

# Los Paseos Architectural and Landscaping Standards

## I. PURPOSE

The sole purpose of the following Architectural and Landscaping Standards are to maintain the architectural character of Los Paseos, keep the community attractive to all residents, and to protect yours and the other homeowner's investment.

## II. GENERAL CRITERIA

- A. One of the intended elements of character in Los Paseos is the element of individuality. It is the intent of these guidelines to not inhibit variety and individuality, but to allow and encourage it, without sacrificing the overall character of the community.
- B. Any proposed improvement must be presented to the Homeowners Association (Architectural Committee) for approval.
- C. Any proposed improvement must be compatible with the overall character of Los Paseos, and must also be compatible with the style, color and character of the home it is being added to.
- D. Any proposed improvement must meet all applicable County of Orange building codes and ordinances. The Association, Board of Directors and/or Architectural / Landscape Committee shall not be held responsible for any potential code or ordinance conflict; these are all the responsibility of the Homeowner.
  1. A City of Rancho Santa Margarita building permit does not constitute approval by the Architectural and Landscape Committee for any modification, likewise, approval by the Architectural and Landscape Committee does not preclude Owner's from obtaining any necessary permits by the City of Rancho Santa Margarita.
- E. The Architectural and Landscaping Standards apply to owners, occupants and tenants. Owners are responsible for their occupants and tenants.
- F. General: Owner's are reminded to consult the rules of the master association (SAMLARC) for additional regulations not defined herein.
- G. All correspondence with the Los Paseos Board of Directors or the Architectural Committee must be made through South Coast Property Management.

### III. ARCHITECTURAL AND LANDSCAPING APPROVAL PROCESS

Prior to commencement of any addition, alteration or construction work of any type, owners must first file an application with the Architectural and Landscaping Committee. **If you do not obtain approval of the Architectural and Landscaping Committee, your action shall constitute a violation of the CC&R's and you may have to modify or remove unauthorized work of improvements at your own expense.** Please refer to Article 4 of the Los Paseos CC&R's.

#### A. Submittal Requirements

The following must be submitted, if applicable, to constitute a complete application:

1. Drawings
  - a. Show lot lines and existing house – as accurately as possible.
  - b. Show all dimensions of work to be considered, such as distances between existing structures and property lines.
  - c. All drawings shall show the nature, kind, shape, dimensions, materials, color, finish and location of the proposed improvements.
  - d. Plans must be drawn to scale and presented on a minimum 11 x 17 paper. I.e. Landscaping plans could be drawn at 1/8" = 1'-0" and prepared on 11 x 17 paper.
2. Other Information Required
  - a. Los Paseos Maintenance Corporation Home Improvement Form
  - b. Facing, Adjacent, and Impacted Neighbor Statement.
  - c. Please refer to the specific type of improvement, listed below, for additional information required.

#### B. Submission

1. Submit (3) three copies to:

South Coast Property Management  
2973 Harbor Boulevard #415  
Costa Mesa, CA 92626

2. One copy will be returned to the Owner, one copy will stay on file with the Property Management Company and one copy will stay on file with the Architectural and Landscaping Committee.

**C. Approval Process**

1. Failure to Comply with Required Procedures

Failure to comply with the requirements and procedures set forth herein shall cause your request to be delayed pending submission of other information to the Committee. An incomplete application shall affect the time limits for approval.

2. Final Approval by the Architectural and Landscaping Committee

The Committee shall give final approval or disapproval of your request within thirty (30) days from the date your submittal is received by the Committee. In the event the Committee fails to respond within the thirty (30) days, your request shall be deemed to be approved.

3. Upon approval, Owners are then obligated to submit a separate application to SAMLARC. Please refer to the SAMLARC Architectural Guidelines located in your Homeowners Documents (the blue binder).

**D. Appeals**

1. Every Homeowner has the right to appeal any decision made by the Architecture and Landscape Committee. Appeals must be submitted in writing to the Los Paseos Board. Please refer to Section 4.8 of the Los Paseos CC&R's for additional information.

**IV. ARCHITECTURAL and LANDSCAPING STANDARDS**

**A. Landscaping**

1. All landscaping work and plantings must be aesthetically consistent with the design and plan of the Los Paseos Community.
2. Any landscaping, not within the common areas, must be maintained by the Owner and is not the responsibility of the Association.
3. Please take into account your neighbors when designing your landscaping. For example, if you are planning to plant a tree close to the property line, a root guard prohibiting the spreading of roots onto an adjacent homeowner's property would be a wise idea.

4. Submittal requirements:

- a. Landscape submittal must describe the design fully, and include the following:
  1. Landscape plan, indicating prospective plants, including ground cover, vines, espaliers, shrubs, and trees.
  2. Indicate drainage patterns.

B. Arbors

1. The use of arbors is encouraged at Los Paseos, but their design should be consistent with the architectural style of each home and should be painted with colors compatible with each home. Arbors can be either wood or iron, should generally not exceed 10' at their highest point, and should be limited to 3'-4' in depth and 6'-8' in width.
2. Submittal requirements:
  - a. Arbors submittals must describe the design fully and include the following:
    1. A plan view, elevation view(s), and details. If arbor is a pre-manufactured item, submit a photo or cut sheet.
    2. Samples of paint or stain to be used.

C. Trellis / Patio Covers

1. Patio covers or trellis should generally be open (transparent) construction (i.e. not a solid roof, although solid roof elements can be considered), and should not exceed 10' in height, (posts or ridges that exceed 10' may be considered). They will generally be located adjacent to the home but should be separated from adjacent properties by a minimum of 4'. They will be allowed in front and side yards (as well as rears, where applicable), but should not cover more than 40% of any front or side yard.
2. Structures shall be of wood construction with exception of supporting hardware.
3. Exposed surfaces shall be painted or stained to harmonize with the existing colors and materials of the main dwelling.
4. Submittal requirements:
  - a. Trellis / Patio Cover submittals must describe the design fully and include a plan view, elevation view(s), and details.
  - b. Samples of paint or stain to be used.

#### D. Fences

1. The existing styles of fences shown throughout the community (as originally provided by the builder) are deemed approved. Any change in style must be submitted for approval. Fence heights should generally be in keeping with the 3', 4', or 5'-6" heights currently located throughout the community.
2. Location of fence is as follows:
  - a. 3' or less 24" from sidewalk
  - b. 4'36" from sidewalk
  - c. 5'-6" at residence
3. Acceptable materials for fencing shall be as follows and with the described conditions:
  - a. Wood – Wood must be painted to match existing fencing as provided by the original builder.
  - b. Wrought Iron
  - c. Masonry
4. Submittal requirements:
  - a. Fence submittals must describe the design fully and include an elevation view and details
  - b. Samples of paint or stain to be used if wood; sample of material if iron or masonry.

#### E. Awnings

1. Awnings must harmonize with the existing house and community.
2. Acceptable materials shall include canvas or wood shutter type.
3. All awnings must be solid color; patterns will be approved at the Architectural Committee's discretion.
4. All awnings are reviewed on a case by case basis.
5. Awnings must be properly maintained to the satisfaction of the Architectural Committee and may not be kept when frayed, split, torn, faded or broken in any way.
6. Submittal requirements:
  - a. Awning submittals must describe the design fully and include drawings as required.
  - b. Samples of paint or stain to be used if wood; sample of fabric if canvas.

#### F. Window Planter Boxes

1. Window Planter Boxes are encouraged, but must be kept up as required of all landscaping.
2. Submittal requirements:
  - a. A plan view, elevation view(s), and details. If Window Box is a pre-manufactured item, submit a photo or cut sheet.

- G. Exterior Colors
  - 1. Any change in exterior color, including fence color, must be submitted to the Architectural Committee for approval. A consistency with the overall colors currently in place in the community will be required. It is not necessary to limit any change in color to those color choices as originally defined by the builder. Owners may be required from time to time to repaints appropriate areas of their residence.
- H. Screen Doors
  - 1. Screen doors are not encouraged but are allowed. Any request to add a screen door must include a picture or cut sheet of the screen door being proposed, as well as color choice. Compatibility with the community character will be necessary.
- I. House Numbers
  - 1. All house number(s), other than those installed by the builder, are subject to review by the Architectural Committee. In no event shall number(s) exceed 6" in height.
  - 2. Acceptable materials shall include, but are not limited to, wood, ceramic tile, and metal. Decorative borders must also be approved by the Architectural Committee.
  - 3. Submittal requirements:
    - a. Photo or cut sheet of intended House Number.
- J. Glass Tinting
  - 1. Glass tinting request will be considered, however mirror finishes are not allowed.
- K. Exterior Lighting
  - 1. Exterior lighting must be of a low illumination level. Higher levels of lighting may be approved, if they are neither directed nor placed so as to create an annoyance to neighbors, as determined by the Architectural Committee.
- L. Television Satellite Dishes
  - 1. See separate regulations of the Rules and Regulations Committee.
- M. Skylights
  - 1. Any skylights, or any system to accommodate solar energy equipment, must have the approval of the Architectural Committee.

- N. Items NOT Requiring a submittal
  - 1. Holiday Lighting and Decorations
    - a. Holiday lighting and decorations are encouraged within the following time frames:
      - 1. Christmas – Thanksgiving Day through January 7
      - 2. All other holidays (i.e. Easter, Fourth of July, Halloween, etc) – two weeks prior and one week after.
- O. Conditions Not Defined
  - 1. Any condition not defined within this guideline shall become a matter of judgment on the part of the Architectural Committee.

The Architectural Committee thanks all Los Paseos residents in advance for their cooperation. Again, the guidelines and standards set forth above are not intended to limit individuality or creativity, but are to insure that our community remains attractive to all existing and prospective residents, as well as to insure the value of all homeowner's investment.

Sincerely,

Los Paseos Architectural and Landscape Committee