

CALDER RANCH COMMUNITY ASSOCIATION

DESIGN GUIDELINES

Design Guidelines

OBJECTIVE

The objective of the Design Review Committee is to facilitate the evaluation of proposed Improvements for each Residence in order to assure and promote a cohesive improvement program which will benefit and enhance the quality of living for each Owner.

Sensitivity to the privacy of each resident regarding visibility, noise, odor, vegetation infringement, night lighting, security, hazardous situations, child proofing, animal control, etc., will be thoroughly evaluated.

Each proposed Improvement must first comply with any and all requirements set forth in the Community Declaration, as well as all local codes and ordinances. Approval by the Community Association does not, however, constitute a representation or warranty by the Community Association that the proposed Improvements comply with local codes and ordinances.

These Community Design Guidelines are in no way an attempt to dictate the character of the design program, but rather assure that the design program takes into consideration any obstructions and/or adverse effects to surrounding neighbors.

GENERAL GUIDELINES

1. You may not modify, alter, build or construct any Improvements to your Residential Lot until you have submitted plans and specifications and obtained approval from the Design Review Committee or Community Board. **If any homeowner makes exterior changes prior to approval by the Architectural Review Committee, this is considered a violation of the Associations Governing Documents and will be addressed per the Associations Enforcement Policy. Any homeowner that proceeds with exterior improvement without approval and does not meet the Architectural Guidelines will not be approved by Design Review Committee.**
2. Improvements requiring approval prior to installation include, without limitation, any patio covers, landscape, hardscape, screen doors, swimming pools and structural changes.
3. Owner's shall complete the installation of landscaping on all portions of the yard not landscaped by the Developer in accordance with a plan approved by the Design Review Committee within nine (9) months after the Close of Escrow.
4. Owners may choose to only complete hardscape and/or softscape on the first thirty (30) feet of their rear yard provided they submit a plan for weed abatement and dust control on those portions of the yard not landscaped. Owners are responsible for ensuring those portions of the yard not landscaped adhere to all the Community Guidelines, Declaration and another other governing agency or document.
5. The Design Review Committee (DRC) has forty-five (45) days to approve or disapprove any plans and specifications. All approvals or denials must be in writing. If the DRC fails to approve or disapprove any plans and specifications within forty-five (45) days, the Owner requesting the approval may submit a written notice to the DRC advising it of its failure to act. If the DRC fails to approve or disapprove the plans and specifications within fifteen (15) days after receipt of said notice, the plans and specifications shall be deemed approved.
6. The DRC or Community Board has the right to inspect any improvement after completion.
7. An Owner who receives written approval by the DRC must commence construction pursuant to such approval within six (6) months of the date of such approval or the approval is no longer valid and the Owner must resubmit plans to the DRC.

8. Owners and their agents and contractors are not permitted to modify or remove any portion of the sidewalks, curbs, gutters, driveway aprons and/or streets without the prior written consent of the DRC and the City. Owners will be held financially responsible for incidental damage to sidewalks, curbs, gutters, driveway aprons and streets that occur as a result of the actions of Owners and their agents and contractors.
9. Owners are permitted to change their fencing without approval provided the fencing complies with the Fencing Policy in the Community Guidelines. If an owner would like to have fencing outside the scope of the Fencing Policy, an owner may submit an application for the improvement to the DRC for their review and approval.
10. Refer to the Community Declaration for more detailed descriptions on items that require approval.

FEES AND DEPOSITS

1. The Community Association will utilize an outside consultant for review of architectural requests. All fees, costs and expenses associated with the consultant and application process will be borne by the applicant.
2. A \$50.00 application fee is required for Improvements complying with the Pre-Approval Rear Yard Policy.
3. A \$200.00 application fee and a \$250 refundable deposit is required for all other rear yard only Improvements outside the scope of the Rear Yard Pre-Approval Policy. These items include, without limitation, pool, spa, and patio cover.
4. A \$250.00 application fee and a \$250 refundable deposit is required for front *and* rear yard Improvements outside the scope of the Rear Yard Pre-Approval Policy. These items include, without limitation, pool, spa, and patio cover, driveway expansion or changes.
5. The Community Board and Design Review Committee reserve the right to require additional deposits for certain types of construction.

PLAN SUBMITTAL AND RE-SUBMITTAL

1. The following items must be submitted with EVERY application, as noted:
 - a. One (1) sets of plans, specifications, drawings and other pertinent information.
 - b. One (1) copy of the Architectural Request Form
 - c. One (1) copy of the Submittal Checklist filled out with the appropriate boxes checked.
 - d. Check(s) in the amount applicable to the type of Improvements made payable to the Calder Ranch Community Association.
 - e. One (1) copy of the Neighbor Notification Form
2. Incomplete submittals will be returned to the Owner and denied.
3. All technical and engineering matters are the responsibility of the Owner.

4. Plans and specifications for works of improvement must be prepared in accordance with the applicable building codes, and with sufficient clarity and completeness to enable the DRC to make an informed decision on your request.
5. If your Residential Lot has ANY type of restriction, including, without limitation, easements and setbacks, it is your responsibility to ensure you are abiding by those restrictions. Neither the DRC nor the Community Board can approve or supersede any type of restriction on your Residential Lot; therefore, if such restriction is inadvertently approved, it is your responsibility to advise of such and approval for such plans will be deemed void.
6. If plans are denied by the DRC, plans may be resubmitted with the appropriate changes or modifications. Re-submittal may require an additional forty-five (45) days if changes are substantial.
7. If you are not satisfied with the denial or request for changes from the DRC, you have the right to appeal the DRC decision to the Community Board. You must submit your request, in writing, to appeal the DRC, denial, within thirty (30) days of the denial by the Design Review Committee. Your request will be placed on the agenda at the next scheduled regular board meeting. The Community Board will review your request at that time.

CONTRACTOR AND INSTALLATION GUIDELINES

1. All contractors must adhere to the Governing Documents (including the Community Rules and Regulations and the Community Design Guidelines).
2. Owners are responsible for ensuring that all contractors and workers are informed of the proper procedures.
3. All contractors must be licensed, insured and have all applicable certifications or special licenses for the type of work being performed.
4. All Owners are responsible for any damage caused by their contractor or their employees.
5. In order to avoid damage to right of way, discharge of pollutants, and erosion, Owners and their contractors are not permitted to stage, place, or stockpile landscaping or construction materials on streets, sidewalks, curbs or driveway aprons at any time.
6. All materials and equipment used for construction or landscaping purposes must be stored or used solely within the boundaries of such Residential Lot.
7. Owners and their contractors are required to comply with all federal, state and city storm water treatment and discharge regulations and are required to control and treat any such permitted discharges within the confines of their own Residential Lot. Toilets, sand, construction material and/or other related items are not permitted on the street or sidewalk.
8. Contractors are required to clean up each day after construction by sweeping the sidewalk and street area. Contractors should not be flushing dirt, debris, sand, etc. into the street or gutter areas. All local best management practices for storm water pollution must be strictly followed.
9. Contractors and/or other service providers may not trespass onto any other Residential Lot without said Owner's written permission.
10. Construction trailers or equipment may not be stored overnight on the streets or on any Residential Lot.

11. All trash dumpsters used during construction and installation of improvements must have a cover placed on them. Please have the trash dumpster covered at all times, except of course when you are dumping materials into the trash.
12. Sandbags or other erosion or sediment control devices installed by developer during initial construction should not be removed until the Owner's Residential Lot is landscaped, and the planting is established. All broken sandbags must be removed immediately and replaced.
13. Owners are responsible for ensuring that no runoff from the Owner's Residential Lot occurs and each Owner is required to take action reasonably necessary to prevent any runoff.

VIEW OBSTRUCTIONS

1. No vegetation or other obstruction may be installed or maintained on any Lot in such a location or of such height as to unreasonably obstruct the view from any other Lot.
2. If there is a dispute between Owners concerning the obstruction of a view from a Lot, the dispute shall be submitted to the Design Review Committee, whose decision in such matters shall be binding.
3. There are not protected views in the Properties and no Lot is assured the existence or unobstructed continuation of any particular view.
4. Construction, landscaping or other installation of Improvements by Declarant or other Owners may impair the view from any Lot and each Owner hereby consents to such view impairment.

FRONT YARD LANDSCAPE DESIGN CRITERIA

Front yard landscape improvements are the responsibility of the Homeowner and must be implemented within 120 days following close of escrow. This timing is important to establish an orderly creation of a "sense of community" and pride of ownership.

Please note that all proposed hardscape and landscape improvements must be clearly illustrated and specified on plans drawn to scale (1" = 10' or 1/8" = 1'-0") and submitted to the H.O.A. design committee for review and approval prior to actual implementation.

The developer will install planting and irrigation for all 2:1 slopes 3' or higher. Street trees with "bubbler" sprinkler heads will also be installed by the Developer. The improvements are per County of Riverside Design Standards.

The following sections describe basic suggestions, proposals and design criteria to assist the Homeowner in planning and implementing landscape/hardscape improvements.

HARDSCAPE IMPROVEMENTS

Existing hardscape improvements include concrete driveway, entry walk and porch (if applicable). The Homeowner may choose to alter or replace these improvements with enhanced materials such as colored concrete, stamped concrete, flagstone, brick or pavers to complement and reinforce the architectural style.

Additional improvements may include steps, low columns, planter walls, courtyard walls, gates and fountains. County setbacks and height restrictions must be complied with in all cases.

GRADING & DRAINAGE

Each residential lot has been designed by a Civil Engineer to properly and safely convey water runoff to either streets or other drainage facilities. Each Homeowner is responsible to supplement and/or remediate the lot drainage if he alters or obstructs the existing drainage patterns with grading, landscaping or hardscape improvements.

LIGHTING

Landscaping can greatly benefit from the addition of night-time lighting. Walkway lights, tree up-lights and hanging tree down-lights can create a very appealing and unique appearance after sunset. Low voltage lights should be considered as a safe and economical lighting system offering very attractive fixtures.

IRRIGATION

All landscaped areas shall be installed with full-coverage, automatic sprinkler systems. Automatic time-clock controllers and remote-control valves shall be installed and programmed to supply optimum amounts of water to the planted areas. Pop-up heads must be utilized in turf areas as well as plant bed areas adjacent to hardscape and turf edges. "Drip" systems should be considered for shrub areas to conserve water usage. Systems must be separated to reflect turf versus shrub areas, sun exposures and slope versus "flat areas". Plants should be grouped by water compatibility ("Hydrozones"). Optimum irrigation times are early morning (2:00 to 7:00) due to lack of heat and wind as well as the presence of maximum water pressure.

PLANTING

The "feeling" of Calder Ranch is rural and informal featuring over-size lots, large sprawling homes and white rail equestrian fencing.

As reflected in the Model Homes, the community front yard design theme is meant to encourage flowing forms of turf, shrubs, trees and ground covers from lot-to-lot to create a continuous park-like atmosphere. Turf areas should feature softly curvilinear edges and should encompass from 50% to 70% of the front yard landscape area. Shrubs should be grouped in flowing masses to create varying shapes, textures and colors to complement and highlight the architecture. Trees likewise should reflect the rural theme by being placed in informal "drifts" and should be selected for numerous purposes including flowering accents, seasonal interest, screening, framing, entry enhancement, structural interest, shade and shadow and reinforcement of architectural styles.

Minimum container plant quantities per front yard are as follows:

Trees -Three (3) - 24" box
Four (4) - 15 gallon

Shrubs -Twenty-five (25)—15 gallon
Fifty (50)-1 gallon

The plant palette represents a wide range of recommended plant materials which are generally suitable for the climate at Calder Ranch. This plant palette is located in the Community Handbook or on the community website: www.calderranch.com

REAR YARD PRE-APPROVAL POLICY AND PROCEDURE

POLICY

1. Subject to the conditions described below, rear yard improvements, which are comprised of only cement flat work, grass, shrubs and/or small trees that will not reach a height of more than eight feet (8'), are pre-approved provided you adhere to the procedure listed below. Also pre-approved are other structures, such as brick, concrete or rock barbeque grills, fire pits, waterfalls, fountains, benches, or dog runs provided that they are installed and set back no less than 5 feet (5') from any property lines and provided that no portion of the construction is higher than five feet (5'). In addition, pre-approval is provided only on the following conditions:
 - a. The improvements do not in any way alter the grade or drainage of the Residential Lot unless an adequate alternative drainage pattern that does not negatively impact any adjoining property is provided; and
 - b. Any path, planter or shrub lighting used must not be in excess of 80 watts and may not emit light onto any other adjoining lot.
2. All improvements that meet the above Rear Yard Pre-Approved Guidelines outlined above are still required to submit an architectural application to the Design Review Committee per the procedure below.
3. The above guidelines **exclude** any pool, spa or similar equipment AND **exclude** work that is elevated above grade such as gazebos, patio covers, raised patio decks, raised lighting (i.e., pole lights), raised planters, any trees that in their natural habitat would grow to greater than eight feet (8') high and any stairs, large permanent play structures, any type of animal cages (other than a dog run that is less than 5 feet tall and is made of steel or pre-made cages for rabbits, guinea pigs and the like that does not exceed 5 feet by 5 feet) or retaining walls of any type.
4. The Board reserves the right to enforce the Community Declaration, Community Rules and Regulations and Community Design Guidelines and Procedures on any installations that do not meet the parameters outlined above.
5. Exteriors of any improvement shall conform to the material, colors, character and detailing as established on existing improvements within the Association.
6. Please review the above guidelines carefully. If you are unsure if an item qualifies for pre-approval, please contact the property management office.
7. Pre-approval from the Community Association does not constitute a waiver or approval from any County, City or other local municipality or entity from which receipt of approval or permit may be required.

PROCEDURE

1. If your proposed project adheres to the policy for pre-approval, you must fill out the Architectural Request Form, submit plans and a \$50.00 processing fee within forty-five (45) days of the proposed project.
2. All completed applications must be sent to the Community Association. You will receive a letter in return advising of your approval to proceed.
3. Within twenty (20) days following the completion of installation and construction, the Owner must submit to the Community Association a Notice of Completion Form with photographs of the completed work.

REQUIRED INFORMATION FOR ARCHITECTURAL REVIEW

While it is not required to use an outside architect to draft your plans, the plans **must** detail the following items and follow the Submittal Requirements Checklist:

A. **PROPORTION:**

When a plan has proportion, the drawing represents elements that are in the same relative ratio to each other. A two car driveway which is typically 16 feet wide is drawn about 3 times as wide as a side yard or entry walk that has a width of 5 feet. The scale of the plan doesn't really matter; it is the relative size and distance of the elements represented on the plan that are in the same ratio to each other throughout the plan.

B. **SCALE:**

The scale of the drawing is the ratio at which the plan is drawn relative to the actual dimension or size of the element being represented on the plan. If the scale is one eighth of an inch, equals one foot ($1/8" = 1'-0"$), then that means that every $1/8$ inch measured on the plan represents 1 foot in the actual yard or house. So a two car driveway that is 16 feet wide would be drawn two (2) inches wide on the plan. If the scale were $1/4 = 1'-0"$ then the 16 feet wide driveway would be 4 inches wide on the plan.

C. **PLANTER WALLS. RETAINING WALLS. SEAT WALLS. PILASTERS. FENCES. GATES. ETC.:**

Plans need to show/call out all materials (concrete, stone, flagstone, stucco, brick, wrought iron, etc.), colors, finishes, dimensions, heights, widths, any design that might be incorporated into the elements above, setbacks from property lines and sidewalks or streets.

D. **TRELLIS:**

Plans need to show where the patio cover will be located including the outline of the patio cover not just the posts. Include dimensions, sections (top view and side view), elevations, details (any design or lattice or other feature incorporated into the patio cover), member sizes (size beams used on the top of the patio cover, and the size of the post being used to hold the patio cover), finishes, colors, etc. *Just putting in writing a description of the patio cover will not be accepted.* A drawing, photograph, or manufacturer's catalog page will be accepted as a sample of what the patio cover will look like. If the manufacturer's catalog page is provided, the homeowner needs to circle the patio cover which they are proposing.

E. **EXISTING OR PROPOSED ELEMENTS:**

Plans need to call out if the elements are existing or proposed. Some lots have front yards installed by the developer, but the homeowner is making minor changes to the front, so the plans need to show what is proposed and what is existing. A number of yards have been completed for some time and the homeowners are making changes to the completed yard, we need to know exactly what is being proposed and what has been approved and exists in the yard at the present time.

F. FIREPLACES:

Plans need to show the location of the fireplace, and the setbacks from the property line walls. Included in the plans is a photograph, scaled drawing or catalog cut sheet of the fireplace showing the dimensions (width and height including spark arrestor), colors, materials, etc.

G. PLANTING:

For planting to be reviewed, plans need to show the location of all trees and shrubs, the size of container from which it will be planted (1 gallon, 15 gallon, 24 inch box), the common and BOTANICAL name (scientific name which can be found on the internet or books). If the names of the planting material are not noted next to the plants/shrubs/trees, a legend will need to be provided to show the symbols with the botanical (scientific name) and common name of the planting material.

H. WATER FEATURES:

Provide a drawing, photograph or catalog cut sheet of proposed water feature. The picture sample needs to note the dimensions, heights, widths and setbacks from the property line walls. If a drawing or photograph is not included with the plans, then homeowner needs to write on plans the exact height of the fountain and the setbacks from the property line fence/wall.

I. ALL SUBMITTALS SHOULD INCLUDE PHOTOS OF THE HOUSE:

Including photos of the face of the house, front and rear yard. Photos will show existing elements, size of yard, shape of lot, etc.

J. ASSOCIATION AREAS:

Plans need to label any Association Areas adjacent to the property or on the property. We cannot be responsible for knowing where Association Areas located if they are not noted on the plan.

K. SETBACKS:

Plans need to show the setbacks of all architectural structures. Elements such as, but not limited to patio covers, arbors, gazebos, fireplaces, fountains, etc., is measured from the property line wall to the outer most point of the elements. Architectural structures such as front walls, pilasters, boulders, etc. are measured from the face of the structure to the sidewalk or street whichever is most restrictive.

SUBMITTAL REQUIREMENTS CHECKLIST

**Check off – 1 sets
required of each**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Plan Requirements for all Submittals:

- Completed "Architectural Request Form"
- Completed "Neighbor Notification Form"
- Date on plans
- One (1) set complete sets of plans
- House/Property Street address & phone number
- House/Property lot and tract number
- Proper scale (Site plan @ 1/8" - Floor plans @ 1/4" - Elevations @ 1/8" - Landscape @ 1/8")
- Name, address & phone number of entity who prepared the drawing
- Samples of any unusual materials (e.g., colored stone)

Site and/or Landscape Plan: (Items shown on plans)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show all property lines accurately as to length, angles and amount of curve
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show existing building(s)/structure(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show existing walls, fences, gates, sidewalks, paving, planters and other constructed or hardscape elements which impact the design
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show all applicable utilities & improvements
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show proposed planting areas
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show proposed decks, fences, walls, stairs, trellises, arbors, gazebos, spas, ponds, fountains, ornamental rocks, barbecues, courts, play equipment, apparatus and yard lighting
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plans for proposed fence and wall drawings shall note materials, colors and heights
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heights shall be noted relative to the immediate ground elevation
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool and spa plans shall include the locations, size and sound mitigation treatment of all mechanical equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dimensions (in feet and inches)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grade changes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of new area drains and drain pipe routing
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading & Drainage Notes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Notes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls, fences, gates, screens, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trellises, overheads, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fountains, ponds, pools, spas, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Barbecues, fireplaces, fire pits, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mechanical equipment including all motors, pumps, filters, controllers, timers, compressors & air conditioner condensers, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting fixture locations, heights & sizes with bulb type & wattage
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior lighting to be indirect and shielded from adjacent properties. All lights must be compatible with house design and should be simple in design & color. No exposed wires or cables
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Photos of project site depicting existing site conditions and adjacent property relationships
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show elevation of existing adjacent grade
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special note - see end of checklist

Exterior Elevations:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevations of existing and proposed architectural elements with roof slope pitches
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ridge heights
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note all finish materials, colors and textures of proposed work
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note if proposed finishes and material are to match existing finishes and materials
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Color & material board clearly depicting materials and/or colors that differ from existing
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior materials, trims, detailing and finishes

Floor Plans:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all walls, columns, openings and any condition or feature that will affect the exterior design of the structure
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor plans of existing and proposed room layouts with horizontal dimensions and all features that affect the exterior - windows, doors, overhangs, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show dimensions of proposed work and related existing work and indicate relationship
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Delineate all parts of the exterior that cannot be shown on elevation drawings
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clearly identify proposed new work areas and differentiate existing work areas from them
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special note - see end of checklist

Roof Plan:

- Show all existing and proposed roof surfaces, noting pitches and overhangs
- Call out existing and proposed roof materials and colors
- Ridge heights
- Special note - see end of checklist

Mechanical and Solar Energy Plans:

- Show all mechanical devices exposed to the exterior including solar collectors, storage tanks, piping, and other distribution and collection components
- Devices are integrated into the roof design and flush with existing roof slope
- Frames are colored to complement roof
- No natural aluminum frames
- Mechanical equipment screened
- Special note - see end of checklist

GENERAL DEVELOPMENT GUIDELINES

Fences and Walls:

- Existing fences/walls are not removed or modified unless in compliance with Fencing Policy
- No double walls constructed side by side
- Fences, walls and gates are no more than 6 ft. or are the same or less in height than the existing fence/wall
- Retaining walls blend in and complement style of home
- Planter walls blend in and complement style of home
- Drainage system provided near wall footing
- Material, color & texture to be compatible w/ existing house (no uncovered concrete block)
- Maximum height is 6 ft. above adjacent grade or equal to or below the height of existing walls
- Do not modify (lower or raise) the grade adjacent to any existing walls, fences, gates and or pilasters or columns
- No uncovered concrete block
- Special note - see end of checklist

Door and Window Coverings:

- No screen door on front or main entry door
- No aluminum or metal awnings or covers over windows or patios
- No aluminum foil, paint, sheets, newspapers, or other unsightly covering on windows
- Special note - see end of checklist

Garage Doors:

- Garage door is compatible in design and color with house
- Garage door is simple in design and color (no ornate decoration)
- Special note - see end of checklist

Exterior Lighting:

- Lighting fixture locations, heights & sizes with bulb type and wattage noted on plan
- Lighting is indirect and shielded from adjacent properties
- Lighting is compatible with house design and is simple in design and color
- No exposed wires or cables
- No exterior lighting placed so as to cause an unreasonable glare or illumination on any other private property or common area
- Lamp source is not high-pressure sodium, metal halide or other inappropriate type
- Special note - see end of checklist

Patio Covers, Gazebos, Trellises and Sundecks:

- Provide exterior elevations of all proposed structures including trellises, gazebos, and shade structures
- When proposed improvement is attached to existing home, show the existing elevation in relation to the proposed improvement
- Trellis posts shall be located a minimum of 5 ft. and overhangs a minimum of 3 ft. from existing side or rear yard walls or property lines, whichever is the more restrictive
- Trellis height is not to exceed 10 ft. above existing finish grade

Patio Covers, Gazebos, Trellises and Sundecks (Continued):

- Peaked or sloping roofed gazebos are not to exceed 12 ft. above the existing finish grade to the uppermost height of the roof
- Design, color, finish and detailing must be consistent with the existing house
- Columns may be stucco or wood (4x4 wood posts must have wood trim to appear wider and more substantial). No exposed metal posts permitted
- Any design features incorporated into the patio cover, gazebo, trellis and/or sundeck must be compatible in appearance with the existing house and surrounding community
- Side elevation not enclosed, except for hand or guardrail or portion of existing dwelling
- Special note - see end of checklist - REQUIRES COUNTY APPROVAL prior to a final approval by the Community Association

Sundeck, Balcony, Open Porch, Etc. Attached to House at Second Floor Level Height:

- No sundeck on or over any portion of a second-story roof
- Floor height does not exceed existing second floor living level
- Sundeck is directly accessible from living unit levels
- Railing is appropriate to architecture (no horizontal pipe rail)
- Special note - see end of checklist - REQUIRES COUNTY APPROVAL prior to a final approval by the Community Association

Awnings:

- Awnings are compatible in color and design with house
- Awnings are simple in design and color
- Awning size, location and form are in scale with the window
- Special note - see end of checklist

Playground Equipment:

- Equipment does not exceed 12 ft. in height
- Play equipment can exceed perimeter wall height if screened from view with landscaping and color subdued
- Play equipment must be located on private property
- Special note - see end of checklist

Flagpoles:

- Flagpoles must be compatible with the color and scale of the house
- Special note - see end of checklist

BUILDING MATERIAL STANDARDS

Exterior Building Walls:

- Utilized re-sawn wood trim to match existing trim, fascia, or barges
- Paint color and finish of trims, fascias, barges and doors matches existing
- Stucco color and texture matches existing
- Exterior cover material is consistent and continuous on building walls
- Special note - see end of checklist

Window and Door Openings:

- Openings are located and detailed in a manner consistent with existing treatment
- Special note - see end of checklist

Window Glazing, Tinting and Shading:

- Glass tinting and shading is consistent with existing treatment
- No reflective glass films and/or plastic roll up shades are proposed
- Special note - see end of checklist

Diverters:

- Galvanized iron or aluminum diverters are painted to match roof vents or roof material
- Special note - see end of checklist

- Roofs, Flashing and Vents:**
 Roofing material matches existing roofing material
 Built up roofing material on flat areas matches existing roof
 Roof pitches match existing
 Roof vents and flashing are painted to match roof color or existing vents
 Special note - see end of checklist

- Gutters and Downspouts:**
 Gutters and downspouts are painted to match house color or trim
 Special note - see end of checklist

- Wrought Iron and Tubular Steel:**
 Wrought iron or tubular steel is galvanized or bonded prior to applied finish color
 Wrought iron or tubular steel matches existing
 Special note - see end of checklist

LANDSCAPE REVIEW ITEMS

- Front Yards:**
 Paving materials to be compatible with house color & style
 Walkway to front door does not exceed 1/3 of the frontage of the front yard (clarify condition - i.e., establish percentage of softscape and landscape)
 Paving material is compatible with house
 Special note - see end of checklist

- Trees:**
 Trees installed by original builder are retained
 Special note - see end of checklist

- Shrubs, Ground Cover & Turf:**
 Botanical & common names of proposed plant material
 Plant sizes & locations on the plans
 100% of ground plane covered by plant material or shredded bark material
 No large areas of bare earth
 Shrubs to be planted at the base of the house, walls and fences visible from street
 Corner lot side yard area between fence/wall & walk to be planted with lawn, ground cover, shrubs and/or vines
 Special note - see end of checklist

- Sprinklers:**
 Irrigation head layout shown on plan
 Overspray shall not contact neighboring dwelling unit, property line walls/fences, or off of property
 Special note - see end of checklist

- Thematic Landscape Features:**
 No pink flamingos or Astroturf in front yard areas visible from street
 Except for patio covers/trellises and gazebos, no landscape feature (wall, fence, statue, sculpture, waterfall, fountain, etc.) shall exceed the height of the perimeter wall or 6 ft. above the lowest immediately adjacent grade, whichever is less
 Special note - see end of checklist

- Visible to the Street Garden Walls & Planters:**
 Material, color & texture to be compatible with existing house (no uncovered concrete block)
 Maximum height is 6 ft. above adjacent grade. Vines and shrubs encouraged to soften appearance
 Do not modify (lower or raise) the grade adjacent to any existing walls, fences, gates and or pilasters or columns
 Soil not to be retained against wall unless designed to do so
 Simple in design and color compatible with house
 Metal fences to have horizontal top rail and vertical posts without decoration
 Maximum height is 5 ft. 6 in. and must be equal to or below the height of existing walls

Visible to the Street Garden Walls & Planters (Continued):

- Solid wood fences are permitted and must be painted in a color compatible with the house, if visible from the street
- No chain link, poultry wire, woven wire, aluminum, sheet metal, plastic, fiberglass, wood rail, reeds, straw, bamboo, rope and other similar temporary or commercial materials are permitted.
- No uncovered concrete block
- Special note - see end of checklist

Water Features - Spas, Pools, Reflecting Pools, Ponds and Fountains:

- Must not damage existing walls or fences
- All equipment must be completely screened from off-site view
- All equipment noise impact on neighbors must be minimized with sound attenuation devices (e.g., masonry walls, metal enclosures)
- All solar collectors must be designed and located to be unobtrusive. Colors must be compatible with the house. All supports and piping must be enclosed or screened from view
- Construction of water features must not disturb the neighbor's yards, property or improvements
- Construction of water features must not disturb the Community Association Property or improvements
- Minimum set back of 5 ft. is required for all pools, spas and the like from the rear yard wall or fence and require final approval from the City in order to be constructed

Drainage:

- All plant beds and paved areas must slope to drain at a minimum rate of 1% or 1/8" per foot with a slope of 2% or 1/4" per foot preferred
- All drain pipes must drain at a minimum of 1/2% or 1/16" per foot with a slope of 1% or 1/8" per foot preferred
- All grades in plant beds must be held a minimum of 6 in. below adjacent finish floor and 4 in. below the adjacent metal house screed
- All grades in plant beds must be held a minimum of 6 in. below the top of adjacent planter or retaining wall
- No plant bed grades adjacent to existing walls or fences are to be changed
- All finish surfaces of paving elements are to be held below the adjacent metal house screed
- All plant beds and paving are to slope and drain away from the house
- Utilize domed grates on catch basins in plant bed areas

Special Note From Previous Sheets:

1. During the installation process, follow the "Drainage" guidelines found on this checklist.
2. DRC approval does not constitute City or County approval. Please contact the City and/or County agency for submittal requirements. Many of the improvements, including, without limitation, patio covers, pools, spas, any outside building installations, and sheds all require approval by the DRC and the City and/or County.

REQUEST TO CHANGE/INSTALL FENCING

Return completed form to: Avalon Management Group, Inc. 31608 Railroad Canyon Road, Canyon Lake, CA. 92587 Email: arc@avalonweb.com Fax: (951) 244-0520

Name: _____ Date: _____

Address: _____ Phone: _____

Location of New Fencing: _____

Type of New Fencing (Detail): _____

Is ANY portion of this fencing shared by a neighbor (i.e. party/dividing fence)? Yes No

If yes, list the address (s) of the neighbors: _____

All neighbors directly impacted by the fencing change must fill out the information below. Failure to obtain approval and consent for this change from any affected neighbors may cause removal at owner's expense. The Association is not liable for any homeowner failing to obtain the necessary approval from any affected neighbor and all costs related to such removal or replacement will be born by the offending party.

Affected Neighbors: (must be completed in full by each neighbor)

Legal Owner Name: _____ Address: _____

Signature: _____ Daytime Phone: _____

Legal Owner Name: _____ Address: _____

Signature: _____ Daytime Phone: _____

If more than two (2) neighbors are affected, please attach additional sheet with the information listed.

By signing this document, I certify that the items included represent a true representation of the Improvements that I plan to make to my property and that I have properly obtained the approval and full consent from all affected neighbors.

Applicant's Signature: _____ Date: _____

Association Use Only

In Compliance with Policy-Approved Not in Compliance with Policy Requires Additional Information

Name: _____ Date: _____

HOUSE PAINTING PROCEDURE

SUBMITTAL REQUIREMENTS

1. Photographs of all four (4) sides of the home from corner to corner along with any additional structures (trellises, gazebos, etc.) that are to be painted.
2. Photographs of the front of the houses on either side of the home being processed.
3. Color swatches of the colors to be used and an explanation of where such colors are to be used.
4. Photograph or plan marked up to indicate which color is to be applied to which surface.
5. Justification statements. See below.

JUSTIFICATION STATEMENT

1. Provide a written statement as to whether or not a color change is desired and if so, on what surfaces and elements.
2. Provide a written statement explaining the selection of colors. It is important to provide justification relating to the color selection and its appropriateness to the exterior elevation style of the home. (Exterior color schemes are directly related to architectural styles and will be reviewed based upon this criteria.)
3. If the existing color scheme utilizes more than one color on stucco surfaces and/or planes, maintain this same differentiation in tone and intensity with new color selections.
4. Provide any photographs or references justifying the color selection and its use on the same architectural style of home. Please keep scale of the house in mind. Do not use a little shed to justify painting a two-story house or a large estate or a commercial building to justify a single family residence.
5. Provide a written statement justifying the intensity and/or tone of the color based upon the existing tone and color of the neighborhood as a whole, the size of the unit and the distance between homes. The larger the home the greater the need to tone down or soften the color selection. The farther the homes are separated from each other, the greater the need to tone down or soften the color. If the general tone of the color schemes and the neighborhood as a whole is muted, then the color selection needs to be softer and/or more muted.

REVIEW ELEMENTS

1. Appropriateness of color scheme to architectural style.
2. Color tone and intensity in keeping with overall neighborhood.
3. Color tone and intensity in keeping with size of home and separation from neighbors.
4. Color compatibility with adjacent homes.
5. Does not repeat color scheme of an adjacent home.

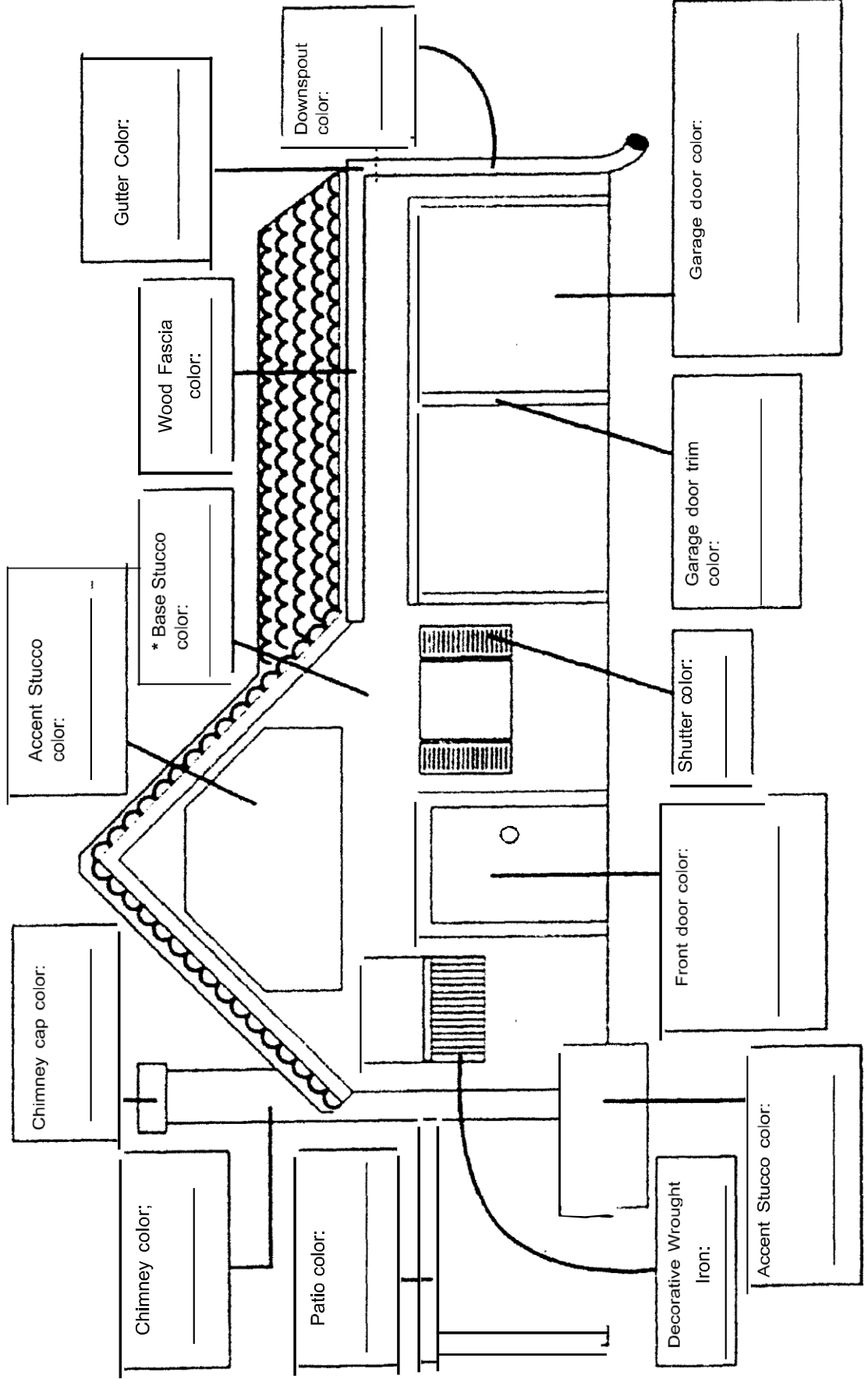
REQUIRED WITH PAINTING APPLICATION

Indicate the name and number of the paint color in the appropriate boxes.

DATE: _____

PROPERTY ADDRESS: _____

Lot Number: _____



CALDER RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL REQUEST FORM

Return to: **Avalon management Group, Inc. 31608 Railroad Canyon Rd. Canyon Lake, CA. 92587**
Email: arc@avalonweb.com
Fax: (951) 244-0520

Name: _____ Date: _____

Property Address: _____

Mailing Address (if different from above): _____

Home Phone: _____ Business/Mobile Phone: _____

I. Proposed Project Information

Describe the proposed improvement in detail: _____

II. Neighbor Advisement

With your submittal, please include ~~three (3) copies~~ **One (1) copy** of the Neighbor Notification Form, signed by any neighbors who will be visually impacted by your proposed Improvement(s). This includes any adjacent or neighboring Residential Lots, which may be visually impacted by your Improvement(s) from their rear yard.

**(continued on
next page)**

III. Documents Required for Submittal: Rear Yard Pre-Approval Policy

- One (1) set of detailed plans as specified in the Rear Yard Pre-Approval Policy
- One (1) set of this application form
- \$50.00 processing and review fee

IV. Documents Required for Submittal: All other submittals per Community Architectural Guidelines and Procedures

- One (1) set of detailed plans as specified in the Community Design Guidelines
- One (1) set of this application form
- \$200.00 processing and review fee (front or rear yard)
- \$250.00 processing and review fee (front and rear yard)
- \$250 refundable deposit (required for all submittals)
- Completed Neighbor Notification Form

By signing this document, I certify that the items included represent a true representation of the Improvements that I plan to make to my property.

Owner's Signature: _____ **Date:** _____

Neighbor Notification Form



Name: _____
Address: _____
Signature: _____

Left rear neighbor



Name: _____
Address: _____
Signature: _____

Rear neighbor



Name: _____
Address: _____
Signature: _____

Right rear neighbor



Name: _____
Address: _____
Signature: _____

Left adjacent neighbor



YOUR HOUSE
Name: _____
Address: _____



Name: _____
Address: _____
Signature: _____

Right adjacent neighbor



Name: _____
Address: _____
Signature: _____

Left front neighbor



Name: _____
Address: _____
Signature: _____

Front neighbor



Name: _____
Address: _____
Signature: _____

Right front neighbor

If neighbor is not impacted by improvements, then write "Not Impacted" in signature line. Signature on above form does not constitute approval of plans presented, only notification. Any concerns about plans being presented may be addressed, in writing, to the Association.

CALDER RANCH COMMUNITY ASSOCIATION

NOTICE OF COMPLETION FORM

This form must be completed and returned to the Community Association within 30 days after the approved Improvements have been completed. After the completion is received and reviewed, your \$250 deposit will be returned to you.

Owner Name: _____

Address: _____

Residential Lot #: _____

Phone: _____

Summary of Completed Improvements

Attachments (check box to indicate they have been enclosed):

- Copies of photographs of all Improvements included. Please note that Notice of Completion Form is not complete if photographs of Improvements are not enclosed.

By signing this form, the Owner is stating that Improvements have been completed in accordance to the scope and specification of the approved architectural application and in accordance with the Community Design Guidelines.

Signature: _____ Date: _____

Print Name: _____

Return form to: Avalon Management Group, Inc.
31608 Railroad Canyon Road
Canyon Lake, CA. 92587
Email: arc@avalonweb.com
Fax: (951) 244-0520