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September 28, 2022

RE: Proposed Revised Design Review Guidelines (DRC)

Dear Solera Homeowner:

The Association, in accordance with California Civil Code 4360, is providing the attached proposed revised Design Review Guidelines (DRC) for Solera Oak Valley Greens Homeowner Association for member review and comment.

If you have comments related to the proposed revised Design Review Guidelines (DRC), please e-mail them to the General Manager, Monica Munoz, at mmunoz@keystonepacific.com or mail them to 1615 Fairway Drive, Beaumont, 92223 no later than Friday, October 28, 2022.

The Board will vote on the proposed revised Design Review Guidelines (DRC) at the regular open board meeting scheduled for November 16, 2022, at 6:30 p.m.

Sincerely,

On behalf of the Board of Directors
Solera Oak Valley Greens Association

Monica Munoz

Monica Munoz, CMCA
General Manager
Solera Oak Valley Greens Association

SOLERA OAK VALLEY GREENS ASSOCIATION

DESIGN GUIDELINES

Article I

OVERVIEW

#2 28 Day Review

("Association") – Adopted 8/19/15

~~("Association") – Adopted 8/19/15 deleted~~

("Association") – New Language 9/22/22

Read Black and Blue and ignore Red

The purpose of the Design Guidelines is to protect, preserve and maintain the aesthetics and the property values ~~of the residences~~ within the Solera Oak Valley Greens Association ("**Association**"). The Design Guidelines serve to augment the Association's CC&Rs, namely, Article V, ~~the Design Review Committee~~, by addressing typical exterior architectural ~~and hardscape~~ improvements to residences. The Design Guidelines further provide ~~owners~~ **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 are in conflict with the CC&Rs, **Community Rules** and/or ~~By-laws~~ **Bylaws**, the CC&Rs and/or ~~By-laws~~ **Bylaws** take precedent over the Design Guidelines.

The CC&Rs, primarily Article V, provides the Design Review Procedures of plans and specifications, and mandates that no improvements of any kind, **unless specifically stated otherwise within the Design Guidelines**, ~~(including any changes, alterations or other modifications to the exterior of any existing improvements)~~ shall be started upon the Association Properties or upon any real property located within the subject property, **shall be made to the exterior upon any property**, until the plans and specifications have been submitted to, and approved, in writing, by, the Design Review Committee.

The ~~Design Review~~ 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, changes or alterations to a property for which Committee approval is required. The Board of Directors will enforce the CC&Rs, Bylaws and Design Guidelines where any violations are determined to exist.

~~Owners~~ Homeowners are responsible for regular maintenance and the periodic replacement of trees, plants, grass and other vegetation ~~at the residence when needed~~ 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. ~~The Board of Directors will enforce the CC&R's and Design Guidelines where any of the above has been determined to exist~~

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

- Repairing, replacing and caring for all exterior building surfaces, including windows and doors, light fixtures, walkways and gutters, as well as 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 other ground cover. Removal and disposal of dead or dying plants, weeds and trees.
- All residents will comply with City and State Mandates regarding Water Conservation.

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

Moved to Article 2: 2.01

~~This is accomplished by submitting a Home Improvement Application to the Design Review Committee. Applications are available at the Solera Oak Valley Greens Administrative Office (See Exhibits 1 through 4 at the end of these Design Guidelines for sample applications, plan/drawing standard, and the Home Improvement Permit). Please include proposals, plans, specifications and/or drawings for any and all proposed improvements with your application. There are no automatic approvals. Everyone must submit a Home Improvement Application and receive approval from the Design Review Committee prior to the commencement of any work at a residence. The owner of the residence is the party responsible for obtaining Design Review Committee approval for an improvement. However, contractors may submit your completed Home Improvement Application on your behalf. Agreements between neighbors will not, under any circumstances, circumvent the Design Guidelines.~~

Article II

APPLICATION AND REVIEW CRITERIA

~~Prior to the commencement of construction or installation of any modifications to any exterior improvement, Homeowners must obtain the written approval of 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. (CC&R Article 1, Sec. 1.26) Improvement is defined as “work that you do to your house to make it better, such as but not limited to installing screen door(s), or repainting any portion of the house exterior, . adding additional trees, and planters,. Additionally, this should include any planned or required maintenance defined as “the act of maintaining or the state of being maintained”, such as but not limited to replacement of trees and other significant landscaping~~

~~Improvement is defined as “work that you do to your house to make it better, such as but not limited to installing screen door(s), or repainting any portion of the house exterior, . adding additional trees, and planters,. Additionally, this should include any planned or required maintenance defined as “the act of maintaining or the state of being maintained”, such as but not limited to replacement of trees and other significant landscaping~~

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

The ~~Design Review~~ 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 applicant’s Homeowner’s residence, and their surrounding Neighbors and the Solera Community. Consideration of Neighboring residences is necessary due to the relative proximity of the homes within the community.

~~After the Design review Committee has received your completed Home Improvement Application, including all of the required attachments; the Design Review Committee must communicate a decision regarding your application to you within thirty (30) days of the date on which the Design Review Committee received your application. If written suggestions of changes required~~

~~or recommended for approval are requested, the Design Review Committee shall have an additional thirty (30) days to review any resubmitted plans. A Home Improvement Permit will be issued to applicants upon approval of their proposed improvement by the Design Review Committee.~~

2.1 Application Process

Homeowners begin the process of obtaining approval by submitting a Home Improvement Application to the Design Review Committee. A Home Improvement Application (Exhibits 1 and 2) must be completed and submitted to the Design Review Committee in order for proposed improvements to be considered for approval. Home Improvement Applications are available at the Solera Oak Valley Greens Administrative Office. The completed application must be returned to the Administrative Office for review and processing by the Design Review Committee. 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.

~~The Design Review Committee considers an applicant's submittal on the basis of architectural style and design to ensure consistency with the existing architectural characteristic of the community.~~

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 Design Review Committee has a maximum of up to thirty (30) calendar days in which to act upon a Home Improvement Application submittal. If modifications written suggestions of changes required or recommended for approval are requested by the Design Review Committee, the Committee will shall have an up to an additional thirty (30) calendar days to review any resubmitted plans. However, the Design Review Committee usually acts upon applications within fourteen (14) days.~~

~~A perfected application includes the following elements:~~

- ~~(a) Home Improvement Application (Exhibits 1 and, in some cases, 2)~~
- ~~(b) When applicable include a detailed dimensional diagram (drawn to scale) (sample: Exhibit 3)~~
- ~~(c) Include Neighbor Awareness signatures (see below)~~

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

1. Completed and signed Home Improvement Application including Neighbor Awareness signatures (see 2.02)
2. Based on the type of improvement being requested, additional diagrams, location and material identification may be required to be submitted with the Application. See applicable sections within Article V for specific requirements for typical improvements.

2.2. Neighborhood Awareness

The Home Improvement Application requires ~~adjacent two (2) Neighboring Homeowners bordering you're property to sign you're the~~ Application prior to ~~your submitting it~~ submission to the Design Review Committee. **Selected Homeowners may be those within three lots in any direction, as well as in front or directy behind your property.** ~~and behind your property may also sign the application. The signatures of neighboring Owners on your application only signify that they are aware that you are proposing to construct and/or install the improvement(s) you have listed on the application. The gaining of their signatures does not indicate that they approve of the proposal. 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. Neighbor~~ **Neighboring Homeowners** who wish to express opposition may make an objection, in writing, to the **Design Review** Committee through the Administrative Office. The identity of objecting ~~neighbors~~ **Homeowners** will be kept confidential.

2.3 Design Guideline Variance

~~The Design Review Committee must also review all requests for Variances that are not in compliance with to the Design Guidelines.—A variance is—are not approved unless justified by special circumstances. A Home Improvement Application can be demonstrated. In the event you are requesting a variance from the adopted Design Guidelines you 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.~~

- ~~(a) Submit it in writing~~
- ~~(b) Include a detailed dimensional diagram (drawn to scale)~~
- ~~(c) Identify, in writing, the special circumstances that justify the proposed variance—in accordance with Article V, Section 5.11 of the CC&Rs.~~
- ~~(d) Include neighbor awareness signatures.~~

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

~~Nothing shall preclude the prospective Homeowner from first closing escrow on the property before submitting an application for the proposed improvements in accordance with all of the requirements as set forth in this document. Prospective Homeowners in Solera Oak Valley Greens~~ 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 is subject to the requirement that the application for said improvements~~ must be signed by both the current Homeowner and the prospective Homeowner. All Design Guideline processes and requirements, ~~must be~~ including Neighborhood Awareness must be submitted in full. No construction or installation of any exterior improvement may be made prior to ~~both receiving a Home Improvement Permit from the Design Review Committee and~~ 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 approval plans and specifications. No subsequent alterations or modifications of any kind shall be made without a separate resubmission to, and review 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).

3.01 Application Processing

3.01 Homeowner Improvement Permit (HIA)

~~The length of time to complete the improvement (under the approved permit) is one (1) year. An extended length of time may be obtained on a case-by-case basis from the Design Review Committee subject to the then current Design Guidelines. This permit must then be returned to the Administrative Office when the improvement is completed. Return of the permit serves to notify the Design Review Committee that the improvement is completed, as approved, and is ready for inspection.~~

3.1 Homeowner Improvement Permit

~~A Home Improvement Permit will be issued to applicants upon approval of their proposed improvement by the Design Review Committee. The Homeowner will receive notification and timeframe for issuance of the Approval Letter and Home Improvement Permit by mail within (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 it up in the office.~~

~~Owner who have been granted approval for an improvement shall post~~ **The Permit** must be posted inside the garage door window, ~~construction until the project is completed.~~

~~The maximum length of time to complete the 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 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. An extended length of time may be obtained on a case-by-case basis from the Design Review Committee subject to the then current Design Guidelines.~~

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

3.2 City/County Permits

Approval granted to a ~~Solera Oak Valley Greens property~~ **Homeowner** by the Design Review Committee for any **improvement does not relieve an** 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 ~~an~~ **a Homeowner** to submit a Home Improvement Application to the ~~Design Review~~ **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

~~The Design Review Committee, or its duly authorized representative, may inspect any improvement, change or alteration to a property for which Design Review Committee approval is required. This~~ **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. after the Association receives notice of completion from the property owner.** If it is found that an improvement was not completed ~~without submittal of a Home Improvement Application or that an improvement was not constructed~~ in accordance with ~~an~~ the approved Home Improvement Application, the Homeowner will be notified in writing, of the violation within thirty (30) days of the inspection date. Should ~~an~~ a Homeowner fail to correct a violation for which they are notified, the Board of Directors has the right to follow established enforcement procedures. ~~in accordance with the CC&Rs.~~

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 and refund of deposit fees will be 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 ~~revocation~~ **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 fencing, driveways, streets, sidewalks and/or curbs resulting from construction activities.

4.3 Alcoholic Beverages/Narcotics

Contractors, **subcontractors** and/or their employees are not permitted to consume or have possession of any alcoholic beverage or narcotic ~~on~~ **within** 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.

4.5 Business Solicitation

The solicitation of business, ~~is not permitted on Solera Oak Valley Greens property.~~ as well as the display of commercial or advertising signs on Lots or homes is prohibited.

4.6 Disposal of Debris

Owners, contractors, **subcontractors and/or their employees, are responsible** ~~for disposing of their own excess materials and waste~~ for daily clean up and disposal of trash and debris. ~~Disposal of excess materials and waste must be done daily and there is no washing or cleaning of tools on the streets or in the gutters.~~ 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.**

~~4.05 Dumping~~ ~~Dumping construction waste anywhere within Solera Oak Valley Greens is strictly prohibited.~~

~~4.06 Access~~ ~~Homeowner are responsible for making arrangements for contractors to enter into the community with the Solera Oak Valley Greens gate attendant.~~

4.7 Materials

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

~~4.8 Access~~ **Community Access** Homeowners are responsible for making arrangements for their contractors, subcontractors, and/or their employees, to enter into the community with the ~~Solera Oak Valley Greens~~ **Main Gate attendant.**

All commercial vehicles shall enter through the Main Gate. ~~All 'Homeowner Only' The automated~~ entry gates are not to be used by contractors, subcontractors and/or their employees unless authorized in advance in writing by the ~~Board of Directors~~ General Manager. Contractor, subcontractors and or their employees identified tampering with or breaking the barrier arms at the automated gates will be charged a minimum of \$100 violation fine as well as any cost to repair damage to the gates, and are subject to other sanctions from the ~~Solera oak Valley Greens community Association.~~ ~~Additional charges may be billed, at actual cost, for damage to the automated gate equipment.~~

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. ~~the 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. ~~However, in the Rules and Regulations, it states that commercial vehicles that are loading or unloading must be off the premises by 9 pm.~~ 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, ~~or if a repair in progress extends beyond 5:30 p.m.,~~ the Resident must notify the Main Gate of the circumstance of the emergency to obtain an extension of time to complete the repair. at 951-845-8648.

4.9 I.D. Requirements

Contractors and subcontractors with employees, who require access to the community without a 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 that contractors and subcontractors, ~~have a valid~~ are properly licensed and carry certificate of insurance providing coverage for workers' compensation, personal liability, property damage, and commercial auto/vehicle coverage. ~~Also, a home owners should ascertain that a contractor should maintain a City of Beaumont Business License and a California State Contractor's License throughout the period of approval and construction.~~

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

4.11 Speed Limits Traffic Rules

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

4.12 Use of Restrooms Clubhouse Facilities

Contractors, subcontractors, and their employees, ~~are~~ shall not ~~to~~ use Clubhouse facilities or restrooms.

4.13 Visitors

Contractors, subcontractors, and/or their employees are not permitted to bring family members, guests or visitors on ~~the Association~~ premises at anytime. ~~and must maintain noise level to a minimum – no radios and no yelling.~~

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 following are guidelines on specific improvements made to residences in the community. The purpose of this section is to provide residents with information, which will help in designing Homeowners with a guide to assist in design requirements for exterior architectural and landscape improvements. for their home. This information is to be used as a guide to help answer questions you may have while designing the exterior improvements you would like to complete at your home. These guidelines are not intended to cover all improvements that may be considered.~~

This section is not intended to imply that ~~you do not have to submit a Home Improvement Application~~ a Home Improvement Application(HIA) is not required to be submitted unless specifically stated. Rather, It is intended for information and policy purposes. ~~These guidelines are not intended to cover all improvements that may be considered.~~ Direct all questions regarding proposed improvements to the ~~Solera Oak Valley Greens~~ Administrative Office.

5.01 Antenna/Satellite Dish Policy

~~However, an FCC approved satellite dish may be installed provided a Home Improvement Application is submitted to the Design Review Committee prior for its review. Upon approval of the application, an FCC permitted satellite dish antenna may be installed upon a property within the exclusive use or control of the owner of the unit.~~

~~The FCC rule permits the Association to regulate the placement of FCC permitted antennas, and the Association's regulations apply so long as they do not cause an unreasonable delay or cost in the installation of a FCC permitted satellite dish antenna or prevent the reception of an acceptable quality signal. Accordingly, so long as there is no unreasonable cost or delay and an acceptable quality signal can be received, the Association hereby establishes the following guidelines for installation of FCC permitted satellite dish antennas upon property within the exclusive use or control of the owner:~~

~~No satellite dish antenna with a diameter greater than thirty-six inches (36") may be installed within the Association. Under the FCC rule, the Association cannot prohibit, but can regulate, installation of a satellite dish antenna with a diameter of thirty-six inches (36") or less upon property within the exclusive use or control of the owner~~

- ~~a) The satellite dish antenna must be installed in an unobtrusive location.~~
- ~~b) The satellite dish antenna must be either gray or the color of the stucco or trim o the house.~~
- ~~c) Satellite dish antenna wires and cables must be encased or bundled in conduit that is painted to blend with the home.~~
- ~~d) Satellite dish must use independent supports attached to the side of the house or to a stanchion placed in the ground with proper footing. Satellite dish may not be mounted to roof protrusions, (e.g. vent pipes) nor to patio covers, arbors and gazebos.~~
- ~~e) If the satellite dish antenna is installed so that it hangs over a Common Area or may topple onto the Common Area, the Association will require the Owner to install supporting wires or take other reasonable safety precautions including, but not limited to, Relocation of the satellite dish antenna or alteration of the method of installation.~~

5.1 Antenna/Aerials/Satellite Dishes

Outside television antennae, 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)*

- 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:

- (a) 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.**
- (b) Wiring and cables shall be encased or bundled in conduit that is painted to blend with the background against which it is mounted.**
- (c) Be installed in an as unobtrusive location as possible without interrupting reception or transmission of an acceptable quality signal.**
- (d) 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).**
- (e) Devices shall not encroach 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. Homeowner shall certify to the Design Review Committee, in writing, their installation date and that the Permitted Device was installed according to Section 5.01 of these Design Guidelines upon completion of their installation.

5.02 Arches see landscaping

An arch is a passageway with a minimum height of 6’/8” and a maximum height of 8’/10”. If constructed of wood, the minimum frame material required shall be 1’/3” or 2”/2”. It must be painted white or to match stucco or trim of house.

~~If an arch is placed upon two columns constructed of masonry material, the columns cannot exceed 5'2" in height, total height not to exceed 8'0". Each application will be handled on an individual basis and must be approved by the Design Review Committee.~~

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.

- (a) Cameras shall be integrated in the Coach Light bordering the front or side garage doors.
- (b) 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)
- (c) Camera housing shall not exceed four (4) inches in diameter and seven (7) inches in length when fully extended.
- (d) Cameras shall be compatible with the residence in style, color and scale and be as unobtrusive as possible.
- (e) Color shall match the color of the stucco or trim where mounted.
- (f) 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.
- (g) Cameras that include motion detector lighting shall insure 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 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 mechanical apparatus requiring roof installation are not permitted.

5.04 Awnings/Shades

~~Synthetic, simulated bamboo vertical shades are prohibited—see 5.5~~

5.4 Vertical Roll-up Sunshades (HIA Permit Required)

~~(a) The use of awnings is not allowed. However, vertical shades are permitted but must be approved, in writing, prior to installation, by the Design Review committee.~~ **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.**

(b) It is the responsibility of the Homeowner to maintain the appearance of the vertical roll-up 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.

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 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

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.

5.7 Built-In Barbecues/Fireplaces/Fire Pits

Barbecues, fireplaces and fire pits, shall be located in rear yards only, a minimum of five (5) feet from any side or property lines. shall not be constructed on or attached to any property line, common wall or fence. 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 ~~of a barbecue~~, 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.**

~~Provide the following with your application:~~

- ~~(a) — Dimensions~~
- ~~(b) — Material~~
- ~~(c) — Color~~
- ~~(d) — Plot plan drawing to scale indicating the location of BBQ in relation to residence and neighboring residences.~~

5.8 Clotheslines/Drying Racks

The installation of outside clotheslines, or other outside facilities for drying or airing clothes, shall not be erected, placed or maintained in any **Lot front or side yard location**. ~~so as to be visible from neighboring property, including the Association's Common Areas (see Article VIII, Section 8.08 of the CC&Rs).~~ **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 Lot line**

5.9 Pet Enclosures/Runs and Runs

~~Unless approved by the Design Review Committee, no~~ **Structures for the temporary daytime care, housing or confinement of any pet on any Lot property shall be maintained so as to be visible from a neighboring property (Article VIII, Section 8.03 (b) of the CC&Rs).** ~~Pet enclosures and runs must~~ **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.

5.03 ~~Bird Feeders and Bird Houses~~—see 5.11 #5

~~Bird feeders and bird houses may not be installed, or hung from, in the front yard trees. Feeders and Houses may be hung in rear and side yards in or at a location in the rear yard where they could as to not cause a nuisance to the adjoining Neighbors. Bird Rear yard houses or bird feeders mounted on poles, may shall not exceed five (5) seven (7) feet in overall height nor be located less than five (5) three (3) feet from the property lines.~~

~~Note: Home Improvement Applications are not required for Feeders and Houses meeting these guidelines.~~

5.08 ~~Dry Streambeds~~ see Article 6.2.1

~~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.~~

5.10 Exterior Lighting

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:

- (h) No lighting will be permitted which causes unreasonable glare, or is directed towards, to neighboring Owners Homeowner properties, other neighborhoods or the any Common Areas (see Article VI, Section 6.08 and Article VIII, Section 8.06 (c) of the CC&Rs) ~~Lights are not to be directed outside a resident's property.~~
- (i) Proposed fixtures are to be compatible with a residence in style, color and scale.

- ~~(j) Landscape lighting will be approved on a case-by-case basis. Provide the voltage and bulb wattage, along with all dimensions and a picture or drawing with your application. Bulb intensity must not exceed 600 lumens.~~
- ~~(k)~~
- (l) Light posts with multiple fixtures are not permitted in rear yards only.** ~~the front of any lot. All exterior lighting shall comply with City of Beaumont ordinances (see Title 8, Health and Safety, Chapter 8.50). Homeowners should submit a photograph or drawing of proposed fixture to the Design Review Committee. Application must include voltage, lumens, and type of lamp with Home Improvement application.~~
- (m) Wires and cables must be encased or bundled in conduit that is painted to blend with the home match the color of the stucco or trim where mounted.**
- ~~(n) Exterior string, rope, icicle, and lantern lighting is not permitted except during the December holidays. Such lights may be used as rear yard party decorations (short time duration) or as permanent decorative lighting under rear yard patio covers. (See 5.16). See Decorating/Lighting 5:10~~
- (n) Replacement, or addition of, exterior light fixtures beside the front door, side garage door, the roll-up garage door and on pony walls (referred to as coach lights) will be approved based on compatibility with the residence in style, color and scale.**
- (o) Light Fixture bulbs shall be white with blub intensity not exceeding 600 lumens.**
- (p) Light posts are permitted in rear yards only.**
- (q) 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, consider 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**
- (r) 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.

(s) 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. Variances for larger properties and walkways will require the submission of a complete Application with all required documentation.

(t) Colored path and décor lighting are allowed in rear yard areas only.

(u) Rear Yard entertainment lighting is allowed for a maximum of seventy-two (72) hours. (See Section 5.11 for holiday lighting)

(v) White rope lighting is allowed on the ledge of the Princess model to illuminate the walkway to the entrance door.

(w) Permanent track lighting is not permitted.

5.11 5.16 Holidays/Decorating Decorating/Lighting

~~In accordance with the Rules and Regulations, appropriate~~ **Outlining the home with string lighting is for holiday/seasonal decorating only. Lighting may be displayed outside a residence to commemorate recognized holidays . Decorations may be displayed for fourteen (14) days prior to and three (3) days after holidays. For the December holidays, decorations may be displayed at a residence beginning the weekend following Thanksgiving and must be removed by January 10th.**

5.12 Front Yard Decorative Elements YardOrnaments, and Wall Decorations ~~The display of novelty ornaments, signs, flags or other decorations on a lot visible from any street or Common Area may be allowed and, depending upon location, color, or other design features, may or may not require a permit. In some cases such items will not be allowed. The maximum number of ornaments and decorations permitted in the front yard area, including house walls, shall be five (5) Note: A family of ornaments e.g., one duck and four ducklings is considered five ornaments, not one family of ornaments.~~

~~Provide the following with your application:~~

~~(a) Plot plan indicating the dimensions of the lot (to scale).~~

~~(b) Quantity of ornaments (including their locations on the plot plan)~~

~~(c) Dimension(s) of the ornament(s) – The size of the ornament will be consistent with typical small or medium plants to a maximum height of 36 inches.~~

~~(d) Color(s) of the ornament(s)~~

~~(e) Material(s) of the ornament(s)~~

~~(f) Sketch/Picture(s) of the ornament(s)~~

5.13 Front Yard Decorative Ornaments

Note: Any combination of ornaments, metal or 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.**
- 3. Metal or wood wall décor, visible from the front street, excluding the entry way is limited to five (5) items.**
- 4. 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).**
- 5. 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.**
- 6. One windchime is permissible in the front yard.**

5.14 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.

~~(a) The height of a Flagpole height shall not should be minimized; however, in no event can the height be more than exceed~~ twenty (20') feet when measured from the original grade, even if the flagpole is not attached at the ground level.

(a) The size of a flag cannot exceed 4' by 6".

~~(b) If flag display/Flag pole lighting is to be used, the application must address such factors as location of the light fixture, lumens, and source of power for the light~~ shall be white with bulb intensity of no more than 600 lumens.

(c) Wires and cables must be encased or bundled in conduit that is painted to match the color of the stucco or trim where mounted.

~~(d) It will be helpful to include a brochure or photo of the proposed set up.~~ Diagram indicating location of flagpole and if applicable, light fixture, to be installed.

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

5.15 Fences/Walls/Gates

~~Material used for fences, walls and/or gates are subject to approval and will be given consideration depending upon their exposure to the Community.~~ (Article VI, Minimum Construction Standards, Section 6.05 of the CC&Rs)

5.15.1 HOA Fences (HIA Permit Required)

(a) 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.

~~(b) Stuccoed walls must match the color of the stucco on the residence at which the improvement is proposed. be painted to match the color of the stucco on the residence at which the improvement is proposed. Vinyl fences must be Buffteck, Chesterfield style, or the equivalent.~~ All vinyl fence material must match the original fencing installed **by the Builder**. **These elements shall be constructed of good quality materials.** Vinyl fences cannot be used to retain dirt or rock.

~~© Materials~~ Replacement materials used for fences, ~~and/or~~ walls and/or gates ~~are subject to approval~~ and will ~~be given consideration depending upon their exposure to the community.~~

- (d) Replacement fences and/or walls separating adjacent lots, both on and off the golf course, must match original dimensions. Fences, wall and/or gate heights shall not exceed five foot- two inches (5’/2”) unless the original fence, wall and /or gate are higher. Variations from the original ~~front-side yard fence, wall and/or materials and the maximum height is subject to approval on a case-by-case basis.~~
- (e) When a fence and/or wall located between two ~~properties-owners~~ is being replace or changed, both property owners must acknowledge, in writing, that they are in agreement with the proposed change. The written agreement shall be included with the Home Improvement Application. ~~If there is a disagreement between property owners, the Design Review Committee shall be the governing entity to resolve a dispute involving the proposed change to a wall or fence. The Design Review Committee will not become involved in the financial arrangement between the property owners.~~

5.15.2 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.

5.15.3 Front Courtyard Walls (HIA Permit Required)

~~Stuccoed block~~ Front courtyard walls are allowed depending upon ~~the~~ **their** location of the courtyard wall and how well ~~it~~ they compliment-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 ~~15 feet~~ 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.**

5.15 Additional Gates (HIA Permit Required)

~~Gates~~ **New or replacement gates** are considered for approval upon submittal of the pattern, color, dimensions and material to be used. ~~The color shall match the color of the trim or stucco on the residence. Only vinyl or wrought iron gates will be considered. Black is acceptable for wrought iron only. Modifications~~ **Gates shall not exceed the height of the existing fence or wall, nor shall the gate have an arch that exceeds 6” six (6) inches above the fence or wall. A vinyl gate may be replaced with a decorative gate of a different design and materials but the new gate shall not exceed the height of the adjacent fence or wall, nor have an arch that exceeds six (6) feet above the fence or wall.**

~~Gates are considered for approval upon submittal of the pattern, Color, dimensions ad material to be used. The color shall match the color of the trim or stucco on the residence Black is acceptaaable for wrought Iron only..~~

5.16 Gutters/Downspouts/Rainwater Barrels

Gutters and downspouts ~~must~~ shall be maintained or replaced to original (as possible) design. ~~and color.~~ 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. ~~Or other water conservation devices.~~

Rainwater-capturing devices shall be located in rear-yard only and shall not extend higher than surrounding vinyl fences. ~~and walls.~~ 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. ~~Regardless of how downspouts are modified~~ If downspouts are modified, rainwater runoff shall not be directed to adjacent properties.

5.17 Patio Privacy Screen/Lattice (HIA Permit Required)

~~All latticework must receive prior approval from the Design Review Committee. Latticework that can be seen from a street and/or Common Area will only be approved in limited amounts and areas. The following are some guidelines to consider when planning the use of latticework.~~

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. ~~Wood latticework should generally be painted white. When latticework is being used to tie a patio roof structure together, the latticework should be painted to match the patio cover, which would generally be the color of the trim, stucco or white.~~

~~Latticework composed of crossed diagonal or perpendicular members must be constructed of a good quality wood stock having a minimum cross section of 1/4" x 1 1/2". The openings between the wood members should be a minimum of 1" and a maximum of 3". Simulated wood PVC latticework may be approved by the Design Review Committee.~~

~~Latticework shall not be used to enclose an extended patio cover, or gazebo. Latticework may not be used on the side of a an added-on extended patio cover. that is parallel to the house where the patio cover is attached.~~

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

~~The latticework that is being used on the open side of the original Pulte patio may not have a total width of more than ten (10) feet; nor may any latticework extend beyond the patio post that is farthest from the house.~~

5.18 Extended Patio Covers/Gazebos/Pergolas and Arbors (HIA Permit Required)

(a) These elements ~~are to~~ **shall** be constructed of good quality ~~wood, metal or vinyl~~ materials. These structures may not be enclosed (i.e., with walls or screens). ~~They shall be painted to match the existing trim of a residence or be painted white.~~ **The Patio cover to blend / compliment stucco or trim.**

~~Provide the following with your application~~

- ~~(1) Location of structure in relation to the residence and property lines, on a plot plan, drawn to scale~~
- ~~(2) Materials~~
- ~~(3) Color~~
- ~~(4) Dimensions~~
- ~~(5) Elevations~~

~~Latticework may be used on the roof of a patio cover or gazebo and latticework may be used on a patio cover to architecturally tie two roof structures together. Latticework may not be used for fencing, but may be used to enclose a ground level air conditioning unit or swimming pool and spa equipment.~~

(b) 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 ~~1 ½” x 1 ½”~~ **one (1) and one-half (1/2) inches X one (1) and one-half (1/2) inches.**

© A patio cover with a solid covered roof must be engineered for snow and wind loads and have a minimum pitch of ~~¼ inch~~ **one fourth (1/4) inch** per foot and a maximum of ~~4 inch~~ **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 ~~4 inch~~ **one (1) inch** per foot will require a tiled roof to match the residence. Solid covered patio must show drainage downspout location. Downspouts shall meet water control requirements noted in Section 5.15 and must match the color of the patio cover.

(d) Sun decks over a patio cover are not permitted.

(e) 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.

(f) 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.

(g) The Design Review committee will consider requests for the installation of netting between supportive posts on a patio cover on golf course lots as deemed appropriate by the Design Review Committee.

5.19 Garden Arbors/Arches/Trellis (HIA Permit Required)

~~If constructed of wood, the minimum frame material required shall be 1 1/3" or 2" x 2". It must be painted white or to match stucco or trim of house.~~

~~If an arch is placed upon two columns constructed of masonry material, the columns cannot exceed 5' 2" in height, total height not to exceed 8' 0". Each application will be handled on an individual basis and must be approved by the Design Review Committee.~~

~~An~~ **A garden arbor or arch, used as is a passageway shall have** a minimum height of ~~6' - 8"~~ **six (6) feet eight (8) inches** and a maximum height of ~~8' - 0"~~ **eight (8) feet**. ~~If constructed of wood, the minimum frame material required shall be 1" x 3" or 2" x 2". It must be painted white or to match stucco or trim of house.~~ **If an arch is placed upon two columns constructed of masonry material, the columns cannot exceed 5' 2" in height the total height, including the arch, shall not to exceed 8' - 0" eight (8) feet.** ~~Each application will be handled on an individual basis and must be approved by the Design Review Committee.~~

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.

5.20 Screening in Pulte Patio

Screening in the original ~~integral patio (Pulte patio)~~ **Pulte patio** of the house is permitted ~~provided~~ **providing** the following guidelines are met:

- (1) The screen panels cannot extend beyond the original ~~patio (Pulte patio)~~ **Pulte patio** dimensions.

(2) Frames shall be aluminum with baked enamel finish or vinyl. Color shall be white or off-white. ~~match the color of the house.~~ Screen materials include standard window screen made with fiberglass or aluminum, shall be maintained as originally installed.

(3) Exterior wall colors are to be consistent in color to existing exterior finish.

(4) The Association may direct the homeowner to replace aging, deteriorating, and or torn screening at its discretion.

~~Horizontal extrusions should be 1" x 2" / Vertical extrusions should be 2" x 2".~~ Screen panels cannot exceed 44" ~~forty-four (44) inches~~ wide. If the frame contains windows or glass panels the frames shall be white or match existing window frames.

The Solera Oak Valley Greens Association shall have the right to direct the ~~Homeowner~~ homeowner to replace aging, deteriorating, and/or torn screening at its discretion.

~~5.20.1 Room additions to the house are to be compatible in scale, materials and color with the existing residence. Roof, walls and slab must be connected to the existing structure as required by building code. Color should match the color of the house or the trim.~~

5.21 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. Room additions to the house~~ All structural projects shall be architecturally matched to the existing primary structure and ~~are shall to be compatible in scale, materials and color with the existing residence. Roof, walls and slab must be connected to the existing structure as required by building code. Color should match the color of the house or the trim.~~
- 2, Second story additions to the existing structure or two story secondary units are not allowed.
- ~~3, New Windows, and doors and trim must~~ 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 (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:

5.21.1 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.

5.21.2 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.

5.21.3 Room additions(HIA Permit Required)

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

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

5.21.4 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 shall 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.

~~Pitched roofs must match the existing structure in slope and material.~~

~~Existing landscape grades must be maintained.~~

~~Provisions must be made to prevent storm water run-off to adjacent property.~~

~~Major features of the residence such as the vertical and horizontal lines, projections and trim details are to be shown in the plans being submitted for the addition.~~

~~**5.20.2 Screening** In the original integral patio (Pulte patio) of the house is permitted providing the following guidelines are met:~~

~~The screen panels cannot extend beyond the original patio (Pulte patio) dimensions.~~

~~Frames shall be aluminum with baked enamel finish or vinyl. Color shall match the color of the house.~~

~~Screen materials include standard window screen made with fiberglass or aluminum and shall be maintained as originally installed.~~

~~Walls colors to be consistent in color to existing exterior finish.~~

~~Horizontal extrusions should be 1" x 2" / Vertical extrusions should be 2" x 2". Screen panels cannot exceed 44" wide. If the frame contains windows or glass panels the frames shall be white or match existing window frames.
The Solera Oak Valley Greens Association shall have the right to direct the Homeowner to replace aging, deteriorating, and/or torn screening at its discretion.~~

~~5.17 Landscaping See Section 6 Landscaping~~

5.22 Portable Generators

1. Be aware of noise and effect on neighbors
2. Do not run generator after 10:00

5.23 Storage Sheds (HIA Permit Required)

~~All Storage sheds are to be located in rear or side yards and shall not be visible from any street or Common Area. and/or neighboring properties. All storage sheds shall meet required City setbacks. 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.~~

5.24 Swimming Pools/Spa (HIA Permit Required)

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

~~Plumbing and electrical lines to pool and/or spa must shall be contained in underground conduits. (See CC&R Article VI, 6.02 for more detail) be subterranean or otherwise concealed.~~

~~In areas without solid walls or fencing, all pool and/or spa equipment is to be enclosed 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.~~

~~Adequate ventilation and noise prevention provisions must be made for this type of equipment.~~

~~The Home Improvement Application shall also include the following:~~

~~Design and Dimensions of pool and/or spa~~

~~Diagram indicating location to be installed including measurements from residence and property lines.~~

~~Diagram indicating location of all equipment and if required the height and material to be used for screening~~

~~Drainage detail~~

Product photo/drawing indicating size, shape and color of materials to be used

No Guarantee of Continued View — See Landscape

Each Owner has acquired his/her Lot subject to the possibility that the view from such Lot may be altered at any time by neighboring properties. (See Article VI, Section 6.04 of the CC&Rs for more detail.)

5.25 Waterfalls/Fountains/Decorative Ponds

Proposed waterfalls, fountains and decorative ponds must be submitted with the location, dimensions and a picture or diagram including the intended appearance and color. A piping diagram of the re-circulation system and drainage must be included.

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

- A piping diagram of the re-circulation system and drainage must be included.
- Proposed waterfalls, fountains and ponds must be less than twenty-four (24) inches deep **No greater than twenty-four (24) inches deep**, Total area allowed for waterfalls is a length of ten (10) feet and a width of four (4) feet; **ten (10) feet in length and four (4) feet in width**
- the height will be reviewed at the time of submittal. Fountains are limited to a maximum height of five (5) feet from the original lot grade. **No greater than five (5) feet in height from the original lot grade**
- **Shall not be constructed on a property line or attached to any wall or fence, including the golf course iron fencing.**
- ~~The fountain’s diameter or width will be determined on a case-by-case basis.~~
- ~~Fountains with water or ponds must meet Vector Control guidelines.~~

5.26 Windows/Doors/Screen Doors

~~Proposed Replacement or new windows and/or doors must 1) shall match the material, appearance, color and finish of the original window(s) and other existing windows. and/or doors, or 2) be an appropriate new color from the choices provided in Section 5.29, or 3)~~

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

Replacement doors for either the front door or side garage door may be replaced with a combination of wood and glass. decorative wood/glass doors.

Screen doors, hinged or spring-wound, screen doors 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.

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.

~~The Home Improvement Application shall also include the following:~~

- ~~5—Diagram indicating location(s) that product will be installed~~
- ~~6—Product photo/drawing/brochure indicating size, design and color of materials~~
- ~~7—For tinting applications, also provide the percentage of tinting~~

5.27 Air Conditioners

~~Window mounted units are prohibited. Through the wall type air conditioner units may be considered on a case-by-case basis. Such units will generally not be approved unless a pressing need can be established. Requests for approval must include the reason the unit is needed, the unit size, placement in regard to neighbors, and neighbor awareness signatures. The portion extending outside of the house may not be greater than the minimum recommended by the manufacturer and in no case greater than two (2) inches.~~

5.28 Skylights/Solar Tubes

~~Skylights and Solar Tubes, intended to generate additional interior light, may be approved~~ **are allowed.** ~~On the application, show the location, dimensions and the overall finished height above the existing roof.~~

5.29 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.

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.

Homeowners 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

- a. ~~Photovoltaic~~ systems may be installed and must meet requirements established by the State of California, SCE and the City of Beaumont, which will issue permits and conduct inspections. In order to preserve aesthetic values with such installations all exterior cables will be placed in conduit and the conduit will be painted to match the exterior stucco color.
- b. ~~Hot Water~~ systems used to heat water for domestic usage, a swimming pool and or a spa must be installed according to the manufacturer's installation requirements and the City of Beaumont, which may issue a permit and inspect the final installation.

5.28 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 is to be repainted with flat finish only.

~~Approved color options for all Solera house models are available for stucco, fascia, shutters, doors, and roll-up garage doors. All doors, shutter and wood trims must be maintained to ensure a neat and attractive appearance. Color swatches Boards with— for approved colors—Combinations for all Solera house models home improvement applications combinations for exterior painting are available in the Administrative Office. Shutters and doors may be painted in flat-finish, satin sheen or semi-gloss. All other paint must be flat finish only.~~

It is highly recommended that paint be purchased from the Behr color palette book at Beaumont Home Depot, as color matching may be unsuccessful with other brands. A 4x6 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 at the administration office. ~~Approved colors are shown in the Exterior Paint Color Palette Binder in the Administrative Office.~~

5.29 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 ~~shown in the Exterior Paint Color Palette~~ available to view in the Administrative Office.

~~The Home Improvement Application shall also include the following:~~

- ~~8 Diagram indicating location(s) concrete stain will be applied~~
- ~~9 Indication of approved stain color choice~~

5.30 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 5.30)

Decorative garage door hardware hinge and handle accents are allowed.

~~Note on replacing roll-up garage doors. Homeowners have two options on painting: 1) select one of two standard colors, almond or white, on a temporary basis; or 2) immediately have the new door painted to one of the four approved colors above. When Option 1 is selected, one of the four approved permanent colors is to be applied at such future time that the door is due for maintenance painting.~~

Article VI

LANDSCAPING

Landscaping (hardscape, softscape and xeriscape) should be 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

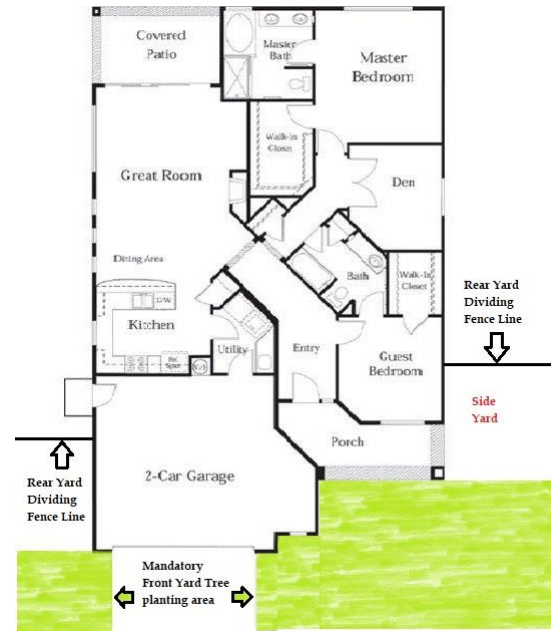
Front yard spaces are defined as the space from the rear yard dividing fence line to the front yard property line at the curb. The back yard is everything behind the rear yard dividing fence line. Side yards begin at the face of the roll up garage door down the sides of the residence. Depending on the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

6.2 Front Yard Landscape (HIA Permit Required)

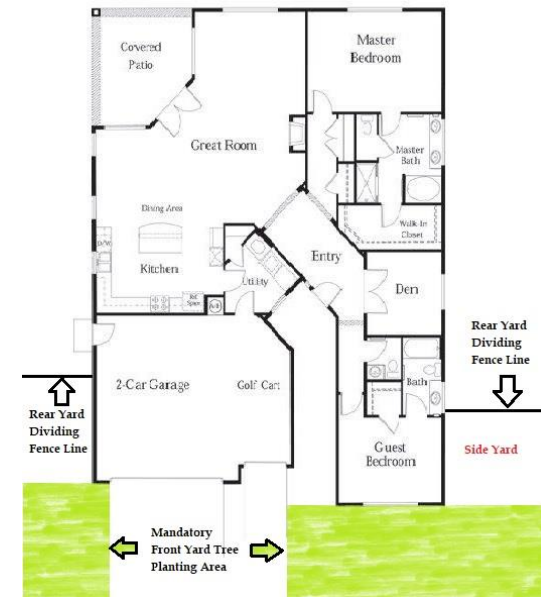
Front yard plantings beyond the ten (10) foot setback, with the exception of trees, turf and ground covers, shall be maintained at a maximum height of six (6) feet up to the start of the garage. Hedges along dividing side yard property lines, beginning at the garage to the rear yard dividing fence line,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



Princess Model



Trillion Model



Emerald 8

6.3 Front Yard Landscape (HIA Permit Required)

~~For projects to meet the requirements in this section,~~ 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. ~~—minus the square footage of the driveway and the walkway. shall be comprised of a minimum of 50% softscape materials (see below).~~ 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 ~~plant material~~ trees, shrubs and other vegetation must be considered when selected and ~~placed~~ be planted in a manner which does not cause ~~an~~ unreasonable nuisance to adjacent properties or common areas. ~~when selecting and placing plant material. Trees, shrubs plants and other vegetation are not to encroach into or onto adjoining lots or Common Areas. This includes the root ball or root system as well as the crown or foliage of a tree, shrub or other vegetation, at maturity.~~

6.4 Trees (HIA permit Required)

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).

To provide for vehicular and pedestrian traffic safety, no tree overhang, shrubs, planters, pots, walls of any kind shall be no 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.

- ~~(a) The Design Review Committee shall have the discretion to adjust the guideline based upon tree species and mature size. For purposes of this rule, rear yard is everything behind the side fence and gate. In rear yards, trees and shrubs should be selected and placed **planted** in a manner which does not cause an unreasonable nuisance to adjacent properties. Note: a plant that may block the view of a neighboring homeowner is not considered an unreasonable nuisance.~~

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 ~~such~~ 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. **shall not exceed three (3) feet in diameter.** Lava rocks, white rock, pea gravel and sand are not acceptable.

~~Considering that plants take time to mature and fill in, homeowners may have two growing seasons for softscape elements to achieve anticipated coverages. All designs, especially drought-tolerant, should consider the need for maintenance, including being free of weeds. Consideration should also be given to plant appearances during dormant periods~~

6.6 Softscape materials (HIA permit Required)

~~Softscape materials include all plants, grass, and artificial turf.~~ 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 should not be more than 12 “ at maturity. When the front yad softscape plant material has a variety in height, the maximum height of any species 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 plan material within the above limits. All plant material in areas other than the front yard should not exceed 6’ (except trees). 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. Include the size, shape and color of hardscape materials and provide a sample of hardscape ground covers (small amount in bag)>

~~include all plants, shrubs, trees, grass, and artificial turf. Considering that plants take time to mature and fill in, homeowners may have two growing seasons for softscape elements to achieve anticipated coverages. All plantings are given two growing seasons for softscape elements to achieve anticipated coverages. All designs, especially drought-tolerant, should consider the need for maintenance, including being free of weeds. Consideration should also be given to plant appearances during dormant periods. Softscape vegetation shall be planted so as not to allow for dirt run-off onto curbs and streets.~~

~~The Home Improvement Application shall also include the following:~~

- ~~• Diagram indicating location(s) of proposed installation of softscape and hardscape items.~~
- ~~• Diagram to include the identification of vegetation at each location by common plant name.~~
- ~~• Diagram to indicate size, shape and color of hardscape materials and provide a sample of hardscape groun~~

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 Water Conservation Designs

~~Conversion of front yards (and side yards visible from the streets) to water conserving designs shall not be significantly comprised of materials such as cactus, rock, wood chips, etc. These materials which also includes cactus may be allowed as long as they are visually subordinated to such plants as trees, shrubs, and ornamental grasses, and groundcovers when such plants mature in size.~~

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.

6.9 Invasive/Noxious Plants

Those Plants included in the following table ~~not a complete list~~ are some of the more common types of invasive or noxious plants that shall not be planted. Residents who already have these plants ~~(such as crabgrass)~~ 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.



CAL IPC : <https://www.cal-ipc.org/wp-content/uploads/2018/05/InvasivePlantChecklistforCaliforniaLandscaping.pdf>

Scientific Name	Common Name	Problem
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

6.10 Artificial Turf Landscaping (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 ¾ 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

6.11 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.

6.12 Irrigation

All irrigation lines, with the exception of 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~~, **Lots and Common Areas**. Drainage shall not be directed onto sidewalks, curbs, walkways and/or driveways.

6.13 Fire Hydrant Clearance

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

6.14 No Guarantee of Continued View

Each ~~Owner~~ **Homeowner** has acquired ~~his/her Lot~~ **their property** subject to the possibility that their view ~~from such Lot~~ may be altered at any time by neighboring properties. (**See CC&Rs Article VI, Section 6.04 of the CC&Rs for more detail.**)