patio Screening** - reworded - **new** sentence - Color shall be white or off-white. **Omitted** - Horizontal extrusions should be 1" x 2" / Vertical extrusions should be 2" x 2".

5.21 - Artificial Turf Landscaping is **6.8 - Artificial Turf** - sentences are now concise bullets, characteristics - no change

5.22 - Storage Sheds is **5.21 - Storage Sheds** - two **new** sentences - Overall height including foundation when installed, shall not exceed five (5) feet. When abutting a fence or wall, the shed may not exceed the lesser of five (5) feet or the fence height. Storage of items on top of storage sheds are not allowed.

5.23 - Swimming Pools/Spas is **5.22 - Built-In Swimming Pools/Spas** - two **new** sentences - 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. Screening materials shall not extend more than six (6) inches above the top of the equipment. **Omitted** - All pool and/or spa equipment is to be enclosed. Adequate ventilation and noise prevention provisions must be made for this type of equipment.

5.24 - No Guarantee of Continued View is **6.11 - No Guarantee of Continued View** - no change

6.10 Fire Hydrant Clearance - **added** - All fire hydrants are to be clear of plants, flowers, and weeds with a 3' clearance.

5.25 - Waterfalls, Fountains, and Decorative Ponds is **5.23 - Waterfalls, Fountains, and Decorative Ponds** - sentences are now concise bullets **Omitted** - Fountains with water or ponds must meet Vector Control guidelines.

5.26 - Windows/Doors is **5.24 - Windows/Doors/Screen Doors** - no change

5.27 - Air Conditioners is **5.25 - Air Conditioners** - only the first sentence, rest has been omitted

5.28 - Skylights/Solar Tubes is **5.26 - Skylights/Solar Tubes** - no change

5.29 - Solar Systems - is **5.27 Solar Systems - rewritten** completely - 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.

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.

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.

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

5.30 - Exterior House Colors is **5.28 - Exterior House Colors - rewritten** to accommodate new colors - 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 maintain 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.

Note: Home Improvement Applications are required for all exterior paint projects and are available at the Administration office.

5.30 - Roll-up Garage Doors - added - Replacement roll-up garage doors shall match the design, material, and appearance of the original door. The replacement door shall have the same 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. Garage doors shall be painted in flat finish or a satin sheen. (See Exterior House Colors 5.28)

5.31 - Concrete Stains is **5.29 - Concrete Stains** - no change