

ARCHITECTURAL GUIDELINES



Spring Valley Lake Association

SPRING VALLEY LAKE
ASSOCIATION

ARCHITECTURAL
GUIDELINES

June 26, 2017

Table of Contents

1.0 Introduction	5
1.1 Glossary	6
1.2 Purpose	7
1.3 Responsibility and Authority	7
1.4 The Applicant	7
1.5 The Architectural Committee (AC)	8
1.6 Consulting Architects and Other Professionals	9
1.7 Staff Liaison	9
2.0 The Approval Process	11
2.1 AC Meeting	11
2.2 Review Criteria	11
2.3 Limitation of Liability	12
2.4 Required Submittals	12
2.5 Plan Submissions and Committee Review	13
2.6 Additional Building Submittal Requirements	15
2.7 Variances	15
2.8 Variance Request Procedures	15
2.9 Appeals and the Appeal Process	16
2.10 Deviation or Changes to Plans.	16
2.11 Fees and Deposits	17
2.12 Fee Refunds and Cancellation Notices	17
2.13 Time Limits	18
2.14 SVLA Common Areas and Owner Liability	19
2.15 Construction Verifications	19
2.16 Starting a Project without Committee Approval	20
2.17 Other Approvals	20
3.0 Design Philosophy	21
3.1 Building Design Philosophy	21
3.2 The Architectural Guidelines	21
3.3 Compatibility	21
3.4 Mobile Homes	21
3.5 Key Architectural Concepts	21
3.6 Additions and Remodels	22
3.7 Special Uses	22
4.0 Site Design Guidelines	24
4.1 Relation to the Natural Environment	24
4.2 Location and Impact on Neighbors	24
4.3 Setbacks	24
4.4 Minimum Dwelling Size	29
4.5 Detached Accessory and Landscape Structures	29
4.6 Grading Standards	30
4.7 Drainage	30
4.8 Garages and Off-street Parking	31
4.9 Garage Conversions (garage floor area converted to livable floor area)	31

4.10 Garage Doors	31
4.11 Recreational Vehicle Parking	32
4.12 Driveways and Parking Pads	32
4.13 Long-Term Parking Areas	33
4.14 Side Yard Parking	33
4.15 Semi circular driveways.....	33
4.16 Driveway Materials	33
4.17 Utilities, Utility Meters, Satellite Dishes	35
4.18 Solar Panels, Solar Heaters.	36
4.19 Air Conditioning Systems, Swamp Coolers and Mechanical Equipment.....	37

5.0 Architectural Design Guidelines..... 38

5.1 Height Restrictions	38
5.2 Roof Design.....	38
5.3 Gutters and Downspouts.....	38
5.4 Skylights	38
5.5 Window and Door Openings	39
5.6 Greenhouse Garden Windows on a Residence	39
5.7 Balconies, Roof Decks and Sundecks	39
5.8 Sundeck Design.....	40
5.9 Chimneys	41

6.0 Exterior Materials and Finishes 42

6.1 Building Walls	42
6.2 Window Sash.....	43
6.3 Glass and Glazing	43
6.4 Window Shades and Coverings.....	44
6.5 Decorative, Colored and Stained Glass	44
6.6 Doors.....	44
6.7 Garage Doors	45
6.8 Shutters, Louvers and Vents	45
6.9 Fascias	46
6.10 Flashing and Sheet Metal.....	46
6.11 Roofs	46
6.12 Roof Accessories.....	46
6.13 Painting.....	47
6.14 Awnings	47
6.15 House Numbers.	47

7.0 Hardscape Design Guidelines..... 48

7.1 Hardscape Components.....	48
7.2 Balconies, Roof Decks and Sundecks	48
7.3 Definitions.....	48
7.4 Waterfront Related Improvements.....	51
7.5 Vessel Lifts, Covers and Docks	51
7.6 Corrals and Horse Shelters	53
7.7 Paving	54
7.8 Feature Hardscape Element	54
7.9 Patios, Terraces, and Decks	55

7.10 Shade Structures, Arbors and Gazebos	55
7.11 Greenhouses	56
7.12 Fences and Walls, General Requirements	56
7.13 Metal Fencing	57
7.14 Three Rail Fences	58
7.15 Walls	58
7.16 Golf Course Lots.....	59
7.17 Greenbelt/Bluff Lots	59
7.18 Lake Front Lots.....	60
7.19 Pool Fencing.....	61
7.20 Gates.....	61
7.21 Driveway Gates.....	62
7.22 Unacceptable Fence, Wall and Gate Materials	62
7.23 Outdoor Kitchens, Exterior Fireplaces, Permanent Barbecues and Pizza Ovens...	62
7.24 Service Areas	62
7.25 Storage Sheds.....	63
7.26 Refuse Containers and Enclosures	63
7.27 Flagpoles.....	63
7.28 Basketball Backboards and Sports Equipment.....	63
7.29 Play Structures and Playground Equipment	64
7.30 Swimming Pools, Spas and Fountains.....	64
7.31 Outdoor Lighting	65
7.32 Clotheslines.....	66
7.33 Dog Houses.....	66
7.34 Mail Boxes	66
7.36 Signs.....	66

8.0 Landscape Design Guidelines	67
8.1 Planting Design Objectives.....	67
8.2 New Home Landscaping	68
8.3 Lake Front Property Landscaping.....	68
8.4 What Needs Approval	68
8.5 Landscape Design Feature.....	68
8.6 Planting Standards.....	69
8.7 Unimproved Lots.....	70
8.8 Trees and Shrubs.....	70
8.9 Hedges.....	72
8.10 Xeriscaping.....	72
8.11 Artificial Turf.....	72
8.12 Irrigation System Design	74

1.0 Introduction

One of the more important functions of Spring Valley Lake Association is enhancing the desirability and attractiveness of living in the community by preserving and enhancing the architectural character of the Community. The Association is granted the power to administer and enforce architectural controls within the Community by Article III of the Declaration of Covenants, Conditions and Restrictions and for Spring Valley Lake (the "Declaration"), which recorded on September 11, 1969 in Book 104 of Maps, pages 55 through 63 in the Official Records of San Bernardino County, California, as amended from time to time.

The Association administers and enforces all design guidelines through the Architectural Committee (AC) as provided in Article III of the Declaration. The Architectural Committee has the authority to review and approve all plans and specifications for Improvements as described in Article III of the Declaration and assess fees, as set by the Board of Directors, for review and approval of proposed construction plans. The Architectural Committee by majority vote have the sole authority to approve or disapprove Applications. Board members and Committee members acting without majority vote, Association Management and agents of the Association have no authority to approve or disapprove Applications.

The following Architectural Guidelines will be (have been) adopted by the Board of Directors to provide for the continued preservation and enhancement of the community environment. These Architectural Guidelines are strictly enforced.

These Architectural Guidelines supersede any similar or conflicting Rules and Regulations adopted prior to the most current adoption date of this document. These Architectural Guidelines may be amended, supplemented or repealed by the Board of Directors with proper notification to Membership.

A copy of the Architectural Guidelines and referenced appendices and forms may be found on the Association's website at www.svla.com. Printed copies may also be obtained at the Association's Administrative Office.

1.1 Glossary

The following terms are used throughout the Architectural Guidelines. Additional terms are also defined at the beginning of specific sections when the use of those terms is limited to that chapter.

1.1.1 Easement - An interest in land owned by another that entitles its holder to a specific limited use or enjoyment. Put simply, an easement grants access to property that is not owned by the easement holder.

1.1.2 Lake coving - The concrete curbing installed on the shoreline that runs above the waterline to meet the grade of the lot and below the waterline to create the sides of the lake basin.

1.1.3 Lake easement - The 16 feet (16') from the lake coving extending out into the lake waters where lot owners are entitled to specific limited use and/or enjoyment.

1.1.4 Lake seal - The compacted layers of Bentonite Clays that form the bottom of the lake basin and creates the barrier that retains the lake waters.

1.1.5 Life Safety - A code or regulation created for the purpose of reducing the potential for injury or harm to a person.

1.1.6 Property line - Any recorded boundary of a lot. Please review your lot survey for actual property/lot lines.

1.1.7 Setback - The distance by which a structure, parking area or other development feature must be separated from a lot line, other structure or development feature, or street centerline (see San Bernardino County Development Code). All setbacks within SVLA are outlined and controlled by the CC&Rs. See Article IV, Section (d).

1.1.8 Submittal - The documentation that is prepared by the Owner and given to SVLA for review.

1.1.9 Application - The required form that gives SVLA the information about what is being submitted for review. The current version can be found online or at the Office.

1.1.10 Architectural Committee - The volunteer group that reviews submitted projects against the Architectural Guidelines and renders a decision of approval or disapproval.

1.1.11 Board of Directors - The body of elected members who jointly oversee the activities and management of the SVLA.

1.1.12 Shoreline easement - The 16 feet (16') of property on all lake front lots that extends from the rear edge of the buildable area to the lake coving. This easement is granted to SVLA for the purpose of performing lake seal repairs, maintenance, and/or inspections. Within SVLA, this easement runs concurrent with all lake lot rear setbacks as outlined in the CC&Rs.

Refer to Paragraph 7.3 for definitions of terms specifically used in the Hardscape and Landscape Design Guidelines.

1.2 Purpose

1.2.1 The Architectural Committee (AC) was established to enhance the environmental quality and economic value of all properties within the Spring Valley Lake Association, hereinafter referred to as SVLA. The AC strives to work in cooperation with the property owners to continue to make our community a desirable place to live, work and play.

1.2.2 The AC does not seek to restrict taste or individual preferences. Their primary function is to review all plans so as to ensure that the approved design is well matched with other structures in the neighborhood. The AC strives to be completely fair, objective, impartial and understanding of individual goals.

1.2.3 The AC recognizes that occasionally its guidelines and policies and the objectives of any individual owner may appear to conflict. The policies have been designed so that the SVLA community as a whole will benefit by relating each and every project, its structures, improvements and amenities to the overall community.

1.3 Responsibility and Authority

The SVLA, its Board of Directors, and Architectural Committee shall enforce the guidelines and policies contained herein to the greatest reasonable and legal extent possible. Violations of these policies may be dealt with by one or more of the following:

- a. Fines and/or Suspension. Fines and/or suspension of membership privileges may be imposed on property owners by means of the citation process. A complete listing of possible penalties and citation procedures are published separately.
- b. Deposit Forfeiture. Deposit refunds may be forfeited or reduced in accordance with procedures contained herein. See Section 2.6.
- c. Legal Proceedings. A lawsuit may be instituted against property owners. It should be noted that the SVLA CC&Rs provide that the prevailing party in any such litigation shall be entitled to attorney's fees from the other party.

1.4 The Applicant

1.4.1 The Applicant must be the Owner of the lot for which the submittal is being made. Applications for lots in escrow will not be considered received by the AC and will not be reviewed by the AC.

1.4.2 An Owner must submit a Complete Application (with required fees and deposits Form AC300) to the Architectural Committee for its review and approval before beginning any demolition, beginning any construction or initiating any removal or external modification of an existing structure or lot improvement. If a property changes

ownership at any time before completion of construction, the new Owner must complete the Improvement as approved or submit a Complete Application to the Architectural Committee for approval of any changes.

1.4.3 An Owner's Complete Application for AC approval must contain all the necessary information, exhibits and plans as described in the Submittal Checklist. They must be filed in the Spring Valley Lake Association office per the published schedule in order to be reviewed by the Committee at that meeting. Incomplete applications or applications filed after that deadline will be scheduled for review by the Committee at its next regularly scheduled meeting.

1.4.4 All Owners have the responsibility of reading, understanding, and abiding by the CC&Rs and the Architectural Guidelines of the Association. Additionally, the Owner is responsible for complying with the applicable laws, building codes, ordinances and rules of the County of San Bernardino or the City of Apple Valley, as applicable.

1.4.5 All Owners shall be responsible for maintaining all records regarding approved Improvements and Variances for Improvements of their property. The records shall be passed from Owner to Owner.

1.5 The Architectural Committee (AC)

1.5.1 The AC evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be for another. Committee procedures are governed by the Committee Guidelines and Procedures published separately and approved by the Board of Directors. The Committee plays an important part in the preservation of the quality of the Spring Valley Lake neighborhoods, striving for consistent application of these Guidelines which in turn preserves the quality of the neighborhoods and the property values.

1.5.2 Decisions made by the AC are not based on personal opinion or taste. The Architectural Committee has been appointed to apply the Architectural Guidelines fairly and consistently to all Applications for exterior changes to Owners' properties. These guidelines, which represent the general standards of the CC&Rs in more specific terms, are used to determine what designs are acceptable.

1.5.3 The Architectural Committee (AC) is composed of Property Owners of Spring Valley Lake Association. The Committee shall consist of no less than two (2) voting members and no more than three (3) voting members plus alternates to ensure that quorum is met at each meeting. An alternate may fill in for an absent voting member. A quorum consists of two (2) members of the AC. A quorum must exist for any vote by the Architectural Committee to be taken. The AC chairperson is a voting member of the Committee. The position of Chairperson may be rotated among the voting members of the Committee. The AC typically meets at least twice each month on a regularly scheduled basis, but the schedule may vary during holiday periods. The dates, times

and location of the regularly scheduled meetings are published on the community website.

1.5.4 Members of the Committee are volunteers appointed by the Board. To qualify for membership of the AC, an Owner must be an Association voting member in good standing according to the Board of Directors policy, must have familiarity with the Architectural Guidelines and related provisions of the CC&Rs and should be able to understand construction plans, terminology and specifications.

1.6 Consulting Architects and Other Professionals

1.6.1 The Architectural Committee may use the services of a consulting Architect and/or other professionals for all new structures, exterior design modifications, or additions to or modifications of existing structures. The Architectural Committee's designated Architect and/or other professional or representative may visit the property, after consultation with the Owner, as part of the review of the plans and shall report back to the Committee all findings and observations.

1.6.2 The Architect and/or other professionals or representatives of the HOA may also check the progress of the work during construction and upon completion to ensure compliance with the approved plans and report to the AC whether or not the work has been satisfactorily completed.

1.6.3 The report prepared by the architect and/or other professionals or representatives of the HOA, whether oral or in writing, will be delivered to the AC for its consideration, and if so directed by the AC, may be attached to the file copy of the plans and related documents.

1.6.4 The fees for the services of the consulting architect and/or other professionals when needed shall be borne by the Owner. A design review fee will be required for projects involving the architect and/or other professionals upon request of the AC. The amount of the design review fee is noted on the application. Any remaining funds from the deposit will be reimbursed to the Applicant once the Improvement is completed, has been inspected and approved by the AC, and the Association has verified that all consultant charges have been received and paid. Any portion of the cost of the architect and/or other professionals not covered by the design review fee will be the responsibility of the Owner.

1.6.5 To avoid any conflict of interest, the architect and/or other professionals or representatives of the Committee may not contract directly with any Owner of the Association for assistance in designing, planning or constructing Improvements within SVLA. Any assistance in understanding or interpreting the requirements of the Architectural Guidelines must be coordinated through the Spring Valley Lake Association administrative office.

1.7 Staff Liaison

1.7.1 An SVLA Staff member will be the designated liaison between the residents and the AC. It will be the responsibility of this staff member to be familiar with these guidelines and the procedures required to submit a complete set of the required plans.

1.7.2 The liaison is not a member of the AC and has no voting rights. Unless specifically designated by a vote of the AC, the liaison has no ability to approve or deny a submittal.

2.0 The Approval Process

2.1 AC Meeting

The AC shall meet per the published schedule to review proposed projects. All plans to be reviewed shall be submitted to the SVLA Office by the published deadline to be considered at the next AC meeting. Contact the SVLA Office to obtain these specific dates. The applicant is encouraged to make an appointment with the office no later than the Friday before the AC meeting to expedite the submittal process.

2.2 Review Criteria

2.2.1 The Architectural Committee (AC) is charged with approval or disapproval of an Owner's Application to develop vacant lots, add new structures, modify existing structures, landscaping and any other exterior improvements. The AC, in examining such Application, shall consider among other things:

- a. The conformity of the Applicant's plans and specifications to the currently adopted CC&Rs and Architectural Guidelines
- b. Design Compatibility Relative to the Natural Environment
- c. Design Compatibility / Harmony Relative to the Community Context
- d. Impact to Adjacent Neighbors, Streets and Common Areas
- e. Architecture, Scale and Proportion, Height and Shape
- f. Exterior Colors and Materials
- g. Additions to and removal of Landscape

2.2.2 It is impossible to create objective Architectural Guidelines covering all variations of good and bad design. The AC will endeavor to exercise reasonable judgment in evaluating the merits of each Application against the criteria outlined above and the other standards within these Guidelines. It is the responsibility of the AC to be the aesthetic jury of the Spring Valley Lake Association.

2.2.3 The Committee's responsibility to consider the adequacy of structural design and material, as provided in Article III, Section H of the CC&Rs, is limited to the suitability of the aesthetic structural aspects of an Application or Improvement, and does not include the engineering aspects of the Applicant's proposal or the safety or durability of the structural design or material. The adequacy of the engineering aspects and integrity of the interior design and materials of a structure or improvement are the sole responsibility of the Applicant. All such matters are to be in compliance with the requirements of the City and County Planning and Building Agencies and all other appropriate governmental and non-governmental agencies, codes and parties.

2.2.4 Compliance with the Architectural Guidelines shall not be in lieu of AC approval or selectively applied by the Applicant. Compliance with the Architectural Guidelines shall be determined by the AC as part of the mandatory review process.

2.2.5 The Committee does not have the lawful authority to consent to any modification that violates the CC&Rs. Owners are cautioned to review all legal requirements carefully before submitting their applications. Any owner whose modification violates any provision of the CC&Rs, whether or not it is inadvertently approved by the Committee, shall be required to remove the unlawful modification.

2.3 Limitation of Liability

The Committee, SVLA and/or related parties shall not accept nor assume responsibility or liability for:

- a. Soil erosion.
- b. Compliance with laws and governmental regulations.
- c. Lot, setback or property lines.
- d. Engineering or construction defects.

2.4 Required Submittals

2.4.1 Refer to the Application and the Submittal Requirement Table for the minimum number of required reviews and the specific requirements based on the type of review. Approval of the submittal will be based upon it being a complete submittal and the AC determining that the application conforms to the Architectural Guidelines.

2.4.2 Based upon the Submittal Requirement Table, smaller projects will require a minimum of one plan submission.

2.4.3 The drawings shall be a complete set of drawings that include all of the required information as noted on the Submittal Requirement Table and the Submittal Checklist. If a Building Permit will be required for the work, the drawings should be the same set that will be submitted to the City or County for plan check and building permit. Any plan check changes that affect the exterior of the building shall be resubmitted to the AC for review and approval.

2.4.4 Based upon the Submittal Requirement Table, larger projects will require a minimum of two plan submissions:

Submittal No. 1 - Preliminary Plan Submittal

Submittal No. 2 - Final Plan Submittal.

2.4.5 The preliminary drawings are meant to be a design level submittal, however all information requested must be on the drawings. The final drawings shall be the

completed working drawings that will be submitted to the City or County for plan check and building permit. Any plan check changes that affect the exterior of the building shall be resubmitted to the AC for review and approval.

2.5 Plan Submissions and Committee Review

2.5.1 These Architectural Guidelines shall be reviewed by the property owner and their representative prior to design and preparation of drawings. This will ensure that the submittal is complete and in conformity with the goals, guidelines and rules of the SVLA.

2.5.2 Setback requirements as required within the CC&R's shall be discussed with property owners at time of project submission to assure understanding of and compliance with the standards.

2.5.3 All exterior modifications, improvements and/or changes require written approval from the AC. Examples include but are not limited to new home construction, additions and remodels, accessory structures, roofs and reroofing, exterior doors, screen/security doors, windows, shutters, landscaping and exterior material changes. (See forms AC100 and AC101). Refer to the Submittal Checklist when preparing the submittals. Incomplete submittals cannot be accepted and will delay the process.

2.5.4 All new home construction plans shall be submitted by the owner or the owner's representative and shall include the house including the garage, any other permanent buildings, accessory structures, hardscape and landscape plans (see form AC100). As the project is constructed, modifications to the approved plans shall be submitted to and approved by the AC prior to the change being constructed. Refer to AC Form ____.

2.5.5 The AC shall review all submitted plans and their decisions shall be issued in writing.

2.5.6 Refer to the Submittal Requirements Table and the Submittal Checklist for the specific requirements for each type of submittal. All submittals shall be professionally drawn to scale, and require one complete printed hard copy set of plans, and an electronic copy of the submittal of the same plans submitted on a CD, or USB Memory stick. PDF is the preferred format of the electronic submission. In general the requirements are:

a. New construction

Sets shall include a plot plan (showing location of all proposed structures with all setbacks dimensioned), floor plan, roof plan, electrical plan, building sections, exterior elevations, exterior materials and colors, and landscape/hardscape plans.

b. All structural additions

Sets shall include a plot plan (showing location of the existing structure and the proposed structure with all setbacks dimensioned), floor plan, roof plan, electrical plan, exterior elevations, exterior materials and colors, and photographs of all sides of the existing conditions.

c. Sea wall/dock submittals

Sets shall include a plot plan showing proposed project with setbacks, any adjacent sea walls, rear elevation of project, sections and details pertaining to construction, materials and colors, and photographs of all the existing conditions.

d. In-ground swimming pool and/or in-ground spa submittals

Sets shall include location of proposed pool and pool equipment with setbacks and fencing. See Section 7.30 for additional information.

e. All plans/projects that include any type of exterior house color shall provide an actual paint or stucco swatch (not a printed sample) of the requested color(s) and the manufacturers name, color name and number of that color.

f. The items listed on the Submittal Check List shall be indicated with a corresponding red circled number on all house and structural addition plans (see form AC200).

2.5.7 Color and Materials Board

Applications shall include a Color and Materials Board or Boards that include actual material and color samples of the proposed materials. Large materials, such as brick, stone or roof tiles only require a small sample (3" x 3") and not a full size piece. A photograph that depicts the proposed pattern of the material may accompany the actual samples. Paint submittals shall be actual paint samples, not a printed version. Each of the materials and colors shall be labeled with manufacturers name, color name and number and keyed to the plans.

2.5.8 Pre-Selected Color Schemes

In an effort to expedite the approval of applications, the AC has worked with Dunn Edwards Paint Company on a series of pre-selected color schemes. The different selections reflect the other materials on the house, such as permanent wall materials like stone or brick, and roof tile material and color. The request of a Pre-Selected Color Scheme requires the submittal of the Painting Application, designation of the preferred pre-selected color scheme and digital photographs of the existing home, all sides, that clearly show the roof material and other permanent building materials. Approval of a Pre-Selected Color Scheme requires the approval of the AC prior to the owner commencing the work. Examples of the Pre-Selected Color Schemes are available for viewing at the SVLA office.

2.5.9 Failure of an Owner to comply with the rules for the submission of an Application or to provide all of the required information, documents, plans, specifications, brochures, samples, etc., as required by these Architectural Guidelines to the satisfaction of the AC, shall result in the denial of the Application because it is incomplete. The Owner shall be advised of the deficiencies of the Application and may resubmit the Application with the appropriate required information. The resubmittal of an incomplete submittal may be subject to additional fees. Refer to the Submittal Checklist for minimum submittal requirements.

2.6 Additional Building Submittal Requirements

2.6.1 To further assess the potential impact to adjacent Lots, an Owner whose Application is under review by the AC for new construction or any external structural modification, expansion, or addition to a property, may be required to assemble on the site an in-place mockup (story poles). The mockup shall be composed of story poles that create a three dimensional, full scale silhouette structure outlining the location, bulk, and mass the proposed structure that will occupy the site, including the proposed structure's major wall planes, gables and ridges or projections. Upon being requested to provide a mock-up, the Owner agrees to waive the 30-day review time constraints as described in the CC&R's.

2.6.2 Story poles shall be constructed of appropriate lumber or similarly sturdy building materials (excluding PVC) and shall be braced as required to ensure they remain correctly positioned and can withstand strong winds and other environmental elements. Bright orange construction mesh, or similar high visibility material, at least 24 inches in width, shall be placed connecting poles to show the proposed structure's major walls and roof ridge lines. Where grading will change the site's existing grade elevation, story poles shall represent the final height of the proposed structure, with grading accounted for in the height of the poles.

2.6.3 The purpose of the mockup is to assist the AC in its evaluation of the proposal and also to allow neighbors to visualize the project. The neighbors shall be notified by mail that they may, for a set period of time after notification, view the mockup and examine the Application and exhibits for the proposed Improvement that are on file in the SVLA office and make written comment. The mock-up must be removed within 30 days of approval or disapproval of the Application. If the Owner seeks an Appeal, the mock-up must be removed upon request by the Board of Directors.

2.7 Variances

2.7.1 Variances are defined, for purposes of this policy, as architectural improvements that are contrary to existing architectural policies or other governing documents and/or are projects of unusual size, shape, nature, or scope. Property owners may request a variance, but shall provide the Committee with the reason for their request. See Article III (k) of the CC&Rs for variance standards.

2.7.2 An additional non-refundable fee is charged for a variance request to cover the additional administrative expense of the request (see form AC300). Applying for a variance waives the 30-day review time constraints as described in the CC&R's.

2.8 Variance Request Procedures.

Property owners may request a variance from the architectural provision of the CC&Rs by submitting a written application to the Committee along with the required plans and fees (see form AC400).

- a. Upon receipt of the completed variance application and all applicable fees, notification letters shall be mailed to the applicant and to the property owners of the lots abutting the lot for which the variance is being sought. For purposes of

this policy, a lot directly across the street from the lot seeking the variance is considered an abutting lot. These notification letters shall be mailed to the addresses on record with the SVLA.

b. Owners of the abutting lots are given 14 calendar days from the postmark date of the notification letter to respond and to make any written comments regarding the variance application. After the waiting period, no further comments shall be accepted.

c. After this two week period, the variance application shall be scheduled for review at the next available Committee meeting. If the applicant or any owner of the abutting lots would like to attend this Committee meeting they shall notify the Architectural Department no later than five (5) days prior to the meeting and make a scheduled appointment.

d. Following the meeting, the applicant shall be notified in writing of the Committee's decision.

2.9 Appeals and the Appeal Process

If a complete application is disapproved by the AC, the written decision will include both an explanation of why the application was disapproved as well as a description of the procedure for the owner to request an Architectural Committee Appeal, and then a Board Appeal if necessary, as set forth below.

2.9.1 Architectural Committee Appeals.

After a complete Project Application Form (Form AC100) or Variance Application (Form AC400) is disapproved, the owner should first request to appear before the AC to provide additional information or to ask questions. This request may be issued by contacting the SVLA office to be placed on the agenda of the AC's next meeting. A representative of the owner (i.e., the owner's contractor or architect) may appear at the AC meeting with the owner, if permitted by the AC. If the project remains disapproved after appearing before the AC, the owner may request a Board of Directors Appeal.

2.9.2 Board of Directors Appeals.

If a project remains disapproved after an Architectural Committee Appeal, the owner may contact the SVLA office to request an appearance before the Board of Directors at its next scheduled open meeting. The AC Chairman shall attend the meeting to present the AC's findings to the Board. A representative of the owner (i.e., the owner's contractor or architect) may appear at the meeting, if permitted by the Board. The owner may request to have the appeal heard in an executive session of the Board as opposed to an open meeting of the Board if so desired.

2.10 Deviation or Changes to Plans.

Any deviation or changes to approved plans shall be subject to Committee approval prior to implementation. A written application with a complete description of the changes or deviations shall be filed with the SVLA Office (see form AC102).

2.11 Fees and Deposits

2.11.1 To ensure clean-up and compliance with the approved project, a Construction Deposit is required from the property owner. Where common area may be used, damaged, or involved in any construction, a deposit will be collected in advance. To offset some of the administrative costs, a portion of this deposit is non-refundable (see form AC300). The remaining balance of the construction deposit will be refunded upon presentation to SVLA of written notification by the Staff Liaison of satisfactory completion in accordance with the approved plans and the clean-up of all construction debris after deducting any costs incurred by SVLA relating to the submitted project. A current schedule of the fees and deposits is noted in Form AC300.

2.11.2 Additional revised submittal drawings and exhibits (beyond two submissions) may require additional fees. When a project is started prior to AC approval, the required fee may be increased to cover the cost of additional administration, reviews and inspections.

2.11.3 Where proposed Improvements includes unusual complexity, size, or intricacies and a consulting architect and/or other professionals is desired by the Committee, an additional design review fee will be charged to cover the costs for the consulting architect and/or other professionals.

2.12 Fee Refunds and Cancellation Notices

2.12.1 The owner or contractor shall notify the SVLA Architectural Liaison upon completion of their project so that a final inspection can be made.

2.12.2 Refunds of an architectural deposit shall be governed as follows:

- a. The refundable portion of an architectural deposit shall only be refunded when the completed project complies with the approved plans, is completed within the prescribed time period, passes a final inspection and if no other expenses have been incurred by the SVLA in relation to the project. Failure to meet these conditions shall result in forfeiture of all deposits relating to the project.
- b. If a project is disapproved, the Owner may request a refund of the remaining portion of the deposit that has not been expended in the processing of the application, which will then cancel the project. The refund will require a written request to cancel the project. (see form AC300). Once cancelled, resubmission of the original project is considered a new project and is subject to standard fees and deposits in force at the time of application and a new AC review.
- c. Cancelled project refunds shall be returned within 30 days after written request, less any incurred expenses..
- d. For projects that take longer to complete than the prescribed time period or have been approved for a time extension, the construction deposit will not be

refunded until the Improvement has been completed and approved by the SVLA. Refer to 2.13 Time Limits.

e. Refundable portion of deposit shall be paid to the current owner of the property only after the SVLA Architectural Liaison has completed a final inspection and approval of the completed project.

f. Any forfeited deposit(s) shall be applied to any fine(s) imposed for violation(s) of the SVLA governing documents in connection with the project.

g. Legal costs and any other costs incurred to ensure compliance will be deducted from the deposit prior to any refund being issued.

h. No refund shall be made until any SVLA citation(s) received during or related to construction has been corrected.

2.12.3 The SVLA Office shall be notified in writing if an approved project is to be cancelled prior to start of construction. An administrative fee shall be charged for projects that are cancelled after they have been submitted. An approved project is considered cancelled once the written notification has been submitted and the refundable portion of the deposit has been issued. Once cancelled, resubmission of the original project is considered a new project and is subject to standard fees and deposits in force at the time of application and a new AC review.

2.13 Time Limits

2.13.1 The Committee shall be allowed a period of 30 days to review any submitted plan/project. The 30 days is counted from the time a complete submittal is received and logged in at the SVLA Office to the date of the action of the Architectural Committee. The notification to the Owner of the AC Action may be beyond the 30-day time limit.

2.13.2 Property owners shall be notified in writing if their plan/project was approved or disapproved. This notification shall include any required modifications, clarifications or reasons for denial. If new construction plans are approved, one set of the plans with an approved stamp will be available at the SVLA office for the applicant to pick up. . Disapproved plans/projects may be resubmitted one time within 60 days without an additional fee. Failure of the Committee to approve or deny a project within the 30 days described above results in the plans being deemed approved pursuant to Article III (g) of the CC&Rs.

2.13.3 Projects are subject to specific time periods for completion. If the project is not completed within the approved time limit, an application for a time extension shall be submitted to and reviewed by the AC. The request for an extension requires that the project has been making continual progress and is being built in conformance to the approved plans.

2.13.4 Unfinished projects may be visually objectionable and pose actual hazards and may also be subject to disciplinary action and/or fines. Extension(s) may be granted by

the Committee for justifiable reasons (see form AC300).

2.13.5 If construction is not completed within the completion time limit specified on **Form AC300**, the owner must request a time extension of the Construction Period by the Committee. The Owner must cite specific cause for the delay and provide a schedule for completion of Improvements.

2.13.6 The status of an Approved Application for new construction, additions or modifications to an existing structure shall be in effect from the date of approval for the period identified on Form AC300.

2.13.7 In the event the Approved new Improvement is not started within the period identified on **Form AC300**, the Approval will no longer be valid unless, prior to expiration, an Owner requests and is granted an extension of the Approval Period by the Committee. The Owner must cite specific cause for the delay and provide a schedule for start of Improvements.

2.13.8 If the Approval Period expires (no Improvements started), a new Application must be submitted if the Owner wants to reinitiate the Improvement. The requirements of the Architectural Guidelines in effect at the time of the new Application shall then apply.

2.14 SVLA Common Areas and Owner Liability

Any construction by or for an Owner which requires access across or onto any Association common area or easement area requires written approval by the SVLA. Damage of any kind to this common area or easement area is the responsibility and liability of the Owner. The Owner is responsible for reimbursing the SVLA for the cost of any repairs required.

2.15 Construction Review

2.15.1 The Owner or the Owner's representative agrees to notify the SVLA Office for a review by an association representative at key points during construction:

a. Setback Review.

Prior to pouring concrete foundation(s) and slab(s), review to see that setbacks match the approved plans. The property lines are to be clearly marked by the Owner prior to the verification. SVLA is not responsible for locating or confirming the actual property lines.

b. Final Review.

Check to see that completed project, including any landscape and hardscape, complies with approved plans.

2.15.2 No inspection will be held prior to forty-eight (48) hours following receipt by the SVLA office of a written request. The inspections will only be performed during SVLA office hours. Proper notification is mandatory. If special arrangements need to be made, please notify the SVLA Office in writing in order to receive verification that the request

can be accommodated. If an inspection is requested and the work to be inspected is not complete when the inspector is at the site, a re-inspection fee will be charged. It is the Owner's responsibility to notify the Contractor of these requirements

2.15.3 For Setback Inspection, please notify the SVLA Office after above-the-ground concrete forms are set.

2.15.4 All work must be completed per the AC approved SVLA set of drawings. Any subsequent work done without the prior setback approval of the Association Inspector is done at the sole risk of the Owner.

2.15.5 **All work must be done per the AC approved Final Plans.** Any work that deviates from the Approved Final Plans cannot be approved by the Inspector. This is true for all parts of the project: the building and its details; the windows, doors and garage door(s); materials and colors; the landscaping and the hardscape. If a change during construction is required, please resubmit to the AC for approval **prior** to the change. If you fail an inspection because the work does not conform to the Approved Final Plans, another submittal will be required at that time, which will delay the process and jeopardize the release or amount of the Construction Deposit.

2.16 Starting a Project without Committee Approval.

When any kind of construction or changes that are governed by this document are done without prior AC approval, a citation shall be issued, all work shall stop, and a Stop Work Notice may be issued. The property owner may be fined, lose SVLA membership privileges and/or have legal action taken against them. Unapproved construction shall be removed and/or altered as required by the AC and the Board after notice and a hearing. The AC will recommend to the Board the action that is deemed appropriate

2.17 Other Approvals

Any approval by the Architectural Committee shall not relieve the owner from obtaining the prior consent and approval, when necessary, of the appropriate department or commission of the County of San Bernardino or Town of Apple Valley (per Article III, Section (i) of the CC&Rs). Additionally, any governmental approvals shall not be binding upon SVLA as to whether or not any project shall be approved by the Committee.

3.0 Design Philosophy

3.1 Building Design Philosophy

Spring Valley Lake is a unique and special living environment where the monotony of thematic suburban desert design and uniformity is discouraged. Architecture and landscape should be designed to rest gently in the natural setting. Greenbelts, lakefronts and natural open space held in common by the Association are a defining amenity of the community. Streets and building sites are designed to complement the shapes of the lake, golf course and equestrian trails.

3.2 The Architectural Guidelines

These Architectural Guidelines are intended as a tool to assist Owners and design professionals in understanding and perpetuating the design philosophy of non-stylized rural housing and landscaping customized for a high desert setting. Rural design encourages the use of roughhewn indigenous materials and simple architectural forms and details with one of kind solutions for a particular Lot. Placement and shape of the dwelling and any accessory structures must blend with the natural topography of the Lot, neighboring homes and open space. Although high desert living and periodic drought conditions present challenges with the irrigation of landscape, numerous options are available in plant material and garden design. Landscape guidelines are included as a chapter of these guidelines.

3.3 Compatibility

The proposed improvement shall be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity (but without repetition) in architectural style, quality of workmanship, use of materials, color and construction details. Duplicate designs or essentially similar structures shall be separated by a minimum of 20 lots per street travel.

3.4 Mobile Homes

Mobile Homes are prohibited. If an existing mobile home is damaged/destroyed beyond repair, it cannot be replaced with another mobile home. A mobile home is defined as a prefabricated structure, built in a factory on a permanently attached chassis before being transported to the site (either by being towed or on a trailer).

3.5 Key Architectural Concepts

All architects and property owners must incorporate the following architectural concepts in developing design proposals:

- a. **Massing**—The actual size and shape of the building, particularly as it relates to the major forms. Massing affects the impact the house has on the site and other nearby forms. Proper massing addresses the visual context of the immediate surroundings.
- b. **Proportion**—The twofold visual relationship a house has between elements within its own structural envelope, and to surrounding elements. A house might

be perfectly in proportion relative to itself, but totally out of proportion with the elements of the building site.

c. **Scale**—The size of the building and its components as measured relative to human scale. A house with “no scale” offers no visual clues that allow a viewer to discern the building’s entry, demarcation of individual stories, or transitional spaces such as stairways, etc. The proposed home or alterations shall relate in scale to adjacent structures and its surroundings.

d. **Context**—The adjacent landforms, neighborhood, lifestyle and landscaped surroundings of a house. A well-designed house either complements or juxtaposes existing contextual elements.

e. **Composition**—Uniting the components of the building—windows, doors, roofs, floors and all their details—together to merge the house into a collective work greater than the sum of its individual parts. A well composed home starts with a design motif and consistently develops this theme to its logical conclusion.

f. **Rhythm**—The visual response of a design to its internal composition and external circumstances. A sophisticated composition will incorporate a rhythm within the design to accentuate major ideas. A design with proper rhythm has visual lines that respond to the surroundings, producing a picture that is finished yet pleasingly diverse.

3.6 Additions and Remodels

Additions and remodels shall be designed as an extension of the existing base building. Roof forms, fenestration and colors and materials shall match the existing home, or, be changed in the existing home to match the new construction. Additions that do not blend with the existing conditions will not be approved.

3.7 Special Uses

3.7.1 Condominiums.

Multiple unit projects shall be designed to be attractive from all directions. The site design, architecture and landscaping shall be developed to work as a unit with the architectural theme carried throughout the project.

3.7.2 Commercial Property.

New construction on commercially zoned property shall be reviewed by the Committee. While the Architectural philosophy contained in these Guidelines is generally followed on approval of commercial designs, it is recognized that commercial property is different than residential property. The evaluation shall include impacts on adjoining neighbors, the quality of the design, signage solutions, the site plan including the layout and landscaping of the parking areas, exterior lighting and utility locations such as transformers and trash enclosures.

3.7.3 Model Homes.

New construction of model homes shall be considered by the Committee, and shall at a minimum conform to all new home requirements within these Guidelines.

4.0 Site Design Guidelines

4.1 Relation to the Natural Environment.

Fencing in particular can have damaging effects on the feeling of open space. Other factors such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off also adversely affects the natural environment.

4.2 Location and Impact on Neighbors.

A proposed home or alteration shall relate favorably to the landscape, existing structures and the neighborhood. Things to be considered are privacy, access, sunlight, ventilation and drainage.

4.3 Setbacks

For purposes of these guidelines, the front of a lot is the side of the property that is facing the street of address as shown on the original Tract Map. Typically, this is the narrow side of the property. On a corner lot, the side adjacent to the street of address is the front yard of the lot. It is permissible on corner lots to have the front door of the house, and/or the garage door, face the side-street side of the lot. Revising the address with the City or Post Office does not change the designation of the Front Yard.

4.3.1 Information regarding setbacks, as dictated by the CC&Rs and listed below, can be obtained at the SVLA Office. The Committee shall verify compliance with all required setbacks.

4.3.2 Front Yard Setback

No building, or any part thereof, shall be placed, erected, or maintained on any lot within twenty-five feet (25') of the front property line (per Article IV, Section (d) (1) of the CC&Rs), except for Tract 8032, The Equestrian Estates, where the front setback shall be 50 feet (50').

4.3.3 Sideyard Setbacks

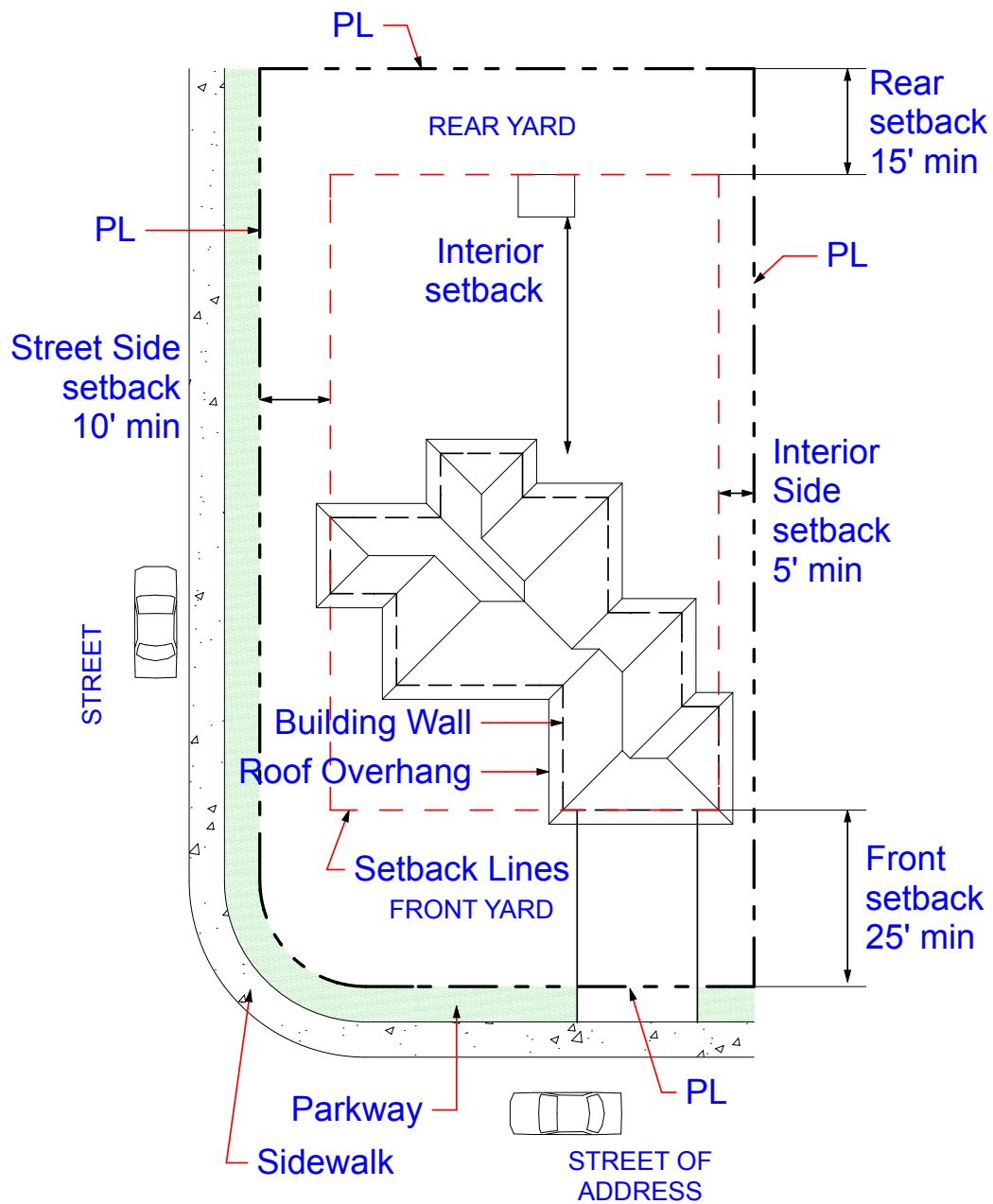
An interior side-yard setback shall be maintained on one side of each lot of at least five feet (5') in depth from the side property line to the building line of any structure and an interior side-yard setback shall be maintained on the other side of each lot of at least ten feet (10') in depth from the side property line to the building line of any structure (per Article IV, Section (d) (2) of the CC&Rs). On corner lots, the 10-foot setback shall always be on the street side of the lot. Garage doors facing the sideyard of the lot shall maintain a minimum setback of 20 feet (20') from the property line to the garage door.

4.3.4 For non-lakefront lots, a rear-yard setback shall be maintained on each lot of at least fifteen feet (15') from the property line to the nearest structural projection.

4.3.5 On all lakefront lots a rear-yard setback shall be maintained of at least thirty-two feet (32') from the property line to the nearest structural projection (per Article IV, Section (d) (3) of the CC&Rs). The 32 feet (32') includes a sixteen foot (16') lake easement.

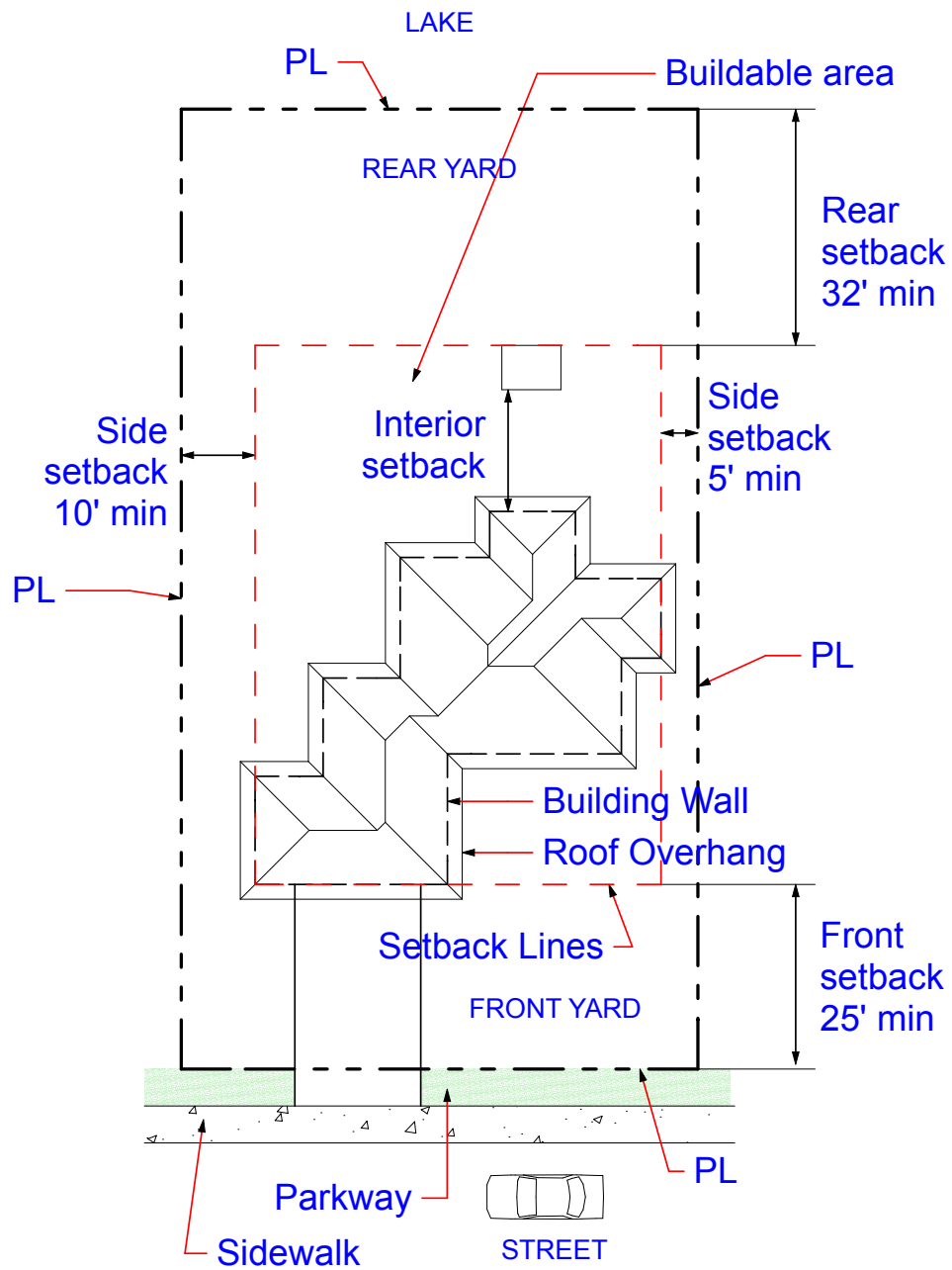


**NOTE: ALL SETBACKS ARE MEASURED
FROM THE PROPERTY LINE, NOT THE
SIDEWALK, CURB, OR SEA WALL.
PL = PROPERTY LINE**



Non-Lakefront Corner Lots

NOTE: ALL SETBACKS ARE MEASURED
FROM THE PROPERTY LINE, NOT THE
SIDEWALK, CURB, OR SEA WALL.
PL = PROPERTY LINE



Lakefront Interior Lots

NOTE: ALL SETBACKS ARE MEASURED
FROM THE PROPERTY LINE, NOT THE
SIDEWALK, CURB, OR SEA WALL.
PL = PROPERTY LINE



**NOTE: ALL SETBACKS ARE MEASURED
FROM THE PROPERTY LINE, NOT THE
SIDEWALK, CURB, OR SEA WALL.
PL = PROPERTY LINE**

4.3.6 Multi-family Lot Setbacks

Each multi-family residential dwelling lot shall be subject to the following set back provisions per CC&Rs Article IV, Section (e):

- a. No building, or any part thereof, shall be placed, erected or maintained on any lot within twenty-five feet (25') of the front property line.
- b. An interior side-yard shall be maintained on each lot of at least five feet (5') in depth from all side property lines to the building line of any structure.
- c. A rear-yard shall be maintained on each lot of at least ten feet (10') from the property line to the nearest structural projection.

4.3.7 A variance shall be requested for any permanent or non-permanent structure that intrudes into the setback lines established by the CC&Rs and shall be considered by the Committee on a case by case basis. The evaluation shall include impacts on adjoining neighbors, any affect on the architectural design, and any hardship that is causing the variance request. See Section 2.4 for variance procedures.

4.3.8 For purpose of definition, the setback line shall extend from ground level to the height limit of the lot, and no portion of the structure shall intrude into the setback except as follows:

- a. On the five foot (5') setback side a bay or garden window of a maximum width of eight feet (8') may project a maximum of sixteen inches (16") into the setback and the bottom of projection shall not be lower than eight feet (8') from ground level. (no bay or garden windows are allowed on the ground floor in the five foot (5') setback.)
- b. On the ten foot (10') setback side a bay or garden window of a maximum width of eight feet (8') may project a maximum of sixteen inches (16") into the setback and the bottom of projection shall be a minimum of 8" above the adjacent finish floor of the house.

4.3.9 Roof overhangs may encroach a maximum of twenty-four inches (24") into any setback area or as allowed by County of San Bernardino or Town of Apple Valley building codes, whichever is applicable and more restrictive.

4.4 Minimum Dwelling Size

Per Article IV, Section (b) (4) of the CC&Rs), the minimum dwelling size is 900 square feet.

4.5 Detached Accessory and Landscape Structures

Freestanding structures shall conform to the setback requirements of the lot with the exception that with a variance, freestanding structures can encroach into the required

rear setback but shall get no closer than 5 feet to the rear property line. Refer to height requirements in the hardscape chapter for individual structure types.

4.6 Grading Standards

4.6.1 Grading.

Each structure shall be designed to complement the natural topography of the site. The site shall not be arbitrarily modified simply to conform to the design of the structure. No cutting, filling or excavation shall be initiated before grading and building plans have been approved by the AC. No depositing of fill shall be allowed without approval from the AC. Cut or fill shall be replanted with suitable materials that blend with native vegetation.

4.6.2 All Lot grading plans shall be prepared by a registered Civil Engineer in conformance with the City or County Standards. The plan must be submitted to the AC for review.

4.6.3 Modifications to the Lot drainage may be permitted if they are:

- a. Designed by a registered civil engineer,
- b. Reviewed by the Architectural Committee and
- c. Approved by the City or County.

4.6.4 For parking pads and patios, fill 6 inches or greater above the existing rough grade elevation is prohibited in the front and rear yard setbacks.

4.6.5 All slopes 3 feet or higher and 3:1 or steeper must be planted and irrigated for slope stabilization.

4.6.6 Grading Plan

Grading plans must include the following minimum information: existing and proposed contours at 1-foot intervals, rough and proposed grade elevations, slopes with elevations of top and bottom of slope, surface and sub -surface drainage provisions with top of grate and invert elevations, retaining wall location with elevations at the top and bottom of wall and locations and mounting elevations for site objects such as planters, accessory buildings, trellises, and walls.

4.7 Drainage

4.7.1 Special attention shall be given to proper site surface drainage so that surface waters shall not adversely affect neighboring properties or interfere with natural drainage flows. Erosion control shall be provided. Surface drainage direction and velocity shall be controlled and slowed by proper placement of landscape elements, ditches, culverts, diverters and other drainage devices. Drainage cannot be changed substantially without Committee approval.

4.7.2 Lots unable to meet the minimum surface drainage requirements must use a subsurface drainage system with drain inlets at adequate intervals. Subsurface drains and gutters must connect to the existing Lot drainage system. New drains from private property to the street must be cored through the curb and under the sidewalk (if present). The cored section shall be lined with ABS drain pipe.

4.7.3 All drains must use approved inlets with appropriate grates. The installation of the subsurface drainage system shall comply with the appropriate City or County requirements.

4.7.4 Drainage over the existing rear or side yard top of slope is not permitted.

4.8 Garages and Off-street Parking

4.8.1 Each single-family dwelling shall have a minimum two-car garage consistent with the design of the rest of the structure. Garages may be attached or freestanding. For new home construction, the parking design (driveway location, other parking areas and material type color and finish, shall be identified on the drawings (plot plan) submitted to the Committee for project approval.

4.8.2 Existing homes shall be required to submit plans for Committee approval prior to changing the present parking configuration. All submitted plans shall depict current structures and driveways along with the new proposed parking area(s) and material types and colors.

4.8.3 Garages must be enclosed on all sides. Carports are prohibited.

4.9 Garage Conversions (garage floor area converted to livable floor area)

4.9.1 A garage shall not be converted into office/living/sleeping quarters/play room, or other such uses without prior approval of the Committee.

4.9.2 In no case will a garage conversion be approved which reduces the garage space count below two car spaces.

4.9.3 Garage conversions of non-required spaces will be considered. The evaluation will take into consideration the amount of parking remaining in the immediate area, total bedroom count of the home and the exterior design of the conversion.

4.9.4 Garages (except rear tandem spaces) converted to livable floor area shall have the garage doors replaced with conventional wall, door and windows assemblies to match the existing residential architecture. Driveways immediately in front of the converted garage door shall be removed to allow for planting areas.

4.10 Garage Doors

4.10.1 Garages must be placed in relation to the street to minimize hardscape.

4.10.2 Garage doors shall be recessed between twelve (12) to eighteen (18) inches from the adjacent wall areas to provide visual relief along the front elevation.

4.10.3 Each garage may have either multiple single garage doors or a double garage door. Landscaping between garage bays is encouraged.

4.10.4 In the case of three or four-car garages, no more than a two-car garage bay may exist on the same plane. A third (or fourth) garage bay must be architecturally separated. Split and/or separate bays are encouraged.

4.10.5 Four-car garages with two tandem spaces and split garage designs (two two-car garage bays) are acceptable. Attached multiple garages are subject to the setback criteria noted above.

4.10.6 Operable door(s) with automatic openers are required for all garage doors.

4.11 Recreational Vehicle Parking

4.11.1 Recreation vehicle garages must be consistent with the design of the primary structure. The RV garage design shall be an integral part of the residence design and not simply an add-on structure. Additional architectural detailing or landscape screening may be required to diminish the impact of taller garages. Recreational Vehicle garage spaces are in addition to the required two-car garage spaces.

4.11.2 Recreation vehicle parking spaces may be within the sideyard setback, but must be located behind the front building line. No covers are allowed on recreation vehicle parking spaces as this would be a carport, which is prohibited. The parking space must have gates that help screen the area from street view. The gates shall be designed per the standards in Paragraph 7.19.

4.11.2 Access to the sideyard area and the RV parking pad shall be designed per the standards in Paragraph 4.14.5.

4.12 Driveways and Parking Pads

4.12.1 The driveway is a dominant element of the streetscape. The repetition of 20 foot wide driveways every 40 feet or connected to neighboring driveways would express a design character inconsistent with the desired character of Spring Valley Lake. Designs that minimize the driveway size and vary the driveway approach are encouraged.

4.12.2 Driveways are to be separated from adjacent neighbor's driveways by a landscape buffer and/or low garden wall.

4.12.3 Flat or level-and-clear areas designed to accommodate a parked vehicle that are adjacent and parallel or perpendicular to the street and not part of the driveway are prohibited.

4.12.4 Parking pads for long-term parking (as defined in the SVLA Rules and Regulations) shall be located behind the front line of the primary structure and no further back than the rear line of the primary structure within the side yard. With the exception of the equestrian lots, the parking pad area shall be concrete or other approved permanent paving. Access to the parking pad shall blend with the driveway design and materials,

and shall maintain a minimum planting area of two feet adjacent to the side property line. The access way shall require a specific AC approval.

4.12.5 Trailer parking in the Equestrian Lots shall be located behind the front line of the primary structure. Where possible it is recommended that a small concrete pad for the wheel area of the trailer be provided to create an all weather condition. Equine safety is most important, so no other concrete parking pad is required.

4.13 Long-Term Parking Areas

All long-term parking areas shall be screened from view by a Committee approved wall, fence, or gate. Approved walls/fences/gates shall have a minimum height of five feet (5') and be designed as solid or opaque to ensure that the long term parking area is not visible from public/SVLA property.

4.14 Side Yard Parking

All side yard parking pads and their contents shall be fully screened from the street and Common Areas. Screening shall be by solid, opaque fences, gates or walls complimentary to the design and proportions of the primary structure.

4.15 Semi circular driveways

Semi circular driveways will be considered on a case-by-case basis. The two driveway aprons shall be spaced to allow for a street parking space between them. Semi-circular driveways may be no larger than needed to accommodate vehicle circulation. In general circular driveways are appropriate on the larger equestrian lots and also along Hidden Valley Road.

4.15.1 If approved, semi-circular driveways must be softened and screened from the street with landscape planting specifically designed to screen any vehicle in the driveway.

4.16 Driveway Materials

4.16.1 Driveways create the strongest visual impact in the front yard. Visual relief from monolithic driveway surfaces by using additional materials in combination with variations in pattern, texture and color is required.

4.16.2 In no case shall precision / polished or high gloss stone / tile materials be approved in front or side yard driveways areas visible from the streets. Driveways may be stained or dyed with concrete specific stains. Colors should be subtle. Painted or other coated driveways will not be approved or allowed.

4.16.3 If synthetic turf is to be used as a driveway accent, the turf must be protected from wheels by spacing the concrete no more than 4 inches apart and recessing the base of the turf a minimum of 1 inch below the driveway surface. Refer to the artificial turf standards for requirements of driveway accent turf. An illustration of this application follows.



4.16.4 All driveways and exterior paved surface areas exposed to streets and Common Areas shall be one of the following (See Paragraph 4.18.5 for additional materials allowed within the Equestrian Estates):

- a. Masonry units (stone, brick or concrete pavers)
- b. Textured and patterned concrete
- c. Exposed aggregate in concrete
- d. Stained (not painted) and patterned concrete
- e. Acid washed and patterned concrete
- f. Combinations of the above
- g. Ribbon-type driveways (individual linear concrete panels) with landscape banding surrounding them will be considered by the Committee. The evaluation of this request shall include the physical size of the driveway, the adjacent landscape and hardscape areas, and the quantity of hardscape in the front yard

4.17 Utilities, Utility Meters, Satellite Dishes

4.17.1 Utilities

- a. Utility boxes shall be shielded from public view to the extent possible.
- b. A utilities investigation should be conducted prior to any digging or excavation to determine the location of all underground utilities. Contact "Dig Alert" prior to scheduling the work.
- c. All piping, wiring and cabling for utilities must be underground for gas, water, electric, cable TV and telephone service. All extensions of utilities shall be placed underground or concealed within approved permanent structures.
- d. Electric meters - Electric meters should be placed out of sight near the front of the structure, but mounted on the sideyard wall. Electric meters are encouraged to be enclosed, provided the cabinet meets the electric utility specifications. Cabinets and meters must be painted to match the adjacent surface.
- e. Gas meters - Gas meters must be placed out of sight near the front of the structure, but within the sideyard and painted to match the adjoining surface.

4.17.2 Satellite Dishes / Video Programming Antennas

- a. Installation of a satellite dish or video programming antenna shall comply with the following guidelines so long as such compliance does not (1) unreasonably delay or prevent the use of; (2) unreasonably increase the cost of; or (3) preclude a person from receiving or transmitting an acceptable quality signal from an antenna used to receive video programming.
- b. Installation shall be in accordance with applicable building, fire, electrical and related codes. A building permit shall be obtained if required by the local jurisdiction, and should be installed by a qualified person, knowledgeable about the proper installation of satellite dishes.
- c. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is attached. Exposed cabling should be neatly routed, minimized, and entered in the building and concealed as close to the dish as possible. The Architectural Committee may require homeowner to paint an antenna so that it blends into the background against which it is mounted provided it will not interfere with reception or impose unreasonable costs. Similarly, the Architectural Committee may require that the antenna be located in a less visible location, such as the side or rear of the house, as long as this placement does not prevent reception of an acceptable quality signal or impose unreasonable delay.
- d. Exposed Television Antennas
All antennas require AC review and approval.

4.17.3 Amateur Radio Antennas

Applications will be considered based upon current Federal and State laws and regulations, with efforts to minimize visual intrusion.

4.18 Solar Panels, Solar Heaters.

Solar energy systems may be installed within the Spring Valley Lake Association subject to the prior written approval of the Architectural Committee and require the submission of a Project Application. The Committee will evaluate the proposed installation of a solar energy system ("System") to ensure the following:

4.18.1 The System components are installed in the least obtrusive location (i.e., locating components away from front facing roofs or the rear or side roofs in a manner that is visible from the streets or other common area). "Least obtrusive" for purposes of this provision shall mean in a manner that minimizes the visual impact to the community while allowing exposure to the sun.

4.18.2 The solar energy panels and support equipment are integrated into the roof design and flush with the existing roof slope. All metal components including brackets, tile filler panels, conduits, inverters, junction boxes, etc. shall be painted to match the surface to which they are mounted on.

4.18.3 Solar panels are framed with material that is colored to compliment the roof (natural aluminum frames are prohibited).

4.18.4 All mechanical equipment exposed to the exterior is installed in a manner that minimizes visual impact by being enclosed, screened from view, or painted to match the surface it is attached to.

4.18.5 The System must satisfy all of the following requirements:

- a. The System meets applicable health and safety standards and requirements imposed by state and local permitting authorities;
- b. If the System is a solar water heating system, the System and its installation are certified by the Solar Rating Certification Corporation or other nationally recognized certification agencies; and
- c. If the System produces electricity, the System meets all applicable safety and performance standards established by the National Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

4.18.6 Owners are encouraged to take all possible steps to maintain the optimal visual appearance of the neighborhood while ensuring the best possible performance.

4.18.7 Owners of adjacent properties shall not permit trees, shrubs, hedges or any other

vegetation placed after the installation of a solar collector to shade, block or interfere with the solar access of any solar collector or other solar absorption device on any Lot.

4.18.8 The provisions of this section are subject to all applicable government statutes, rules, and requirements, and this section shall be construed, limited, or modified as necessary to comply with such governmental provisions.

4.18.9 The Architectural Committee may not impose requirements which would significantly increase the costs of the system or significantly decrease its efficiency or specified performance. Significantly is defined as an amount exceeding \$1000 or decreasing the efficiency of the system by more than 10%.

4.19 Air Conditioning Systems, Swamp Coolers and Mechanical Equipment

4.19.1 No roof-mounted mechanical units, including but not limited to air conditioners, swamp coolers, evaporative coolers, furnaces etc., shall be allowed. Mechanical units shall not be allowed in front or sideyard setbacks. Noise impact on neighbors shall be taken into consideration in placement of these units.

4.19.2 Window mounted air conditioners or swamp coolers are prohibited in any window that is on the front of the house.

4.19.3 Window mounted swamp coolers are allowed on the side elevations of the house if they are the slim profile style. The closure around the units shall be accomplished with either the manufacturers included accordion or sliding panels, or with plexiglass or painted wood. Tin foil, unfinished wood or panels that do not fit neatly within the window space are not allowed.

4.19.4 Window mounted air conditioners are allowed in windows in the side and rear yards, except on corner lots, where the street side window installations on upper floors are not allowed. Portable air conditioners that do not hang out of the window and simply have an exhaust vent flush with the window is the preferred solution for room air conditioning. With either installation, the closure around the units shall be accomplished with either the manufacturers included accordion or sliding panels, or with plexiglass or painted wood. Tin foil, unfinished wood or panels that do not fit neatly within the window space are not allowed.

5.0 Architectural Design Guidelines

5.1 Height Restrictions

5.1.1 Residential roof height shall not exceed twenty-nine and one-half feet (29' – 6") above grade.

5.1.2 All building heights are measured from the pad elevation in its original graded condition.

5.1.3 In no event will raising the Lot increase the building pad height. If the Lot is excavated, the building height will be measured from the excavated grade.

5.2 Roof Design

5.2.1 Simple, sloping roofs are encouraged. Roof slope shall be consistent on all elevations of the house. The style of the roof shall match the style of the house.

5.2.2 Penetration of sloping roofs by plumbing vents, flues, solar systems and conduits, etc. should be confined to hidden sides of the roof, and whenever possible, set low enough on the roof so as to not penetrate the silhouette of the roof form. All metal surfaces on roofs, including flues, vents, exposed flashings, conduits, brackets etc., shall be painted to match the adjacent roof material.

5.2.3 Wind driven roof vents (turbine vents) are prohibited.

5.2.4 Replacing less than 50% of the total roof surface area is considered a repair and shall be done with the same material as the current roof. The calculation of the quantity shall be the cumulative replacements over a consecutive three-year period. Roof repairs require submittal to and approval by the AC prior to the work being done. The submittal requires an application and digital photographs of the existing roof, clearly showing the intended area of repair.

5.2.5 Replacing more than 50% of the total roof surface area of a non-tile roof is considered a new roof and shall comply with materials described in Paragraph 6.11. New roofs require submittal to and approval by the AC prior to installation.

5.3 Gutters and Downspouts

5.3.1 Exposed gutters used as an architectural feature shall be colored to match or contrast with the surface to which attached.

5.3.2 Downspouts may be exposed or concealed. Exposed downspouts shall be colored to match surface to which attached. Downspouts shall be carefully placed on the elevation and considered as a detail similar to any fenestration or trim.

5.4 Skylights

5.4.1 The frame of the skylight shall be colored to coordinate with the adjacent roofing material.

5.4.2 White skylight lenses on a dark roof and vice versa, will not be allowed. Clear, solar gray or solar bronze lenses are preferred. No reflective glazing is allowed.

5.4.3 Bubble, pyramid or domed lenses are prohibited on conventional or operable skylights installed on sloping roofs.

5.4.4 Solartube style skylights are allowed on sloping roofs, but shall be mounted low enough on the roof as to not silhouette higher than the top ridge of the house.

5.4.4 Skylights are to be installed within the overall allowable height of the building. The highest point of the lens will be the point of measurement for skylights.

5.5 Window and Door Openings

5.5.1 Windows and doors are to be selected to compliment the architecture of the primary structure. Window and door openings shall be placed with clear design intent and order.

5.5.2 Head heights of windows shall be consistent and shall produce an ordered arrangement and composition within the total wall surface of an elevation. Again, this applies to all elevations.

5.5.3 Windows and doors are to be consistent in frame color and frame profile on all sides of the primary and accessory structure(s).

5.5.4 Windows and doors for additions must match existing windows and doors in frame color, frame profile, glazing color and operation.

5.5.5 If windows and doors are to be replaced, replacement windows must match the existing windows in frame color and frame profile, glazing color and operation.

5.5.6 If wood or vinyl windows are used, the factory applied stucco mold is an acceptable surround detail. While further detail is encouraged, it is not required.

5.6 Greenhouse Garden Windows on a Residence

5.6.1 The use of greenhouse garden windows is allowed if they are an integral part of the building design. The structure of the greenhouse window shall be of the same material as the other windows, and the details of its attachment to the wall materials will be carefully reviewed.

5.6.2 Rooms or room additions created by adding a greenhouse structure to the house are generally unacceptable. Greenhouse style (glass roof and glass walls) structures that are designed as an integral part of the building design will be considered on a case by case basis. The design shall have the look of an added on structure.

5.7 Balconies, Roof Decks and Sundecks

5.7.1 Definitions

- a. A balcony is a platform on a building directly accessible from a space in the living unit on the same level as the balcony and enclosed with a guardrail or balustrade.
- b. A roof deck is a platform that is built over a living space and is accessible only from a stairway from the ground or story below.
- c. A sundeck is a platform that is built over a living space and is directly accessible from a space in the home on the same level.

5.7.2 Balcony Design

- a. The design shall be an extension of the architecture of the house. It is encouraged to use balconies to break up the flat appearance of the rear of a house. To that end, decks and balconies that are the full width of the building with no horizontal offset are prohibited.
- b. Elastomeric coatings for the finished surfaces must have a finish color that is complimentary to the other building finishes and colors. Gutters are strongly encouraged on decks that do not have drains.

5.7.3 Roof Deck Design

- a. The design shall be an extension of the architecture of the house. The roof deck needs to integrate with the roof design, utilizing ridges and parapets wherever possible as the guardrails.
- b. The paving must blend with the surrounding roof materials. An actual color/material sample must be submitted for approval.
- c. No other structures, such as pergolas, cabañas or shade structures can be installed or placed on a roof deck without approval of the AC. All additional structures proposed must be within the overall height limit of the residence.
- d. The required guardrail surrounding a roof deck shall comply with the maximum overall height limit of the lot.

5.8 Sundeck Design

- a. In addition to the balcony design requirements, sundecks are subject to the overall height and setback restrictions of the residence.
- b. No other structures, such as pergolas, cabañas or shade structures can be installed or placed on a sundeck without approval of the AC. All additional structures proposed must be within the overall height limit of the residence.
- c. No objects such as urns, pots, planters, etc., shall be placed on top of structures in this section. All such "adornment" shall be located under and around the structure.

5.9 Chimneys

5.9.1 No more than three (3) chimneys are allowed per residence including an outdoor fireplace. Each chimney may have up to two separate flues. The use of a masonry firebox and chimney is encouraged due to the minimal requirements at the flue exit.

5.9.2 Submittals shall include the design of the chimney termination cap and any decorative shroud. The AC will review the design impact for each chimney location. Exposed factory termination caps are generally not acceptable.

5.9.3 The maximum height for all chimneys shall be based on the code allowed minimum height of the flue exit. For manufactured termination caps, the flue exit shall be clearly shown and the minimum dimensions noted. Chimney designs that are excessively tall will not be approved.

5.9.4 Above the roof, chimneys shall not exceed six (6) square feet for a single flue or eight (8) square feet for a double flue.

6.0 Exterior Materials and Finishes

The following Standards indicate and define the generally accepted materials and finishes for the homes and buildings in SVLA. Exterior colors and finishes of building walls and roof, fences, walls, structures, and patio covers as first approved by the AC for new construction, additions and/or alterations, shall not be changed or altered without the approval of the AC. Materials should be selected based upon the climatic conditions of Spring Valley Lake with the extremes of heat and cold. Besides initial design quality of a material, the Owner should evaluate the long term maintenance of the proposed material, selecting materials that will be durable and long lasting without the need for extreme maintenance.

6.1 Building Walls

Materials allowed for the exterior cover of building walls shall be:

6.1.1 Wood

- a. Exposed wood shall be finish quality material. The wood should be straight and true, free of blemishes and knots, and installed in a workmanlike manner. Recommended species are clear redwood, clear western red cedar and vertical grain Douglas fir. Resawn or smooth finishes are acceptable. Rough sawn wood is prohibited due to its lack of uniformity.
- b. Wood may be finished with transparent, semitransparent, semisolid color stain, or paint. Transparent and semi transparent finishes should be limited to the higher quality wood materials that are known to be stain grade materials. As stain is a grain enhancing finish, it also accentuates blemishes and knots in the wood.
- c. The use of panelized wood (plywood) or wood-like material as a finish material is prohibited.
- d. Cement based sidings, such as HardiePlank or HardieShingle, are acceptable when installed in individual board form. These types of sidings must have an opaque finish. These materials are very good substitutions for wood products.
- e. Composite wood like materials are also allowable for trim and accent materials. These materials, with brand names such as Azek, are very good substitutions for natural wood and should be considered.

6.1.2 Unit Masonry

Brick, slump block or split face block are generally allowable materials. Slump or split face block must be finished with integral or applied color. Standard concrete block, exposed, is unacceptable in all applications. All masonry should be used as a design element that is consistently applied on all elevations. Two dimensional, token applications are unacceptable.

6.1.3 Stone

Natural stone when used properly can enhance the design of a home. The application of the stone should reflect the look of the product. As an example, large pieces of flagstone have a very rich look when used as a paving material, but look very two-dimensional when applied to a wall in the same manner. All stone should be used as a design element that is consistently applied on all elevations. Two dimensional, token applications are unacceptable. The use of manufactured stone products will be considered on a case by case basis. Actual samples of all proposed stone materials will be required.

6.1.4 Stucco

Either machine applied or hand trowled stucco is acceptable. Color may be integral or applied. Texture should be uniform and as smooth as possible. Heavy troweled finishes are discouraged. Large uninterrupted expanses of stucco shall be broken up with some sort of detail, such as screeds or banding to help minimize cracking.

6.1.5 Combinations of the above

Materials shall be combined in a way that compliments all materials. The use of more than two major materials is discouraged, as well as too many small areas of an accent material. Panelization of alternating materials is unacceptable. Again, all materials shall be consistently applied to all elevations.

6.1.6 Accent Materials

Ceramic tile and sheet metal may be used as accent materials with the specific approval of the AC.

6.1.7 Unacceptable Materials

The following are unacceptable wall/eave materials:

- a. Vinyl siding and/or soffits,
- b. Aluminum siding/or soffits
- c. Sheet metal, imitation ceramic tile, plastic or fiberglass panels,
- d. Real or imitation log siding.

6.2 Window Sash

6.2.1 Window sash and frames may be constructed of wood, PVC or aluminum coated wood, aluminum, fiberglass or high quality vinyl. The design of the fiberglass or vinyl sash shall be similar profiles to a quality wood sash product.

6.2.2 The color of prefinished window sash and frames shall be harmonious with the base colors of the building.

6.3 Glass and Glazing

6.3.1 All non-decorative glass and glazing material shall be clear, solar gray, or solar bronze. Obscure glass is allowed where needed, but a decorative obscure glass or acid etched glass is strongly encouraged especially on windows visible from the street.

6.3.2 No reflective glass or reflective tinting is allowed in any window. Consideration should be given to the style and exposure of the opening when selecting the glass type.

6.3.3 Glass block in limited quantities is acceptable. Glass block openings shall be detailed consistent with other window and door openings. Glass blocks shall not be colored glass.

6.3.4 Obscure or acid etched glazing on garage doors is encouraged to avoid viewing into the garage.

6.4 Window Shades and Coverings

6.4.1 Exterior mounted roll-up shades are not permitted unless they are permanently mounted to the structure. The shades shall be sized to the opening that is being covered, and the color of the shades shall be harmonious with the color of the wall they are mounted to. The shades shall be securely mounted to the wall and restrained at the bottom to limit the movement with the wind. It is preferred to have the shade when rolled up to be in a concealed location such as tucked under the eaves.

6.4.2 Garage windows shall have a permanent window covering that shields the view into the garage. Shutters, horizontal blinds and vertical blinds are considered as permanent window coverings.

6.5 Decorative, Colored and Stained Glass

6.5.1 The use of decorative, colored and stained glass that is visible on the outside of the building requires AC approval. If a colored glass is to be used, the colors of the building will need to be harmonious with the colors of the glass. Submittals for decorative glass shall include the locations, design, colors and patterns clearly labeled, and samples of each type or color of glass proposed. The same requirements apply for decorative glass used in doors.

6.5.2 Any decorative, colored or stained glass installed without AC approval may be required to be altered or removed at the discretion of the AC.

6.6 Doors

6.6.1 Exterior doors shall accentuate the entry and be of an architectural grade or higher. The use of high quality paneled wood doors for both entry and garage doors is encouraged.

6.6.2 Steel doors shall feature high-definition decorative panel profiles. All painted metal doors and frames shall be galvanized or approved rust resistant coating. The door shall be either prefinished or have a baked on primer.

6.7 Garage Doors

6.7.1. Sectional overhead rolling garage doors are required. The submittal drawings shall clearly show the design, materials and finish of the garage door. The door shall be installed per the approved design. The design of the door shall be in keeping with the design of the house.

6.7.2. If a painted metal garage door is proposed, the door shall be two-sided 24 gauge hot-dipped galvanized steel front and back. The door shall be insulated. The finish shall be smooth with no embossed wood graining. An actual sample of the finish will be required as part of the submittal.

6.7.3. If an exposed metal garage door, such as aluminum or stainless steel is proposed, the door shall be constructed of extruded, not rolled metal sections.



6.7.4 All garage doors shall be equipped with automatic garage door openers.

6.8 Shutters, Louvers and Vents

6.8.1 Exterior shutters shall be considered by the Committee on a case by case basis.

6.8.2 The style the of home determines the specific type and design of the shutter. Care should be taken to propose the proper style. The stiles, rails and panel configuration

shall be matched to the style.

6.8.3 Shutters shall be proportioned to the window that they surround. Shutters shall be constructed of quality materials, not just stamped metal or one piece vinyl.

6.8.4 Unless used as a design element, all louvers and vents shall be painted out to match the adjacent surface.

6.9 Fascias

Fascias shall be wood, composite (such as Azek®), cement based (such as HardieTrim®), or stucco. If wood fascias are used, they should be clear redwood or vertical grain fir. Wood fascias must be stained or painted. Prefabricated metal fascias and soffits are prohibited.

6.10 Flashing and Sheet Metal

Exposed flashing shall be galvanized sheet metal or bonderized or prefinished sheet metal or copper. Exposed galvanized sheet metal shall be painted to match the color of the surrounding material to eliminate reflective surfaces and glare. Care should be taken to properly prepare the metal surface, use a proper primer and metal appropriate finish paint.

6.11 Roofs

6.11.1 All roofing material shall be one of the following: clay tile, concrete tile, cement tile or natural slate. Darker colors are preferred for all roofs. Roofs shall not have a glossy finish or be reflective. Roof color shall be complimentary to house color.

6.11.2 Alternatives to the above materials will be considered upon the submittal of actual full size samples in the proposed color and pattern of the material. If the proposed roofing has a range of colors, provide samples of the range. While flat, three-tab composition shingles are not allowed, high quality dimensional fiberglass shingles will be considered. Other alternatives that may be considered are solar tiles, light weight composite tiles and metal roofing.

6.11.3 Unacceptable Materials

The following are unacceptable roof materials:

- a. Flat, three-tab composition shingles
- b. Wood shake or wood shingle roofs
- c. Corrugated metal roofing.
- d. Rock roofs
- e. Exposed rolled roofing materials

6.12 Roof Accessories

Roof vents and exhausts shall be kept to an absolute minimum, combining outlets wherever possible. Vent pipes and exhaust ducts shall be located so they do not show above the silhouette of the building. Whenever possible, all vents shall be taken through the least exposed roof areas. All roof accessories shall be painted out to match the adjacent surface

6.13 Painting

6.13.1 Painting shall be uniform and consistent with complete coverage of all design elements as approved by the AC and in accordance with the submittal documents and the colors and materials board.

6.13.2 The use of muted colors is suggested with trim and field colors having a subtle contrast. Trim and garage door color shall be complimentary to house color.

6.13.3 All painted and or stained surfaces shall be properly prepared for the type of finish to be applied. The owner shall endeavor to use materials of the highest quality, applied by skilled technicians

6.13.4 All exterior color and finish changes are subject to AC approval.

6.13.5 Repainting the same color and maintenance painting do not require Committee approval. However, prior to starting the project, a submittal to the SVLA Architectural Coordinator that includes the paint manufacturer, color names and numbers and photographs of the existing conditions is required.

6.14 Awnings

Awnings must be approved by the AC. Colors shall be harmonious with the building colors. Once installed, the owner shall maintain the awnings in a like new condition. Damaged and/or worn awnings must be replaced or removed. When more than one awning is used on a single building, all of the awnings must be of the same fabric, color and design. A house design that is dependent upon awnings as a major design element is discouraged. Any color change of existing awnings requires approval by the AC

6.15 House Numbers.

House numbers shall be posted on the front of all residences and shall be a minimum of four inches (4") high. In addition, lake, equestrian and golf course residences shall have four inch (4") house numbers posted in the back of the property clearly visible and of a contrasting color.

7.0 Hardscape Design Guidelines

7.1 Hardscape Components

The following guidelines provide the design and construction standards for hardscape plans and specifications. Hardscape includes:

- a. All exterior paved areas such as walkways, terraces, patios, driveways, decks, steps and stairs;
- b. Outdoor structures such as gazebos, arbors, outdoor rooms, and pergolas;
- c. Fences, walls, pilasters and gates;
- d. Focal point design element utilizing a drought resistant design of hardscape materials and native plantings;
- e. Swimming pools, spas (in-ground and above ground) and fountains;
- f. Play structures, playground equipment, tree houses, sports equipment;
- g. Miscellaneous structures such as exterior fireplaces, bar-b-ques, exterior pizza ovens, sheds, and flagpoles, etc.;
- h. Outdoor furniture, sculpture and accessories;
- i. Outdoor and landscape lighting.

7.2 Balconies, Roof Decks and Sundecks

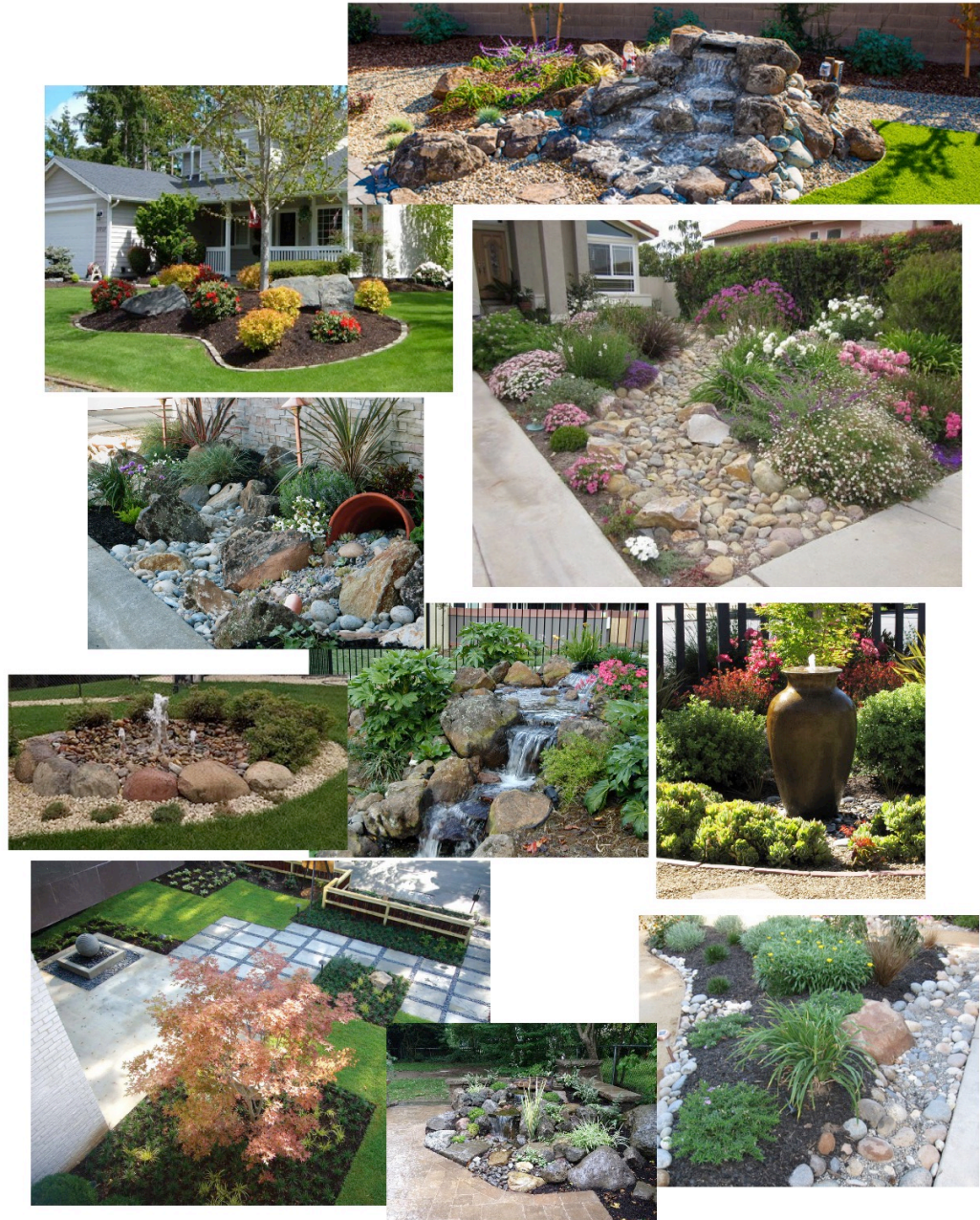
For balconies, roof decks and sun decks, refer to Paragraph 5.8 above.

7.3 Definitions

The following definitions are for terms used within the Hardscape and Landscape chapters.

- a. Hardscape** – Non-living, hard materials that are incorporated into yard development. Examples include paved areas such as walkways, driveways, patios, and decks, retaining walls, garden walls, fountains, gazebos, trellis structures, pools, spas, and fountains. Hardscape is typically constructed of hard durable materials such as concrete, stone, pavers, boulders, wood, metal, or gravel.
- b. Softscape** – The living portion (vegetation) of the yard development. Softscape includes trees, shrubs, flowers, groundcovers, and real and artificial turf.
- c. Hardscape/Landscape Design Feature** – In a direct effort to minimize turf and open gravel or paved areas, a Design Feature is an area composed of accent softscape and hardscape elements that is thematic in its design and a focal point in the yard. This element may be accent lighted for night view as well. Examples

could be a dry river bed of boulders and stones (minimal gravel), stepped planter walls with a large tree, shrubs and flowering accents, a fountain incorporated into rocks, shrubs, and accent flowers. Features that contain any water element should also be designed to look good when the water is not running. Specifically, the feature does not contain turf or paving. The focal points of the feature element must have some unifying factor within the overall space and the style and design of the residence.



Examples of Hardscape and Landscape Design Features

- d. Patio** – an at-grade paved outdoor area typically adjoining a house.
- e. Terrace** – a paved platform or raised patio adjoining the building. Terraces are not supported on wood structure.
- f. Deck** – a flat open platform constructed as an above grade structure. The deck can be either attached to the residence or freestanding. Guardrails may be required by the building code depending on the height from adjacent grade. Decks are typically constructed of wood.
- g. Porch** – a structure attached to a building to shelter an entrance or to serve as a semi enclosed space, usually roofed, and generally open sided. A porch may be screened or glass enclosed, such as a sun porch.
- h. Portico** – a porch or covered walkway with a roof supported by columns, often leading to the entrance of a building.
- i. Pergola** – a garden structure with an open wood framed roof, often latticed, supported by regularly spaced posts or columns. The structure is often covered by climbing plants such as vines or roses and shades a patio, walkway or passageway.
- j. Gazebo** – a freestanding pavilion structure commonly found in the garden that is roofed and has partial enclosure on all sides. They provide shade, can provide seating and are typically located in a lookout position.
- k. Arbor** – a light, open, linear structure, self-supporting with a lightweight lattice frame. Can be metal framed or wood framed. Similar to a pergola, it is a passageway or a shaded sitting place.
- l. Cabaña** – a tent like structure near a swimming pool. Frames are typically decorative metal with fabric covers on the top, sides, curtains and tiebacks.
- m. Palapa** – a thatched roof cabaña that typically has a wooden frame.
- n. Canopies or shade_structures** – overhead fabric roofs or sails on supporting frames of metal structure and/or cables.
- o. Outdoor room** – an unenclosed habitable space with a roof that matches the roof of the main residence. An outdoor room may be attached to the building or freestanding.
- p. Trellis** – a vertical structure, usually made from interwoven pieces of wood or metal that support climbing plants such as roses, sweet peas, grapevines and ivy. Typically installed adjacent to a wall or fence.
- q. Entry Feature** – a vertical structure that may resemble a wall, gate, or trellis that provides privacy, delineates the site entry, and often defines the property line.

r. Dock – a structure onto which boats, personal watercraft, vessels, etc. are moored.

s. Cantilevered Deck – any elevated structure or surface extending over the water.

t. Fence – An enclosing or dividing framework for yards. Fences are typically constructed of vinyl or wrought iron.

u. Garden Walls – Similar to a fence, except constructed of masonry, concrete block, stone or concrete with either an exposed finish (as allowed) or a stucco finish.

7.4 Waterfront Related Improvements

7.4.1 Construction of docks, cantilevered decks, vessel lifts and other similar improvements are subject to Committee approval within the following limits:

a. All new docks shall be cantilevered and both docks and cantilevered decks shall have a maximum projection of twelve feet (12') over the lake as measured from the top edge of the lake coving.

b. Maximum projection of a dock plus vessel lift or mooring cannot exceed twenty-four feet (24').

c. New floating docks are prohibited.

7.4.2 Boat Launch Ramps.

Boat launching ramps are subject to Committee approval. Permanent locked gates or similar restrictive devices shall be provided simultaneously with the construction of such ramps. See Section 5.0 of the SVLA Rules and Regulations for boat launch usage.

7.4.3 Docks and Cantilevered Decks.

For the purpose of this manual, a dock is defined as a structure onto which boats, personal watercraft, vessels, etc. are moored and a cantilevered deck is defined as any elevated structure or surface extending over the water. Both structures shall comply with the following:

a. All new docks and/or cantilevered decks are subject to SVLA inspection and related fees (see form AC300).

b. Dock surface materials shall be slip resistant and be maintained in good condition.

7.5 Vessel Lifts, Covers and Docks

All vessel lifts shall be subject to Committee approval prior to installation and shall meet established guidelines (see form AC800 and AC801).

7.5.1 All vessel lift owners shall complete an Architectural Improvement and License

Agreement and obtain an approved variance.

7.5.2 License Agreement

Any structure that shall rest, stand or in any way come in contact with the lake bottom or lake side below the designated high water level mark shall require an Architectural Improvement and License Agreement. The property owner shall contact the SVLA Office to verify the exact high water line.

7.5.3 Vessel lifts shall only be installed on an improved lot.

7.5.4 All vessel lift owners shall provide written proof of a liability insurance policy as described in the annual Board of Directors insurance resolution. Proof of this insurance policy shall be required annually.

7.5.5 The SVLA retains the right to revoke a license and demand removal of a lift if all criteria are not met and maintained.

7.5.6 Vessel lifts shall be installed parallel to either the rear or side property line.

7.5.7 The total width and/or length of a vessel lift and its boat shall not extend more than eight feet (8') beyond the sixteen foot (16') rear easement. The total maximum projection of a dock plus vessel lift and boat shall be twenty-four feet (24') from the seawall.

7.5.8 Some requests for vessel lifts may not be approved. A partial list of lots that may not be allowed a vessel lift or the entire twenty-four foot (24') allowance are:

- a. Lake lots across from the SVLA Marina, as regulated by the CC&Rs (tract 8102, lots 298 through 306).
- b. Lots adjacent to fishing areas and any lot which, because of the lake's configuration, does not contain enough lake frontage for the safe passage of boats.

7.5.9 When a boat is raised on the lift, the maximum height of the boat bottom shall be no more than three feet (3') above the level of the lake.

7.5.10 Installation of a new vessel lift requires a three (3) step inspection by SVLA staff or their designated representative. Owner or installation contractor is responsible for calling the SVLA Office for each phase as follows:

- a. Phase 1 - Prior to installation: Verify exact location of lift.
- b. Phase 2 - Day of installation: Inspect and verify proper foot plates. Property owner shall notify the SVLA Office of this date at least one week in advance.
- c. Phase 3 - Final inspection: Verify that lift was installed as specified.

7.5.11 It shall be the sole responsibility of the lift owner to repair all damage created to

the lake bottom by the vessel lift. Any damage to the lake bottom or seal shall be reported immediately to the SVLA Office. Owner shall bear the cost of all repairs. All repair procedures shall be approved by the SVLA Office, prior to start of work. All required repairs shall be initiated within two (2) weeks of approval. All repairs shall be completed within sixty (60) days and certified as repaired by SVLA staff or their designated representative.

7.5.12 Vessel lift construction and installation requirements are listed below (see form AC800 and AC801).

- a. Lift shall have rigid or steel cable lateral support to the dock.
- b. Bearing plates shall be designed with beveled or rounded lower edges to avoid damaging the lake bottom or seal.
- c. Bearing plates shall be of equal size, be a minimum of twelve inches (12") by eighteen inches (18"), and conform to the lake contour.
- d. All vessel lifts (excluding PWC lifts) are required to have two (2) vertical guides/markers on the lake side (outboard) corner posts of the lift that are visible when the lift is submerged. These markers shall be no more than five feet (5') above the water surface and shall have four inches (4") of red reflective tape placed two inches (2") from the top of the marker.

7.6 Corrals and Horse Shelters

This section refers only to lots within the Equestrian Estates (Tract 8032). Corrals and shelters are mandatory if horses are maintained on the property. Improvements shall conform to the City of Apple Valley Code of Ordinances, Section 9.29.030, and other applicable paragraphs, or these standards, whichever is more restrictive. Horse shelters and corrals shall be subject to Committee approval.

7.6.1 Private corrals (unroofed enclosures) shall be located behind the residence, and constructed of standard pipe corral materials. Corrals shall observe the five-foot (5') side setback and may encroach into the fifteen-foot (15') rear setback but shall be no less than (5') from the rear property line and easement, if any. There shall be a minimum distance of seventy feet (70') between the corral and any existing off-site human habitation or public assembly, in accordance with the Town of Apple Valley setback requirements (see form AC601).

7.6.2 Minimum corral size for one (1) horse is 576 square feet. Minimum corral size for two (2) horses is 864 square feet (see form AC601).

7.6.3 A roofed shelter within the corral, and a minimum of twenty-five feet (25') from the property line, shall be constructed of standard pipe materials. Shelters should be a minimum of twelve feet by eight feet (12' X 8') for one (1) horse and twelve feet by twelve feet (12' X 12') for two (2) horses. The shelter should be no less than seven feet (7') at one side and no more than eight feet (8') in height at the opposing end. Shelters should have a slanted roof and have at least two covered sides. The sides should face

the prevailing wind so that the horses may seek protection from the elements. Shelters may use two sides of the corral as shelter sides but shall not violate setback requirements. Covered sides shall be constructed of sheet metal and erected so as to allow one foot (1') ventilation at the bottom and extend upward for six feet (6'). Roofs shall be of sheet metal of matching material of the residence. Roofs constructed of material other than sheet metal require an approved variance (see form AC602).

7.7 Paving

7.7.1 The quality of the homes is enhanced when high quality paving materials are used. In general, all driveways and paving that is exposed to the street shall be the minimum of one of the following:

- a. Integral color concrete
- b. Textured or exposed aggregate concrete
- c. Interlocking pavers
- d. Masonry or tile units
- e. Natural paving stones
- f. Combinations of the above.
- g. Natural grey concrete may be considered based on the design and the integration of other materials noted above.

7.7.2 Large expanses of concrete such as driveways shall utilize bands or changes in materials and/or textures in order to break down the scale and enhance the appearance. Bands may be a complimentary material (ie. stone bands with a concrete infill), or accomplished with additional score lines. Score lines shall be tooled and laid out in a manner that will minimize potential cracking and enhance the design of the hardscape. The layout of score lines, banding, etc. should relate to the layout of the building, and the hardscape materials should also be complimentary to the building materials.

7.7.3 The use of decomposed granite (DG), dirt and or wood chips for hardscape areas is prohibited.

7.7.4 Installations of pavers or paving stone should include a pervious weed cloth below to minimize the chance of weeds growing up thru the paving.

7.8 Feature Hardscape Element

The extended periods of drought and the local desert environment has encouraged the use of a feature hardscape element as the focal point of the front yard. This element shall be a minimum of 30% of the softscape area of the front yard (total front yard – paved areas for walkways and driveways). This design element should use boulders, decorative gravel, decorative stones, and limited amounts of pea gravel. The elements

should be a thematic style design, such as a dry riverbed or a natural rock outcropping, not just areas with gravel covering the ground. The design requires review and approval of the AC. Installations including gravel or stones should include a pervious weed cloth below to minimize the chance of weeds growing up thru the materials. A minimum dimension of 6 feet is required for the overall size of the design element. The balance of the softscape area shall be landscaped per the requirements within this document. The design element can be increased in size, but simply spreading gravel over the balance of the area is prohibited. Refer to the photographs in Paragraph 7.3.c for examples of Hardscape and Landscape Design Features.

7.9 Patios, Terraces, and Decks

7.9.1 All patios, terraces, and decks require Committee approval and shall comply with the County of San Bernardino or Town of Apple Valley Building Codes.

7.9.2 For patios, the use of the paving materials suggested in Paragraph 7.7.1 is encouraged.

7.9.3 The design of the deck shall be compatible with the style, materials and finishes of the residence.

7.9.4 Any raised deck shall not be allowed within the sideyard setback area, which extends all the way to the rear property line.

7.9.5 Decks that are not a part of the building structure will be reviewed carefully for their location on the site and privacy issues as they relate to all adjacent properties. The position of the proposed deck shall not enhance the view into neighboring lots.

7.9.5 If any portion of the deck is high enough out of finish grade to require a guardrail, the combined height of the deck and the guardrail will be measured to verify the maximum height.

7.9.6 Decks shall have a skirting to the ground that is an integral part of the deck design. The handrails should also be a harmonious design element.

7.10 Shade Structures, Arbors and Gazebos

7.10.1 All Gazebos require approval by the Committee. Gazebos shall not exceed nine feet (9') in overall height. Gazebos are structures and therefore are subject to the setbacks of the lot with the exception that they may be located within 5 feet of the rear property line, but not within either side setback area. Gazebos are prohibited within the front yard.

7.10.2 Temporary Sun Shades/Covers.

Temporary sun shades such as canopy covers, party tents, etc. are allowed from April 1 through November 1. They are prohibited on docks and off-season is limited to 72 hours. Maximum overall height shall be nine feet (9'). A submittal to the SVLA office is required. The submittal shall include a plan showing the location of the Sun

Shades/Covers, the specific dates they will be in place, and a photograph of the type of structure being proposed. Sun Shades/Covers are structures and therefore are subject to the setbacks of the lot with the exception that they may be located within 5 feet of the rear property line, but not within either side setback area. They are prohibited within the front yard.

7.11 Greenhouses

7.11.1 Greenhouses are structures and therefore are subject to the setbacks of the lot with the exception that they may be located within 5 feet of the rear property line, but not within either side setback area. Green houses are prohibited within the front yard.

7.11.2 Greenhouses shall be permanent structures with wood or metal framework and glass panels. No plastic or acrylic panels will be allowed. The glass panels cannot be made of reflective glass.

7.12 Fences and Walls, General Requirements

7.12.1 Within front yards and corner lots, limited use of fences and walls is encouraged to prevent the clear definition of property boundaries and restricted physical and visual access to streetscape and the Common Areas.

7.12.2 Walls/Fences

Wherever walls and fences are referenced in this section, the term includes hedges and living walls. Gates, if included, shall compliment the fence involved and be finished in a color approved by the Committee.

7.12.3 Height

a. No fence or wall shall be higher than six feet (6') from adjacent grade level. Refer to the sections below for restrictions in the rear yards of Golf Course, Greenbelt/Bluff properties and Lake Front Lots.

b. No fence or wall shall be higher than four feet (4') from adjacent grade level within the front yard setback area from the front line of the building to within 10 feet of the property line. In the area between the property line and the 10 foot line, walls are discouraged, (unless they serve a purpose such as breaking up neighboring driveways) and when installed cannot exceed 3 feet (3') in vertical height from adjacent grade level.

7.12.4 Fences/walls on corner lots shall be confined within the property line and shall comply with the same fence rules as non-corner lots. Owner should verify if the City/County has any sight line restrictions on corner lot improvements for traffic safety.

7.12.5 Contiguous trees or hedges taller than six feet (6') are allowed on the side property boundaries but not beyond the front or rear projections of the residence.

7.12.6 Wood or chain link fences/gates are prohibited with the exception of wood rail and chain link fencing on Equestrian Estates (see below) and temporary construction chain link fences/gates (See below).

7.12.7 Existing wood and chain link fences shall be maintained in good condition. Replacing more than 50% of a wood or chain link fence is considered a new fence and shall be completely replaced with AC approved material. If over 50% of one side is proposed to be repaired/replaced and/or if 50% of the total length of the fence is proposed to be repaired or replaced, the entire fence shall be completely replaced with AC approve material. The calculation of the quantity shall be the cumulative replacements over a consecutive three-year period.

7.12.8 Chain link fencing shall be allowed in the Equestrian Estates. Height shall not exceed six feet (6') in the side and rear setback areas. No chain link fence is allowed in the front setback area.

7.12.9 A dog run may be made of chain link as long as it is inside a fenced or walled area and shall not exceed five feet (5') in height.

7.12.10 A temporary chain link construction fence with gates shall comply with all applicable San Bernardino County or Town of Apple Valley municipal codes. Such fence/gate shall not interfere with pedestrian or vehicle traffic on adjoining property or adjacent to or along the roadway. It shall be maintained in good condition throughout the construction project and shall be completely removed prior to a final project inspection. Gates shall remain properly secured when not in use.

7.12.11 Materials and Finishes

a. Wood fences are prohibited.

b. A high quality vinyl fence, made of individual vinyl components (posts, rails, infill panel tongue an groove boards) that will give the fence a custom look when completed will be considered. Individual boards shall have internal support stiffeners that keep the face of the board flat. All posts shall have a cap. The color is preferred to be be tan or brown, but white may be considered based on the style and colors of the house.

7.13 Metal Fencing

7.13.1 The following information is intended to guide the homeowners and/or architect in metal fence provisions. Any structural requirements needed for the project shall be prescribed by a Licensed Structural Engineer. Actual construction shall meet all jurisdictional code requirements and be performed in a workmanlike manner.

7.13.2 Materials

Metal fences shall be constructed of either tube stock or solid bar steel. The solid bar is recommended because it cannot get moisture inside the tube, causing rusting from within. If tubular stock is used, condensation holes are recommended.

7.13.3 Materials shall be sized to withstand normal wear and tear and to minimize damage by bending or spreading of bars. Vertical bars shall be spaced between 4" and 6" apart. Ornamental iron such as scroll work and knuckles will be considered based upon the design and style of the house.

7.13.4 Finishes

Light colors, such as white, are not encouraged and will only be considered based upon the style and colors of the house.

a. Primer Coating: A high performance, epoxy based primer is recommended to help minimize the chance of rust. All field-welded sections shall be properly prepared and primed prior to finish coats being applied.

b. Finish Coating: All metal parts shall receive at least two coats of a high quality paint intended for the protection of metal.

7.13.5 All metal fences shall be maintained in a like new condition. It shall be the owner's responsibility to keep metal fences rust free. A properly designed and initially applied paint system will help in this effort. Irrigation water should be kept off of the fence whenever possible

7.14 Three Rail Fences

7.14.1 The owner of each Equestrian Estates (Tract 8032) lot abutting an open space easement within the Equestrian Estates as set forth and described in the recorded tract map shall, at or prior to the commencement of construction of any structure on such lot, construct and maintain a three-rail fence (see form AC600).

7.14.2 If a second fence or wall inside of the three rail fence is proposed for privacy, there shall be a minimum of 3 feet clear between the fences allowing for landscape to soften the interior fence/wall. The interior fence/wall shall be parallel to the three rail fence to provide a uniform look from the trail side. The interior fence/wall is subject to all criteria within these guidelines for fences and walls.

7.15 Walls

7.15.1 Walls should be designed as an integral part of the building and hardscape. The materials and finishes should be the same as the materials and finishes used on the building. The design of walls creating a pool enclosure should be verified with the City or County.

7.15.2 Materials and Finishes

a. Walls may be constructed of slump block, split face block or brick. Integral color units are recommended, although the slump block and split face block may be painted to match the dwelling.

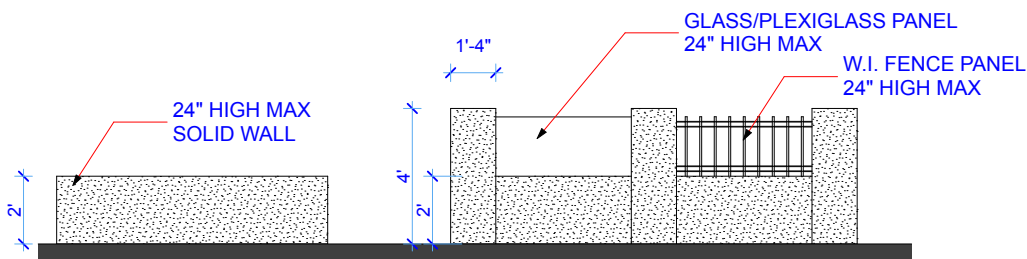
- b. Precision concrete block, stuccoed to match the building, may also be used for garden walls. A detail at the cap is encouraged. Exposed precision concrete block is prohibited.
- c. Stone is also allowed, although the use of manufactured stone is discouraged.
- d. Combinations of the materials above will be considered by the AC. All proposed materials shall be included on the color and materials board. Refer to Paragraph 2.5.7.

7.16 Golf Course Lots

17.16.1 Masonry walls across the rear or along the sides extending the length of the rear setback shall not exceed twenty-four inches (24") above grade.

17.16.2 Decorative walls with pilasters and wrought iron shall not exceed forty-eight inches (48") above grade, with a twenty-four inch (24") maximum of solid masonry walls. Masonry pilasters used in conjunction with the above fence, shall not exceed four feet (4') in height and sixteen inches (16") in width and shall be of the same materials and finishes as the adjoining 24" masonry wall. Vertical components within the wrought iron portion of a fence shall be spaced between four inches (4") and six inches (6") on center and not to exceed one inch (1") in width or diameter. Overall height shall not exceed four feet (4') above grade. Fence shall be finished with a color approved by the Committee.

17.16.3 Transparent panels may be used in lieu of wrought iron described above. The panels may be made of Plexiglass® (acrylic sheet) aka Lucite®, Plexiglas®, Perspex®, Acrylite® or fully tempered, laminated and fully tempered or laminated heat-strengthened glass. Glass may be anti-reflective and have a color and/or tinting which is subject to Committee approval. Applied tinting, clear, colored or reflective is prohibited.



7.17 Greenbelt/Bluff Lots

Masonry walls across the rear or along the sides extending to the rear setback shall not exceed twenty-four inches (24") above grade. Decorative walls with pilasters and wrought iron shall not exceed forty-eight inches (48") above grade at the top of the bluff, with a twenty-four inch (24") maximum of solid masonry walls. Masonry above

fence, shall not exceed four feet (4') in height and sixteen inches (16") in width and shall be of the same materials as the adjoining masonry. The vertical components within the wrought iron portion of the fence shall be spaced between four inches (4") and six inches (6") on center and not to exceed one inch (1") in width or diameter. Fence shall be finished with a color approved by the Committee.

7.18 Lake Front Lots

Lake front policy is to minimize visual obstruction and to assure proper maintenance of the lake. Notwithstanding Section 7.3.3.c regarding the maximum height of sea walls, masonry walls across the rear and along the sides extending to the rear sixteen foot (16') setback shall not exceed twenty-four inches (24") above grade and be of the same material as the sea wall.

7.18.1 Fences/Guardrails. All rear fences/guardrails of lake front lots shall comply with the California Building Code and shall be adequate in strength and attachment to protect life safety. Fences/Guardrails shall form a protective barrier with a maximum height of forty-eight inches (48"). Configuration, material(s) and color are subject to Committee approval.

a. Open fences/guardrails shall have vertical baluster, made of wrought iron, vinyl, or fiberglass. These vertical components shall be spaced per the requirements of the California Building Code.

b. Glass fences/guardrails shall be made of fully tempered, laminated and fully tempered or laminated heat-strengthened glass. Glass may be anti-reflective and have a color and/or tinting which is subject to Committee approval. Applied tinting, clear, colored or reflective is prohibited.

c. Transparent panels may also be made of Plexiglass® (acrylic sheet) aka Lucite®, Plexiglas®, Perspex®, Acrylite®.

d. Masonry pilasters. If used in conjunction with the above fence, masonry pilasters shall not exceed four feet (4') in height and sixteen inches (16") in width and shall be of the same materials as the sea wall. Uprights to be a minimum of four by four inch (4" X 4") material with a maximum of four feet (4') height above grade or sea wall. Spacing of these pilasters shall not to be less than eight feet (8') on center.

e. Sea Walls.

All lake front lots shall construct a seawall prior to commencement of construction of any structures or any modification to an existing structure affecting the shoreline (see form AC501). Note: Sea wall requirements do not pertain to approved shoreline boat launching ramps as described in Section 4.2. Sea walls within the shoreline easement shall not exceed eighteen inches (18") above lot grade or eight inches (8") above the finished floor at the rear of the house, whichever is the least. Masonry walls shall not exceed thirty-six inches (36") height at water's edge. Only approved masonry materials shall be allowed

for sea wall construction. All sea wall construction shall include a continuous wave breaker that measures a minimum of twenty-four inches (24") to a maximum of thirty inches (30") in width. Wave breaker should extend four inches (4") to six inches (6") above high water mark (see form AC500).

7.18.2 Vertical walls, fences, etc., in excess of heights described in the previous paragraph shall not encroach into the lake easement unless approved by the AC.

7.18.3 Penetration of the lake coving or lake seal shall be saw cut and be one foot (1') above the high water line. Inspection of the penetration and excavation by a Special Inspector is required prior to seawall construction. Any damage to the lake coving or lake seal shall be repaired immediately under the direct supervision of a Special Inspector. All repair costs including the costs of the Special Inspector shall be the property owner's responsibility.

7.19 Pool Fencing

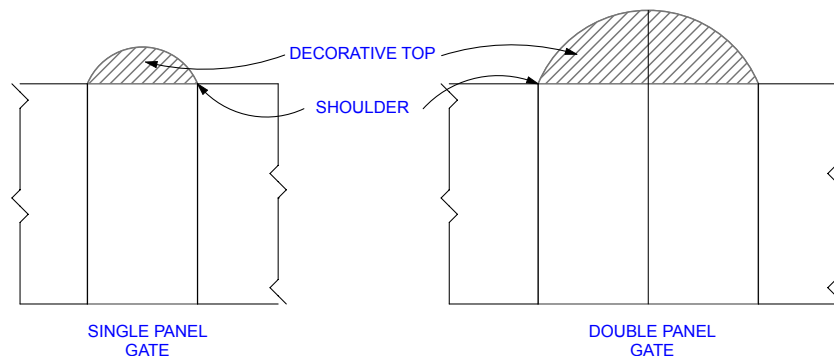
Fences and walls that create a pool safety enclosure are subject to state requirements. The Owner shall verify requirements with the City or County.

7.20 Gates

7.20.1 Gates shall be designed to compliment the house. Where utilities, trash or mechanical equipment is behind the gate, the gates shall be minimum height of five feet (5') and a maximum of six feet (6'), solid or opaque to prevent seeing through. Gate materials shall be specified on the submittal.

7.20.2 "Open Style" ornamental wrought iron side yard gates offer the possibility of having unsightly objects, i.e. air conditioning units, garbage cans, and other equipment or items visible. In such cases it is required that a solid metal panel or a perforated metal panel (greater than 75% opaque) be permanently mounted to the backside of a wrought iron gate. The finish of the panel shall match the wrought iron. Gate materials shall be specified on the submittal.

7.20.3 The height of the gate shall match the height of the wall in which the gate is placed. For arched top gates, the shoulder height of the gate shall correspond to the height of the wall.



7.20.4 Gates with decorative tops may be considered. In all cases, the height of the gate as it meets the wall shall match the wall height. The height of the decorative center of the gate shall not be higher than 1' (one foot) above the shoulder of the gate on a single width gate, and 18" (eighteen inches) for double gates.. The decoration shall be consistent with the style of the house. Refer to the diagram above.

7.20.5 Gates shall comply with City and County codes for water safety, if required.

7.21 Driveway Gates

Gates that close off a driveway will be considered on a case by case basis. The review will consider:

- a. the design of the gates,
- b. the operation (sliding or swinging) of the gates and the direction of swing,
- c. the distance back from the curb to prevent cars parking in front of a closed gate and encroaching into the street
- d. the amount of available street parking.

7.22 Unacceptable Fence, Wall and Gate Materials

- a. Chain link, poultry wire or other types of woven wire, including plastic coated wire, and expanded metal . (Some chain link fencing is allowed above in specific neighborhoods only.)
- b. Sheet aluminum or sheet metal;
- c. Corrugated Plastic or Fiberglass materials
- d. Reed or straw like materials;
- e. Rope or other fibrous strand elements, except woven stainless cable;
- f. Glass block;
- g. Precision concrete block, plain or painted;
- h. Hardboard siding or sheets of plywood.
- i. Grapestake, dog-eared or other wood fence boards.

7.23 Outdoor Kitchens, Exterior Fireplaces, Permanent Barbecues and Pizza Ovens

Outdoor kitchens, exterior fireplaces, permanent barbecues and pizza ovens that are not portable are subject to Architectural Committee review and approval. Any structure that is over 6 feet in height is subject to all setback standards. Generally, these elements are prohibited within the front yard setback.

7.24 Service Areas

Side yard areas that include mechanical equipment shall be enclosed or fenced with opaque material so they are reasonably obstructed from view of any street, common area or neighboring Lots. Refer to fencing and gate guidelines.

7.25 Storage Sheds

7.25.1 Storage sheds, utility buildings and other out-buildings are subject to Committee review and approval.

7.25.2 A maximum of two sheds on Equestrian Estate properties and one shed on all other properties are allowed. Conditions for approval include aesthetics, design, and impact on surrounding structures/properties.

7.25.3 Maximum heights shall be nine feet (9').

7.25.4 Metal storage sheds are prohibited. It is preferred that the storage shed match the house in materials, finish and color.

7.25.5 Sheds that are proposed within the side yard setback areas shall be against the house, not against the property line.

7.25.6 Sheds on vacant property are prohibited.

7.26 Refuse Containers and Enclosures

Trash containers, recycle containers and enclosures must be completely screened from public streets and adjacent properties. Fences and walls that screen trash storage areas shall be solid.

7.27 Flagpoles

Flagpoles shall be properly installed in accordance with the County of San Bernardino or the Town of Apple Valley building codes and/or industry standards. Removable flagpoles (sleeve or hinge type) shall be allowed. The height of the pole shall not exceed the highest point of the residential structure on the same property.

7.28 Basketball Backboards and Sports Equipment

7.28.1 Basketball Goals.

In ground basketball goals are subject to Committee approval and must follow the listed guidelines. Basketball goals may be permanently installed under the following conditions:

a. Shall not be installed within side setbacks or easements.

b. Basketball backboard shall be surface mounted onto the house or garage wall provided it does not extend above the roofline, and is regulation size and height.

c. The materials shall be of high quality, painted to blend with the adjacent area and mounted in a professional manner. Clear glass backboards or backboards painted to match the house are required.

d. Backboard hoop, net and adjacent walls, garage doors, and windows shall be maintained in good condition. If backboard is removed, holes shall be patched and the area painted.

7.28.2 Portable basketball hoops (free-standing) cannot be left unattended on the street and shall adhere to the following guidelines:

- a. The backboard size shall not exceed 35" high by 54" wide.
- b. The location shall be such that encroachment of stray balls into neighbor's property shall be minimized.

7.28.3 Batting Cages are limited to the rear yard only. They cannot be located within the sideyard setback or within 5 feet of the rear property line.

7.29 Play Structures and Playground Equipment

Play equipment shall be positioned in a way to minimize its impact on neighbors and on its appearance to a passerby and are allowed only in rear yards. They cannot be located within the sideyard setback or within 5 feet of the rear property line. All play equipment and playhouses shall be subject to Committee approval. Submittals of play equipment shall include photographs and samples that depict all colors and materials and the width, depth and height dimensions. Overall height should not exceed 9 feet. Play equipment that is painted should be painted to match the house.

7.30 Swimming Pools, Spas and Fountains

7.30.1 Above Ground Spas.

All spas require review and approval by the Committee. Above ground spas shall not be allowed in setback areas without an approved variance. Filter, heaters, and other associated equipment shall be concealed from view and shall be sound attenuated to conform to the latest City or County standards.

7.30.2 Spa Privacy Enclosures.

If a gazebo is proposed as a spa cover, it should blend with existing structure and cannot exceed nine feet (9') in height. Refer to paragraph above on Gazebos.. Awning or canvas spa privacy enclosures are prohibited.

7.30.3 In-Ground Swimming Pools, In-Ground Spas.

All pools shall meet County of San Bernardino and/or Town of Apple Valley regulations and shall also be subject to Committee approval. Pools/Spas shall have a filter system and all associated equipment shall be concealed from view. Any in-ground pool or spa inside a setback area shall require an approved variance. Filters, heating systems, or pumps, installed to serve such body of water, shall be sound attenuated to conform to the latest City or County standards.

7.30.4 Above-ground swimming pools are prohibited with the exception of small "kiddy" pools that have a volume capacity of 15 gallons or less. These types of pools if used in the front yard are to be removed when not in use.

7.30.5 Fountains

All fountains shall be submitted to the AC for review and approval. The design of the fountain should compliment the style of the residence. Fountains installed in the front yard setback area are subject to the same height restrictions as fences and walls. All pumps shall be quiet operating submersible types. Fountain lighting shall not impact

any neighboring property. The scale of the fountain in both height and width shall be proportioned to the surroundings and residential in nature.

7.31 Outdoor Lighting

7.31.1 Spring Valley Lake is a rural community. Uncontrolled and excessive lighting of streets, gardens and homes is discouraged.

7.31.2 For wall mounted overhead lights, such as spot/flood lights, the mounting height shall not exceed ten feet (10') above ground level. The fixture shall have shielded sources that direct the light downward to the ground and not out towards the neighboring house. Lights shall be pointed in such a manner as no light spills onto the adjacent property.

7.31.3 Lamp posts and outside street lamps are subject to Committee approval and shall meet the following conditions:

- a. Shall not exceed nine feet (9') in overall height.
- b. Shall be placed in and illuminate the applicants front yard only.
- c. Shall use low wattage, low intensity bulbs.

7.31.4 Energy efficient light sources are typically available in different colors of light, referred to as color temperatures. LED bulbs in particular have a very noticeable color glow depending on their temperature. Warm white bulbs, having a color temperature around 3,000K are preferred, as they are perceived as a less harsh source of light, similar to an incandescent light bulb. Cool colored LED bulbs, having a color temperature around 4,100K, have a blue white cast and appear to have more glare.

7.31.5 All-season miniature clear lights or festoon style lighting may be used for decorative purposes subject to Committee approval. The cord shall not be visible.

7.31.6 Lights in the Equestrian Estates may be installed on a freestanding pole in the rear yard of residences. The pole shall not exceed the highest point of the roof on the residence or twenty feet (20'), whichever is less. It shall be installed near the center of the lot and not more than forty feet (40') back from the residence so that it cannot be easily seen from the street in front of the residence. Direct light rays shall be confined within the property lines.

7.31.7 Holiday Decorations.

Outside seasonal, festive or holiday decorations and lights shall be installed no more than 30 calendar days prior to the event date and shall be removed no later than 30 calendar days after the event date. See above for all-season miniature clear lights.

7.31.8 Only low voltage landscape lighting bearing UL approval should be used. An attempt to conceal the source of light is recommended.

7.31.9 Lights that are activated by a motion detector shall be installed so that no offsite

action activates the lights. Lights shall be shielded and placed to totally confine the illumination to the Owner's property.

7.31.10 Flashing, glaring or revolving lights shall not be used.

7.32 Clotheslines

Clotheslines and clothes drying racks shall be positioned in a way to minimize their impact on neighbors and on their appearance to passersby and shall be allowed only in backyards. All clotheslines are subject to Committee approval. Maximum height of clotheslines is 8 feet.

7.33 Dog Houses

Dog houses not on a concrete pad or attached to the ground do not need Committee approval. Dog houses shall be painted to match the main structure. See paragraph 7.12.9 for dog run guidelines.

7.34 Mail Boxes

Mail boxes and newspaper tubes are prohibited on all properties with two exceptions: Residents having mail delivered to their property by a private mail service may seek AC approval for a noncurbside mailbox. Mail boxes for the Equestrian Estates are allowed - number and placement shall be in accordance with USPS

7.35 Outdoor Furniture and Accessories

The installation of sculpture, statues, pots, benches, etc. that are visible from the street are subject to the review and approval of the AC. Care should be taken to compliment the style of the house with any accessory items. Pots with a diameter of 24" or less do not require approval.

7.36 Signs

7.36.1 Noncommercial Signs

Noncommercial signs may not exceed nine (9) square feet in size, and may not be made of lights, roofing, siding, paving materials, flora, balloons, or any other similar building, landscaping or decorative component. In addition to the foregoing, any sign may be prohibited as required for the protection of public health or safety, or if the sign violates a local, state or federal law.

7.36.2 Commercial Signs

All signs for commercial structures require AC review and approval.

- a. No interior or exterior lighted signs shall be allowed, except for properly zoned commercial areas.
- b. No banners, ribbons, or balloons are allowed on any commercial building without Committee approval.

7.36.3 For sale, for lease, for rent signs shall be 24 inches x 32 inches and not exceed six feet from ground level to top of sign. This applies to residential and commercial properties.

.0 Landscape Design Guidelines

The following information is intended to guide the homeowner and/or landscape architect in plan submittal and structuring of the landscape for visual and functional use. Landscape materials are to be considered as strong, visual unifying elements and should reflect the physical, functional and aesthetic qualities of the site's residence and forms. The soil varies in its ability to support plant growth. It is recommended that proper soils testing be done to establish the required soil amendments and that the landscape architect be familiar with the local soil and planting conditions. The Sunset Western Garden Book, latest edition is the reference manual used by the AC.

8.1 Planting Design Objectives

The AC expects, and the homeowner should strive for the creation, in time, of a cohesive, unified exterior environment within the homeowner's individual lot and throughout the development. Plant materials are major elements one may use, along with the architectural elements, to create a pleasant experience for those people living within and passing through. Plant material must, therefore relate to the scale and character of the land. With on going drought conditions in California, selected plants should include native plantings that do not require much water, yet still offer color, texture and interest to the overall project. The following Standards will be used in reviewing the designer's planting plan:

- a. Relationship of the mature plant form to the scale and character of the home and adjacent residences.
- b. A simple selection of plant materials will serve to enhance an area and is encouraged. Creating a horticultural menagerie is not encouraged.
- c. Long lived shrub-type and vining ground covers must be spaced to form complete covering of the soil when mature. Quantity of plants in the areas to be landscaped will be reviewed. Installed size and spacing of plants shall reflect their relative anticipated growth size.
- d. The use of long-lived plants to form the major planted space will be sought. Small trees (under a maximum height of 8 feet) and shrubs must form the permanent visual enhancement with herbaceous and quick growing plants forming only a small quantity of the total plantings.
- e. The use of plant material to break up large expanses of flat wall is strongly encouraged. Proper choice of species can result in a plant that is an effective screen while not impairing the view of the surrounding homeowner or neighbors.
- f. Close attention must be given to the use of plants in order to create a livable environment for people. The potential use of plants to create shade, perform screening, define three dimensional spaces, control erosion, glare, noise, dust, climate control such as wind, temperature, aesthetic, accentuating land forms are but a few of the uses of plant materials that should be considered.

8.2 New Home Landscaping

Approved landscaping shall be installed prior to final inspection on new homes. Landscape plans shall be submitted with new home plans. If during construction revisions to the approved landscape plans are proposed, the AC will need to review and approve the revised plans prior to the installation of plant materials. The Architectural Committee may condition that Landscape Plans shall be submitted at a certain point in the construction process.

8.3 Lake Front Property Landscaping

8.3.1 Lake front properties have a thirty-two (32') easement; sixteen feet (16') of which projects into the lake. Weed control and aquatic plant growth for this sixteen foot (16') easement area is the responsibility of the SVLA. WARNING: Property Owners shall not apply herbicides, pesticides or any other chemicals within this lake easement area.

8.3.2 Landscaping shall be installed so that irrigation waters will not run into the lake. An approved sea wall is required between landscaping and the lake water.

8.3.3 Trees are prohibited at the shoreline to protect the lake seal and minimize visual obstructions. Trees and shrubs shall not be planted in such a manner that roots will intrude into or damage the lake seal.

8.4 What Needs Approval

8.4.1 New homes are required to submit complete landscape plans of the front yard (as a minimum) for review and approval by the AC as a part of their house approval.

8.4.2 Changes or additions to flowers and low growing shrubs (3' high maximum) on flat ground do not require AC approval. All other landscape changes, tree removal (both dead or alive), modifications or additions must to be submitted to and approved by the AC prior to installation or removal.

8.4.3 All changes in landscaping shall be complementary to the home and are subject to Committee review and approval.

8.4.4 Artificial turf requires specific approval of the AC. Refer to Paragraph 8. below.

8.4.5 No other artificial plant materials are allowed.

8.4.6 Topiary work is subject to the review and approval of the AC.

8.5 Landscape Design Feature

Within every new front yard submittal, it is required to include a feature design area. This area is to include a mix of landscape and hardscape elements, raised planters, and/or decorative elements such as boulders. Living plant material (i.e., flower beds, tree wells, groundcover beds, etc.) shall include trees, shrubs, vines, and flowering groundcovers. Refer to Paragraph 7.8 for design parameters of an element with a greater percentage of hardscape. This landscape design feature shall be a minimum of 30% of

the softscape area of the front yard (total front yard – paved areas for driveways). The minimum dimension for the element is six (6) feet. This must be documented in the architectural submittal. Note that regular landscape is required for the other 70% of the softscape areas. Refer to Paragraph 7.8 for the integration of hardscape features into the design element. Refer to the photographs in Paragraph 7.3.c for examples of Hardscape and Landscape Design Features.

8.6 Planting Standards

8.6.1 Within the front yard setback area, every residential lot requires one tree minimum. The trees should be located to provide shade to the building and enhance the architectural design of the building. The required trees shall be a minimum of 24" box trees at the time of planting. The use of more than one tree is encouraged on wider lots and corner lots.

8.6.2 Installation of the plant materials should be accomplished in such a manner that potential maintenance problems are minimized and/or eliminated. A divider between turf areas and planters is encouraged. Commonly known as mow strips, these dividers can be made of PVC plastic, wood, such as railroad ties, recycled materials such as rubber tires, stone, masonry, precast pieces of concrete, or extruded or poured in place concrete. The intention is to keep weeds and turf from spreading into the adjacent areas.

8.6.3 Plant materials must be able to mature within the environment in which they are placed. Material compatible with the local water and soil condition saves time and expense.

8.6.4 The quality of plant materials must be of the highest order to ensure a normal growth pattern. Root bound, weak branched, diseased and malformed plants should not be planted and/or must be removed and replaced.

8.6.5 The irrigation design must be tailored to the type of plant system proposed by the homeowner. The arrangement of plants requiring unlike moisture requirements is not acceptable. Drip or soaker style irrigation is encouraged in all planting areas.

8.6.6 Vines must be initially secured to vertical surfaces in a permanent fashion.

8.6.7 Amending soils by the addition of organic and chemical agents is generally required in order to form a suitable horticultural growing media. It is highly recommended that a complete horticultural soils test be prepared by an approved member of the California Association of Agricultural Laboratories, with recommendations as to soil amending materials and quantities. This data covers geological and agronomic information, as necessary, to determine planting suitability of subterranean strata, agricultural suitability analysis and agricultural fertility analysis.

8.6.8 Indoor/outdoor plastic or nylon carpeting is prohibited in landscape elements. Refer to the requirements of Artificial Turf below.

8.7 Unimproved Lots

Weeds, plant growth, and tall grass shall be controlled by cutting. When cut, weed growth should be trimmed very short and should not exceed a maximum height of approximately four inches (4"). All trimmings shall be removed.

8.8 Trees and Shrubs

Artificial shrubs, flowers, trees, and vines in lieu of living plant material are prohibited. Trees should be appropriate for the local environment. Desert appropriate trees withstand the extremes in temperature, wind and lack of water available.

8.8.1 Trees shall be planted so as not to cause damage to utilities, sewer lines or another person's property (i.e.; invasive root systems that can also undermine walls, driveways or the lake seal).

8.8.2 Certain types of trees are prohibited due to their destructive nature or the rapid and excessive growth habit. New Pine trees are no longer allowed due to the problems created by the needles in the storm drain system and in the lake.

Other prohibited trees include but are not limited to:

- a. Cottonwood (*Populus deltoids*)
- b. Willow (*Salix babylonica*)
- c. Modesto Ash (*Fraxinus velutina* 'Modesto')
- d. Mexican Fan Palm (*Washingtonia robusta*).

In addition, certain types of trees and shrubs are prohibited on Equestrian Estate lots due to their danger to horses if ingested. These include but are not limited to:

- e. Japanese Maple (*Acer palmatum*)
- f. Oleander (*Nerium oleander*)
- g. Yew (*Taxus*)
- h. Ground Ivy (*Glechoma hederacea*)
- i. Chokecherry (*Prunus virginiana*)
- j. Wild Cherry (*Prunus avium*)
- k. Black Locust (*Robinia pseudoacacia*)

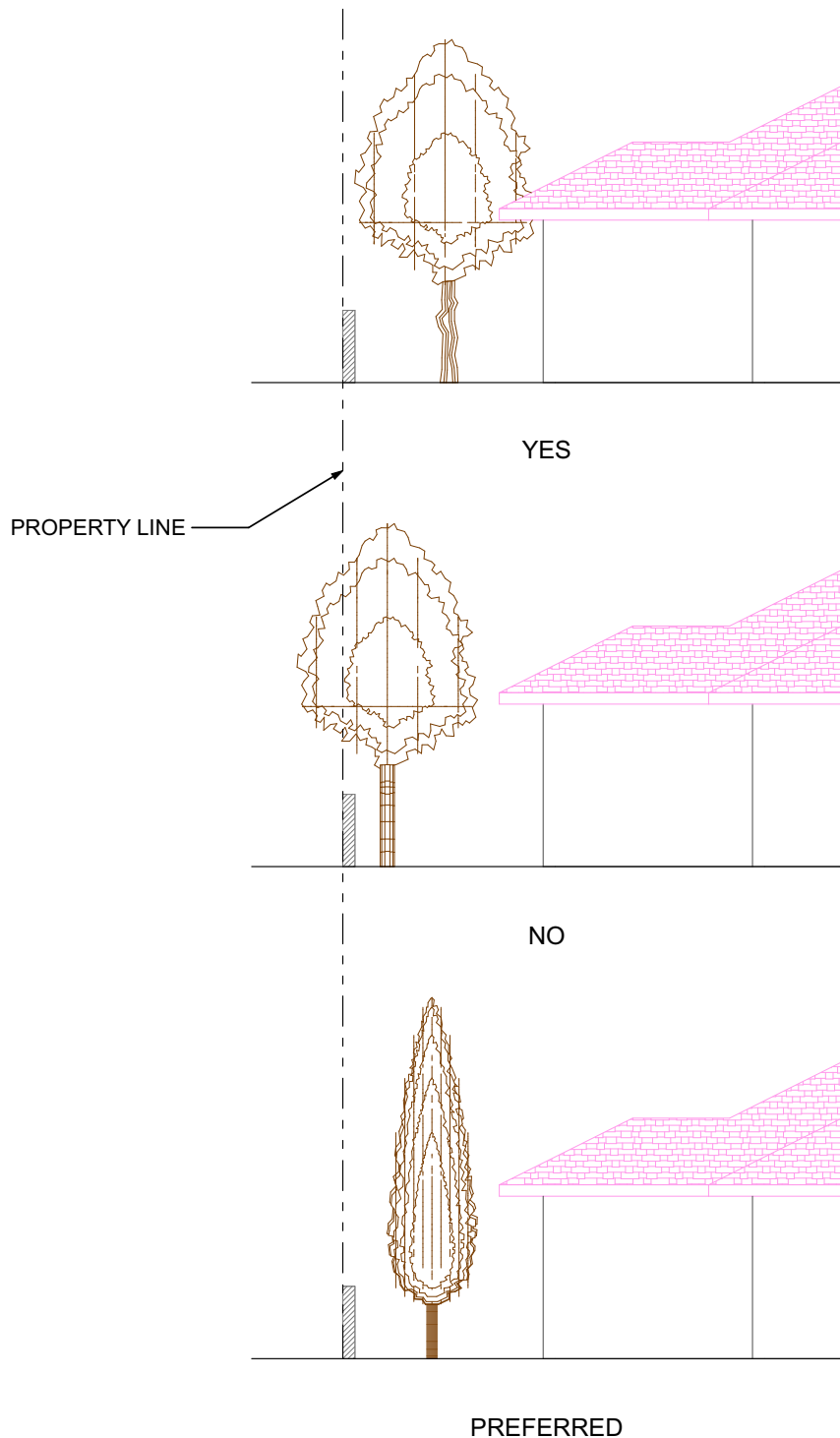
Fruit trees are only allowed in the rear yard. If they are planted in the sideyard setback area, fruit trees shall be dwarf varieties.

8.8.3 Trees, shrubs and other landscaping materials should be contained within the property boundaries to ensure growth does not overhang or infringe on another person's property, public streets or walkways and common areas. The growth habit of proposed trees and shrubs should be reviewed by the Owner to ensure that plant materials are being placed in a location that allows them the proper room to grow.

8.8.4 Trees, shrubs and other landscape materials should not be placed or allowed to grow to such a height or thickness as to substantially interfere with the view from neighboring properties. While the view is not guaranteed, careful selection and

placement can enhance both yards.

8.8.5 Owners of adjacent properties shall not permit trees, shrubs, hedges or any other vegetation placed after the installation of a solar collector to shade, block or interfere with the solar access of any solar collector or other solar absorption device on any Lot.



8.8.6 Shrubs within the front yard should be carefully placed to not interfere with the line of sight from vehicles entering and exiting driveways. Within the front 6 feet of the lot, shrubs should be limited to twenty four inches (24") in height. Within the balance of the front yard, shrubs should be limited to thirty-six inches (36") in height.

8.8.7 Tree removal and replacement.

All tree removals, either living trees or dead trees, require approval by the AC. All stumps and their exposed root systems shall be removed. Dead trees shall be removed as quickly as possible. Additionally, living tree removal shall include the killing of its root system. The application to remove a tree shall also include the specifications for a replacement tree.

8.9 Hedges

A hedge shall be defined as a closely grown row of any kind of shrubbery.

8.9.1 The height of all hedges shall be measured vertically from the finished grade at the base of the hedge.

8.9.2 Hedges shall not exceed four (4) feet in height anywhere in the front yard setback area, including side yard setback areas in the front yard. Refer to the setback diagrams for hedge height restrictions on corner lots.

8.10 Xeriscaping

Xeriscaping (often incorrectly spelled zero-scaping or xeroscaping) is landscaping and gardening that reduces or eliminates the need for supplemental water from irrigation. With the history of drought conditions in California, and the location within the High Desert, plant design and selection should incorporate xeriscape concepts into the landscape. This does not mean that the plants are replaced by colored gravel, it means the inclusion of native style plantings that offer a variety of colors, textures, and sizes. Native trees are an important part of drought control as once established they require very little water and they provide shade that helps to keep moisture within the surrounding soil and also keeps building walls and roofs cooler, conserving energy.

8.11 Artificial Turf

The installation of artificial turf requires AC review and approval.

8.11.1 In general, artificial turf is allowed in areas where live turf would be planted. Artificial turf is not meant to replace other landscape areas that have shrubs, trees and flowers.

8.11.2 Artificial turf may be installed in front, side and rear yards after receipt of a written approval by the AC.

8.11.3 Required product specifications:

- a. Minimum pile height of 1.5 (one and one half) inches and not to exceed 1.75 (one and three quarter) inches;

- b. Minimum pile weight of 45 ounces per yard;
- c. 100% poly grasses without nylon are the acceptable choice as nylon retains pet odors and has been known to contain lead.
- d. Minimum 10-year "No Fade" warranty;
- e. One-year installation/workmanship warranty;
- f. 100% UV protection.

8.11.4 Artificial Turf Must:

- a. Be professionally installed by a licensed representative of the manufacturer and covered by a manufacturer's warranty of at least ten (10) years. After installation the turf must be maintained according to the manufacturer's guidelines and warranty requirements.
- b. Have a realistic appearance (with variable colors and blade heights) and be indistinguishable from natural turf.
- c. Be adequately secured with no ripples or seams showing. Seams must be glued together not nailed
- d. Have finished turf edges with a rolled edge installation.
- e. Be separated from other planting areas by mow strips to prevent intrusion of living plant material into the area of artificial turf.
- f. Primary backing shall be a Duraflo and/or Urethane backing to provide good water flow.
- g. Be installed in accordance with the manufacturer's recommendations, including a weed barrier and a properly prepared aggregate base for drainage.
- h. Have an adequate base and drainage as defined by the manufacturer under the turf.
- i. Be maintained on an on-going basis to ensure appearance that mimics real, live turf to the greatest extent feasible.
- j. Be kept free of weeds, debris, tears, holes and dents.

8.11.5 Only turf requiring infill installation will be allowed. Infill material installation shall be according to turf manufacturer specifications or based upon standard industry guidelines. Minimum infill of two (2) pounds per square feet is required.

8.11.6 Turf must be cleaned and the pile raked/fluffed as necessary for natural looking pile; not flat or lying horizontal. Turf should also be occasionally washed down to

eliminate surface dust and pet odor.

8.11.7 Artificial Turf Shall Not:

- a. Serve as a major focal point for front yard landscaping;
- b. Be applied over concrete, dirt or existing turf;
- c. Be installed immediately adjacent to regular "living" turf;
- d. Be installed on slopes over #horizontal to 1 vertical.(3:1);
- e. Be installed in the parkway strip.

8.11.8 Maintenance:

- a. If artificial turf is not maintained in accordance with community standards, the homeowner will be asked to remove and replace it with new artificial turf or standard "living" turf.
- b. Infill must be recharged or replaced if color or deterioration occur.
- c. Turf must be cleaned and the pile raked/fluffed periodically to maintain the appearance.
- d. The HOA reserves the right to require replacement of artificial turf if at any time the appearance has deteriorated to a point of looking worn out.

8.11.9 Submittal Requirements

The architectural application for artificial turf installation shall include:

- a. Site plan showing the area of the installation;
- b. Site photos of the area of installation;
- c. Manufacturer's brochure;
- d. 12" x 12" box sample of the proposed turf material to be used
- e. Description of the turf specifications;
- f. Description of the method of installation.

8.12 Irrigation System Design

8.12.1 The irrigation system must be a functional utility of the landscape, reflecting the environmental needs of the planting and structural design. It is highly recommended that irrigation systems be professionally designed by either a Landscape Architect or an irrigation consultant to insure efficient water management and control for plant

material.

8.12.2 All landscape areas must have an irrigation system. Low precipitation heads, soaker style systems and drip irrigation should be used to assist in water conservation and erosion control where ever possible.

8.12.3 Primary concern in the system design shall be the uniform application of water, the use of efficient, long lasting equipment, and simplicity of operation. When selecting sprinkler heads, spacing, valving and the programming controller, the landscape architect shall consider varying environmental conditions or orientation, such as: sun and shade, soils, terrain, percolation rates, moisture sensing, erosion control and wind. A weather tracking time clock is recommended to maximize water efficiency of the system.

8.12.4 Homeowners and/or their contractors who disturb existing Association irrigation systems during the course of construction shall be responsible for the cost of adjusting and/or repairing the systems to meet the standards of the original system design or improved water tolerant design. AC approval is required for modifications to the Association systems.