

## **Architectural Standards**

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# Architectural Standards

## I. INTRODUCTION

The Architectural Standards continue the physical character as established by the original developers of the community of Rancho Santa Margarita. The intent is to give specific design criteria to Owners for subsequent Improvements after the completion of the original construction to provide more exacting standards than presented in the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as CC&R's) and Bylaws of Rancho Santa Margarita Landscape and Recreation Corporation (hereinafter referred to as SAMLARC).

These Standards are part of the overall governing documents of SAMLARC. They are meant to expand upon the more general issues covered in the CC&R's. These Standards have been established to protect property investment and keep the community of Rancho Santa Margarita attractive to all Residents. These Standards apply to all Subordinate Maintenance Corporations in SAMLARC, unless their specific Standards are more restrictive in nature. SAMLARC is not obligated to enforce the more restrictive guidelines.

These Standards are intended to be used by Owners and consultants in preparing drawings for architectural, landscape, and other Improvements; and by the Architectural Review Committee (hereinafter referred to as ARC) in reviewing these drawings for conformance with the stated objectives. The ARC reviews proposed Improvements for aesthetic purposes only. It is the Owner's responsibility to obtain approval from their Subordinate Maintenance Corporation, and to comply with state and local building codes. Permits may be required by the City of Rancho Santa Margarita, County of Orange, and any other local jurisdictional agencies. By submitting an architectural application to the ARC, the owner represents and warrants to the ARC and SAMLARC that the plans and specifications submitted in connection with the application do not violate any government provisions of the law, including but not limited to, the Fair Employment and Housing Act (California Government Code Section 12900 et seq), or a building code or other applicable law governing land use or public safety.

It is not the intent of the ARC to restrict individual creativity or personal preferences, but to assure continuity in design and to preserve a high quality of appearance, to ensure compatibility between Improvements, and to enhance the overall value of the community.

Prior to commencement of any addition, alteration, or construction work of any type, a complete architectural submittal must be submitted for approval to the ARC. All forms necessary for submittal to the ARC can be found at SAMLARC's website [www.samlarc.org](http://www.samlarc.org). The forms are also available upon request. Members of a Subordinate Maintenance Corporation must receive written approval from the Subordinate Maintenance Corporation prior to any submittals to SAMLARC. **A SAMLARC application received from a Subordinate Maintenance Corporation without proper approval will be deemed incomplete.**

## II. DEFINITIONS

### **Acceptable**

#### **Quality Signal:**

That which is the acceptable quality for the proposed installation site. This does not mean the strongest possible signal. With respect to a DBS dish/antenna, it means an unobstructed direct view of the satellite or other device from which video programming service is received (pertaining to satellite dish / antenna).

**Adjacent Neighbor:** All neighbors with adjoining property lines to the applicant.

#### **Antenna:**

The term antenna includes (i) satellite dish; (ii) TVBS - an antenna designed to receive over-the-air television broadcast signals; (iii) MMDS - an antenna designed to receive (wireless cable) programming services via multi-channel, multi-point distribution services; (iv) DBS - an antenna designed to receive direct broadcast satellite service. Antenna may also include a transmission device where required to select video programming.

#### **Covered Property:**

All real property subject to the Declaration of Covenants, Conditions and Restrictions of Rancho Santa Margarita.

#### **Elevation:**

An architectural drawing showing the projection on a vertical plane of an exterior surface of a building. A flat drawing of the front, sides or back of a building.

#### **Fascia:**

A flat band at the surface of a building or eaves of a building; generally the board of the cornice to which the gutter is fastened.

#### **Floor Plan:**

A drawing depicting the intersection of structures or features with an imaginary horizontal plane usually 3 to 4 feet above the subject finish surface.

#### **Front Yard:**

The square footage of open space between the home and side yard fencing to the property line, street, or sidewalk excluding any driveway paving.

#### **General Drawing:**

A drawing showing elevations, plans, and cross sections of the structure and the main dimensions.

#### **Impacted Neighbor:**

All neighbors in the immediate surrounding area whose use and enjoyment of their property would be impacted by the construction of any proposed improvement.

#### **Impair:**

The term impair means (i) an unreasonable delay or prevention by the Association of installation, maintenance or use of the antenna;

(ii) an unreasonable increase in the cost of installation, maintenance or use; or (iii) precluding reception of an acceptable quality signal (pertaining to satellite dish / antenna).

**Mulch:** A mixture, as of leaves and compost, that covers or is mixed with the earth, often to help enrich the soil; bark, crushed stone or other material used to cover planting beds, retain moisture, reduce weeds, and improve appearance.

**Palapa:** An open-sided Dwelling with a thatched roof made of dried palm leaves. A structure, such as a bar or restaurant in a tropical resort, that is open-sided and thatched with palm leaves.

**Reasonable:** Reasonable shall mean such costs, requirements, locations and the like which do not impose unreasonable expense or delay nor preclude reception of an acceptable quality signal (pertaining to satellite dish / antenna).

**Roof Pitch:** The slope of a roof provided as a ratio of the vertical rise in relation to 12 units of horizontal run.

**Roof Plan:** A drawing indicating the style, material and pitch of the roof.

**Site Plan:** A scaled drawing showing the subject site (or lot), its property lines, buildings or any other improvements, proposed modifications, and a portion of adjacent properties with adequate dimensions to clearly describe the property or intent of property.

**Solar Energy Systems:**

As defined in Civil Code Section 801.5:

Solar Energy System shall mean either of the following:

(1) Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.

(2) Any structural design feature of a building, whose primary purpose is to provide for the collection, storage and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.

**Subordinate Declaration:**

Any declaration of covenants, conditions and restrictions recorded by Declarant, other than those contained herein or in a Supplementary Declaration which may be applicable to a particular portion of the Covered Property (SAMLARC).

**Subordinate  
Maintenance  
Corporation:**

Refers to any nonprofit mutual benefit corporation which is formed among other things to facilitate the Maintenance and operation of any portion of the Covered Property (SAMLARC) which is either owned in common by the Owners who are members of such nonprofit mutual benefit corporation or which is owned by such nonprofit mutual benefit corporation for the benefit of the Owners, who are its members, or to enforce or administer any Subordinate Declaration.

**Stucco:**

A cement plaster used for coating exterior walls and other exterior surfaces of buildings.

**Trim/Shutters:**

Finish materials such as moldings applied around openings (window trim, door trim).

**Village:**

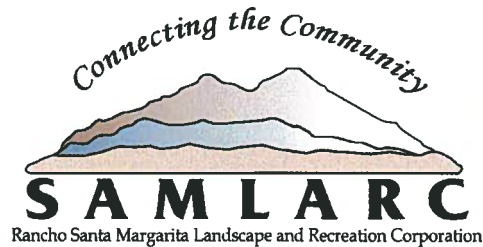
As used herein, Village shall refer to the areas commonly known as Eastlake, Ranchwoods, Heights, The Vistas, Golf Course Village, Mira Vista, The Arroyos, and Town Center.

**Window Trim:**

Finish components such as moldings applied around openings of windows.

**Wood Trim:**

Finish components of wood such as moldings applied around openings and intersections at exterior locations.



### **III. ARCHITECTURAL REVIEW PROCESS AND SUBMITTAL REQUIREMENTS**

Owners must present a complete architectural submittal to the ARC of any proposed improvement(s), modification(s) or alteration(s) to the Lot, before work may begin. All drawings shall be prepared in accordance with the requirements of the City of Rancho Santa Margarita Building Department approval by the City of Rancho Santa Margarita in no way constitutes SAMLARC architectural approval.

Once an Owner receives written approval from the ARC and all required governmental agencies, construction may commence. Upon completion of the approved Improvement(s), a SAMLARC Notice of Completion must be forwarded to the SAMLARC Architectural Review Committee.

If proposed improvements require access over the Community Property or Covered Property for the purposes of transporting labor or materials, written permission for such access shall be required from SAMLARC. Any such requests must be filed with the ARC prior to the commencement of construction. No Owner shall alter any landscaping, and/or otherwise change any Community Property, owned and maintained by SAMLARC.

All work must be performed in a manner consistent with the construction standards of the Dwelling, and with the design and appearance of the community. All work considered to be of an unsightly finished nature, or of lesser quality than the prevailing community standards, shall be reworked to an acceptable appearance at Owner's expense.

#### **A. ABOUT THE REVIEW PROCESS:**

1. Plans will be reviewed by the ARC twice a month during Executive Session. The date and time of the meetings shall be set by the Members of the Committee.
2. It is important that these Guidelines be carefully read before submitting plans. Submittal forms are available upon request from the SAMLARC business office or downloaded from the website [www.samlarc.org](http://www.samlarc.org). Plans submitted without the properly filled out forms and signed by the Owner will be returned without review as incomplete. Members of a Subordinate Maintenance Corporation must receive written approval from the Subordinate Maintenance Corporation prior to any submittals to SAMLARC. A SAMLARC application received from a Subordinate Maintenance Corporation with out proper approval will be deemed incomplete.

3. Please note that FAXED and E-Mailed submittals will not be accepted.
4. The ARC shall give final written approval or disapproval of the request within thirty (30) days from receipt of a complete submittal (including all the required supporting information and documentation). In the event the ARC fails to respond within thirty (30) days from receipt of the complete submittal, the request shall be deemed to be approved.
5. If written approval from the ARC is not obtained, construction shall constitute a violation of the CC&R's, and the unauthorized improvement may have to be modified or removed at the Owner's expense.
6. Application Fee: (Payable to SAMLARC)

Payment of a \$15.00 fee to SAMLARC will be required to cover the cost of review on all Improvements. The Architectural submittal packet will include information pertaining to additional fees that will be required depending on the type of proposed improvement.

7. Proposed Construction Schedule: Indicate start date and estimated completion date.

From the date a plan submittal is approved, Owners will have one (1) year to begin construction. Once a project has begun, Owners will have one hundred-eighty (180) days to complete the project or what the Building Permit allows.

8. Allowed Construction Hours: (as per the City of Rancho Santa Margarita's Municipal Code) The following hours must be adhered to:
  - a. 7 a.m. - 8 p.m. Monday through Saturday.
  - b. No construction access on Sundays or Federal Holidays.

9. ARCHITECTURAL SUBMITTALS MAY BE DELIVERED TO:

SAMLARC Architectural Review Committee  
22342A Avenida Empresa, Suite 102A  
Rancho Santa Margarita, CA 92688

FAXED, E-Mailed or Digital Media Submittals will not be accepted.

#### **IV. ARCHITECTURAL AND MATERIAL STANDARDS**

##### **A. LANDSCAPING**

Landscaping can be effectively used to accent entryways, define space, and create "soft" privacy screens. Since landscaping is a design element, the same

consideration should be given to the relationship of the applicant's Residence to adjacent Residences.

All landscaping and plantings shall remain aesthetically consistent with the design and plan of the community. Submitted landscape plans must provide the location, size and must list all prospective plants, including ground cover, vines, espaliers, shrubs and trees.

Trees, hedges, shrubs and the like must be maintained so as to not block street signs or mail boxes. Trees, hedges, shrubs and the like must be maintained so as to not overhang over any streets, sidewalks, and common area. No Residential landscape shall extend beyond property lines.

Any plant material, including trees and shrubs, planted to create a visual barrier/privacy screen will be reviewed by the ARC on a case-by-case basis.

Planting Palette - May include seasonal plants and flowers. Particular care should be taken when planting Morning Glory due to its invasive nature in our climate.

#### 1. Low Maintenance Landscape

SAMLARC is dedicated to the preservation of its lush vegetation and landscaping that has matured since the establishment of the community. At the same time the community is sensitive to the Residents and the State's efforts in supporting water conservation. The following Guidelines have been set forth to maintain SAMLARC's splendor while being receptive to alternative forms of landscaping.

- a. A minimum of sixty percent (60%) of the total front yard landscaping must consist of vegetation, grass, plantings, and/or trees.
- b. A maximum of forty percent (40%) of low maintenance landscaping, such as rock and gravel or Synthetic Grass / Artificial Turf, will be acceptable.
- c. Rock, gravel, and bark will be considered (use of large rock or boulders is limited, and shall be reviewed on an individual basis). Colors must be of natural earth tones and must harmonize with the existing landscape and architecture.
- d. Proper maintenance of the area is critical to its continued acceptability. Preventative measures should be taken to prohibit weed growth.
- e. The ARC will review any proposed landscaping that deviates from these Standards on an individual basis.
- f. Front yard is defined as the square footage of open space bounded by the front of the home and the property line, street, or sidewalk excluding any driveway paving.

- g. Driveways are not considered in the calculation of the 40% for the low maintenance landscape requirements.

## 2. Artificial Turf

Synthetic Grass / Artificial Turf may be used in frontage landscape in addition to side areas and backyards according to the following requirements:

- a. Synthetic Grass / Artificial Turf must be approved by the ARC prior to installation.
- b. Submit a minimum of 1x1 sq. ft. sample showing engineering/quality to the ARC for review.
- c. Provide an adequate base/drainage system under the Synthetic Grass / Artificial Turf.
- d. If it is to be used in front yard landscaping, then it can only be used as an enhancement, accessory to or to compliment the main landscaping features and not as a major focal landscaping feature.
- e. Seams must be invisible.
- f. Must be promptly replaced if stained or discolored.

## **B. WATER ELEMENTS AND ROCK FORMATIONS**

- 1. Pools, spas, fountains, waterfalls, water slides, ponds and the like must comply with the following:
  - a. Pools, spas and water slides must be located in the rear yard and must be screened from view.
  - b. Coloring must be of natural earth tones.
  - c. Setback from property line must be in compliance with the City of Rancho Santa Margarita Guidelines.
  - d. Related equipment must be positioned in a location to minimize noise and visual impact.
- 2. Rock formations will be reviewed on a case-by-case basis. Rock formations must not exceed the fence height and must be screened from view. The color must be of natural, earth tones and must be setback a minimum of three (3) feet from the fence.

### **C. DRAINAGE**

Drainage must be shown on plans. All drainage from Improvements shall be constructed so as to return runoff to the front street. Coring of any sidewalk or curb must be in accordance with the City of Rancho Santa Margarita's regulations or guidelines. There shall be no interference with the established drainage patterns over any Lot, or Community Property.

### **D. FENCES / WALLS**

1. The structural framing or unfinished side of a fence shall not be exposed to any street, sidewalk, Community Property, or neighboring Lot.
2. No double fences shall be allowed along adjoining property lines.
3. Unless otherwise approved by the ARC, fencing shall not exceed six (6) feet in height from ground level.
4. Fences comprised of more than one (1) material must complement each other and harmonize with the Dwelling and the surrounding neighborhood.
5. Acceptable materials for the extension, repair, or construction of fencing shall be:
  - a. Wood, stained or painted to match or harmonize with the existing Dwelling or existing fencing.
  - b. Wrought iron.
  - c. Masonry and/or masonry and stucco walls, if the materials conform to the type, quality, and color consistent with the character of the community.
  - d. Glass blocks will be considered if used for accent purposes only.
  - e. Vinyl and alternative fencing will be considered and must be painted to match or harmonize with the existing Dwelling or existing fencing.
  - f. Fences visible from the Covered Property will only be approved if found to be acceptable based on aesthetic harmony within the community.
6. Unacceptable materials for fencing shall be:
  - a. Aluminum or sheet metal.
  - b. Chicken wire.
  - c. Metal or plastic chain link.
  - d. Plastic or fiberglass panels.

- e. Plastic webbing, reed or straw-like materials.
- f. Wood grape stake.
- g. Woven bender board.

7. Setbacks

a. Front Yard Setbacks

All retaining walls, garden/decorative walls, pilasters and fences installed adjacent to a sidewalk that are thirty-six (36) inches or lower in height will be required to have a minimum eighteen (18) inch setback from sidewalks. The setback area must be planted with plant material.

The side yard fence return must maintain a five (5) foot setback from any front corner of the Residence. (Please see the Corner Lot Fence / Wall Planning Guide diagram included in this package).

b. Corner Lot Setbacks

All walls, fences or fence like structures, that run along the side of a Dwelling, adjacent to a street on corner Lots and that exceed thirty-six (36) inches in height, will be required to have a setback from the sidewalk. As determined by the ARC and depending on the Lot, a minimum setback of eighteen (18) inches to a maximum setback of five (5) feet may be required. The height of the wall/fence must not exceed six (6) feet from ground level. The setback area must be planted with plant material (minimum five (5) gallon shrubs) and must be a minimum of three (3) feet apart.

c. Back Yard Setbacks

- 1) Structures and Equipment must maintain a minimum five (5) foot setback from all property lines unless otherwise approved by the ARC.
- 2) Fire Pits, Fireplaces and Barbecues are allowed in rear yards or in fenced courtyards only. They must not be visible from the street and must maintain a three (3) foot setback from any property line wall/fence.

**E. PATIO COVERS, GAZEBOS, PLAYGROUND EQUIPMENT AND OTHER STRUCTURES**

- 1. All Structures such as patio covers, gazebos, shade structures, and playground equipment must maintain a minimum five (5) foot setback from all property lines unless otherwise approved by the ARC.

2. No structure shall exceed the first story of the residence in height, and all structures shall maintain a setback from all side and rear yard walls at least equal to the structure's height.
  - a. Playground equipment tarps are reviewed on a case-by-case basis and must be of canvas or approved fabric and must be properly maintained. The tarp color must be approved by the ARC.
3. Any variance from the outline of this article will be reviewed on a case-by-case basis. Patio covers and gazebos shall be made of wood, or have the appearance of wood construction. Construction materials may be other than wood, such as aluminum, plastic, or other composite material, as long as it has the same grain, appearance, and texture of wood, and is colored or painted to match the stucco color of the home, fascia, trim or harmonize with the colors of the home.
4. Flat Roof: Patio covers, gazebos, and other structures with a flat horizontal top cover shall have a lattice pattern with at least fifty (50) percent open space over the entire surface. This lattice cover shall have the same grain, appearance and texture as the rest of the structure, and be painted to match the existing stucco color, fascia, trim, or harmonize with the colors of the home.
5. Sloped Roof: Solid patio or gazebo covers intended to deflect rain from decking surface below shall have adequate slope to allow the installation of roofing material of the same style, color, and appearance as the home.
6. Second Story Deck / Balcony: Second story decks and balconies shall be constructed with materials that conform to the type, quality, character, and detail established in the existing Dwelling. Railings must be installed and must harmonize with the existing architecture in color and proportion.
7. Palapa Type Roofs or Grass Thatched Roofs - Not approvable.
8. Unacceptable construction materials for patio covers, gazebos, and other structures shall be:
  - a. Flat metal panels.
  - b. Corrugated plastic and fiberglass.
  - c. Plastic webbing, reed or straw-like materials.
  - d. Palapa type roofs or grass thatched roofs.
9. Arbors, archways, and trellises shall not exceed three (3) feet in walk-through depth.

## **F. PATIO ENCLOSURES**

All patio enclosure submittals are reviewed on a case-by-case basis. Please note that the following Guideline does not guarantee that all Lots will be able to meet the criteria listed below. Neither SAMLARC nor the ARC can guarantee that any particular Lot will be approved for the installation of a patio enclosure.

All proposed Patio Enclosures must meet the following criteria:

1. Commercially manufactured, pre-fabricated patio enclosures and/or sun rooms shall:
  - a. Have all non-glazed exterior surfaces and roof material that match the exterior of the house in color and texture.
  - b. A roof that is glass, whether flat or curved is acceptable in place of a solid surface. Structural support members made of steel or aluminum material shall be painted to match the stucco or fascia trim of the house.
  - c. All submittals for a patio structure of this type must include a manufacturer brochure of the product.
2. Patio enclosures constructed from standard building materials shall follow the same criteria as those listed above in item one (1).
3. Unacceptable construction material for patio enclosures shall be:
  - a. Metal panels.
  - b. Corrugated plastic or fiberglass.
  - c. Plastic webbing, reed or straw-like materials.

## **G. ADDITIONS**

Room additions shall be constructed with materials that conform to the type, quality, character, and detail established in the existing Dwelling. The additional planting of trees may be required for screening from neighbors or public view as a condition of approval.

## **H. STORAGE SHEDS/UTILITY BUILDINGS**

1. Storage sheds and/or utility buildings must harmonize or be painted to match the existing colors of the main Dwelling.
2. The location of the shed and/or utility building shall be located on the property so as to minimize visibility from the street. Storage sheds and/or utility buildings

that exceed the fence height must be placed two (2) feet from the fence and must be screened from view.

3. Plant material must be used to soften the look of the structure, and be planted within thirty (30) days. Visible coverage from said planting must occur within one-hundred-and twenty (120) days of approval.

#### **I. BASKETBALL BACKBOARDS**

1. All basketball backboards require approval prior to installation. Basketball backboards are allowed only if installed above, and centered on, the garage door opening. Backboards permanently mounted on poles are not allowed in front yards.
2. Wooden backboards must be painted to match the trim, stucco or harmonize with the colors of the house. The square or box appearing behind the basketball hoop may be outlined in a contrasting color. Wooden backboard supports must be painted to match the fascia of the home. Owners may paint around any manufacturer warnings or other safety labels.
3. Composite material backboards may be approved. Logos imbedded in plastic or acrylic backboards will be reviewed on a case-by-case basis. Metal supports may be required to be painted to match the fascia of the home.
4. A manufacturer's illustration or brochure of the proposed basketball backboard is required.
5. No part of the basketball backboard, including the net, shall be allowed to fall into disrepair. Should the net become shredded, or fall into disrepair, the net is to be removed entirely or replaced with a new one.

#### **J. SATELLITE DISH / ANTENNA / CABLE WIRE**

All satellite dish/antenna submittals are reviewed on a case-by-case basis. Please note that the following Guideline does not guarantee that all Lots will be able to meet the criteria listed below. Neither SAMLARC nor the ARC can guarantee that any particular Lot will be approved for the installation of a satellite dish. The ARC prefers the location of roof-mounted antennas to be on portions of the roof facing the rear of the property.

SAMLARC makes no representation, warranty or guarantee that there will be a location, which will provide an acceptable quality signal available to each Owner or occupant. SAMLARC makes no representation, warranty or guarantee that there will be no interruption in the broadcast signal, broadcast service, installation or use of the satellite dish/antenna or other equipment.

The applicant is responsible for the clean-up of all waste, trash, debris and/or left over material(s) remaining after installation of the satellite dish/antenna. The applicant

may periodically be required to provide proof to SAMLARC of a current subscription to a satellite broadcast system.

When an occupant of a home terminates the subscription to a satellite broadcast system, vacates or sells the home, any antenna (and/or any accessories thereto) on the exterior of the home, or in the patio, yard or other outside area of the home shall be removed immediately.

1. Dishes over one (1) meter

Dishes over one (1) meter will be reviewed on a case-by-case basis.

2. Dishes one (1) meter or less

All satellite dish, MMDS and DBS antennas must be one (1) meter (39") in diameter or less to be permitted within SAMLARC. Antennas larger than one (1) meter (39"), except TVBS are prohibited unless approved by the ARC.

- a. Plans and specifications for any antenna may be submitted to the ARC for approval. However, the antenna may be installed before submitting request for approval. No penalties are imposed if an applicant installs an antenna before seeking ARC approval. However, it is recommended that ARC approval be obtained prior to installation. Installation of the antenna prior to approval may result in additional costs to relocate the antenna, or to conceal or screen it. The ARC will consider size and type of antenna, make and model of antenna, location, reasonable screening/concealing options, signal quality, and cost of equipment or service and the visual impact of the antenna. In some cases, SAMLARC may pay the costs of the required or requested relocation and/or screening/concealment (where appropriate) of the antenna. Painting the antenna to make it blend in with its surroundings may also be required, so long as no impairment results.
- b. Antennas will be permitted only on property over which the applicant has exclusive use or control and a direct or indirect Ownership interest. No antenna may be placed on Community Property, Subordinate Maintenance Corporation owned, managed or maintained property, or on the property of another Owner without the written consent of the other property Owner. It is recommended that you check with the Management Company and the ARC when you are uncertain about whether the desired location for the antenna is Community Property, Subordinate Maintenance Corporation owned or managed.
- c. No prohibitions, or absolute bans, of antennas which are found within the SAMLARC CC&R's will be enforced by the Board of Directors or the ARC except, and to the extent, consistent with this policy and the FCC Rule of August 5, 1996, and subsequent FCC Rules, Orders and Opinions.
- d. Masts used to raise the height of an antenna will be given careful scrutiny to determine if a reasonable, but less obtrusive method or approach can be found

which provides an acceptable quality signal. The Owner may be asked to paint or take other reasonable steps to minimize the impact of the mast so long as no impairment results.

- e. It will be required that any antenna be placed in preferred rear yard, ground mounted locations, and to the extent feasible, in locations that are not visible from:
  - 1) The street
  - 2) Common areas
  - 3) Recreation areas
  - 4) Other Community Property
  - 5) The home and yards of neighbors
  - 6) If this placement does not impair reception of an acceptable quality signal, delay installation nor add unreasonably to the cost.
- f. For safety reasons, any antenna must be adequately and safely installed. Bolting and/or guy-wires may be required for safe installation, use, operation and maintenance of the antenna, or to prevent damage or injury to the property or person of others, or property over which SAMLARC has a maintenance responsibility. No bolting or mounting of guy wiring may be attached to Community Property, Subordinate Maintenance Corporation owned, managed or maintained or the property of others without the written consent of the other Owner.

The purpose of this rule is to prevent injury to persons and property caused by any antenna falling, or being blown off the support in a wind, other natural event, or as a result of use or maintenance by applicant.

- g. For safety reasons, no antenna may be installed or maintained in such a location, or fashion that results in the antenna obstructing:
  - 1) A fire exit, access to or egress from a fire exit.
  - 2) Access to any fire safety apparatus (e.g. smoke alarm, fire alarm, fire extinguisher, fire hose, fire tools and/or equipment, etc.).
  - 3) Access by any Fire Marshall or Firefighter on Fire Department business.
  - 4) Access by an Owner, guest, tenant, invitee or the like of a neighboring property to the neighboring property.

The purpose of this rule is to: (i) prevent the delay or inability of fire and/or rescue personnel and equipment reaching a person or location where their help is needed; (ii) to prevent the delay or inability to gain access to a neighboring home or property, by the neighboring Owner or his/her guest, tenant, invitee or the like.

- h. SAMLARC may enter the property, following reasonable notice during reasonable times, to take comparative signal strength measurements and to verify the information on the Home Improvement Form. These measurements will be used to assist the ARC in its review of alternative antenna locations, where appropriate.
  - i. The violation of any provision of this Satellite Dish/Antenna Policy may result in a reasonable penalty upon the Owner or occupant of the Dwelling causing such violation.
  - j. The ARC reserves the right to have the submittal reviewed by a satellite dish consultant. Should this be necessary, the ARC will make arrangements for the consultant, who is contracted by SAMLARC, to enter onto the Lot in order to accurately assess the submittal and to provide a written recommendation to the ARC.
3. Antenna  
Unless provided otherwise by law, the Guidelines, or the CC&R's, no radio, "CB", or other electronic antenna or device of any type shall be erected, constructed, placed, or permitted to remain on any of the Lots or upon any of the buildings constructed upon such Lots. Such devices are allowed only if contained within the Dwelling.
4. Cable Wire  
Cable wire installed on the outside of a Dwelling is permitted, provided the cable wire is painted to match the adjacent surface of the Dwelling. The cable will not be permitted to hang free from the roof or any other portion of the Dwelling. Cable wire meeting these requirements does not require approval from the ARC.

## **K. MISCELLANEOUS**

- 1. Permanent Exterior Lighting  
If the intended use is permanent, lighting must be approved by the ARC. 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 the neighbors, as determined by the ARC.
- 2. Holiday Lighting and Decorations  
If the intended use is temporary, lighting and decorations do not need ARC approval. Holiday lighting and decorations are permitted without ARC approval from November 1 through January 15.

3. Glass Tinting

Glass tinting requests will be considered by the ARC. Mirror finishes will not be approved.

4. House Number

All dwellings must display the correct address number affixed to the exterior wall of the dwelling that is closest to the primary entry and visible from the public right of way. All house number(s) and decorative borders, other than those installed by the builder, are subject to review by the ARC. In no event shall number(s) replacing the original number(s) exceed six (6) inches in height. Acceptable materials shall include, but are not limited to, wood, ceramic tile, and metal.

5. Pet Enclosures / Dog Runs

Pet enclosures and dog runs will be reviewed on a case-by-case basis and must be placed in a location that is not visible from the street.

6. Screen Doors

Screen doors on the front door, or entrances facing the street, shall be reviewed by the ARC on a case-by-case basis. Screen doors may be required to be painted to match the color of the Dwelling.

7. Rain Gutters and Downspouts

Rain gutters, downspouts, or scuppers to control water shed from roofs will be reviewed on a case-by-case basis and shall be installed with the approval of the ARC. They must be painted to match the color of the adjacent surface or harmonize with the existing color scheme.

Rain gutters that are manufactured or constructed of finished materials, such as copper, and are architecturally intended to exhibit the material's innate color and texture, need not be painted but require ARC approval prior to installing.

8. Flags and Flagpoles

Ground mounted flagpoles are not permitted. One (1) flag of reasonable dimension will be allowed when attached to the Residence and must be maintained.

9. Windows

Full Architectural Submittals, subject to review and approval by the ARC prior to installation is required for:

- a. Changing the style or size of an existing window.
- b. Retrofits, "same-style" or "like-for-like" window replacement.
- c. Windows visible from the Covered Property will only be approved if found to be acceptable based on aesthetic harmony within the community.

10. Window Coverings

Only curtains, drapes, shutters or blinds may be installed as permanent window covers. No aluminum foil, paint, newspaper, or similar covering deemed to be inappropriate for a window covering shall be applied to the windows or doors of any Dwelling.

11. Skylights

Any skylights must have the approval of the ARC prior to installation.

12. Solar Energy Equipment

Any solar energy systems must have the approval of the ARC prior to installation.

- a. Solar Energy Systems must meet or exceed applicable health and safety standards and requirements imposed by state and local permitting authorities.
- b. A solar energy system for heating water shall be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agencies. SRCC is a nonprofit third party support by the United States Department of Energy. The certification shall be for the entire solar energy system and installation.
- c. A solar energy system for producing electricity shall also meet 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.
- d. Solar Energy Systems on Common Area and on neighboring Separate Interests:
  - 1) SAMLARC may prohibit, restrict or approve solar energy systems on Common Areas, as defined in Civil Code section 1351, in its sole discretion.
  - 2) The owner of a separate interest seeking approval of installation on the separate interest of another owner for installation of a solar energy system must obtain SAMLARC's approval.
  - 3) SAMLARC may condition installation of solar energy systems on common areas or on neighboring separate interests to the separate interest of the owner seeking approval on such terms and conditions, including maintenance and repair as it deems appropriate in SAMLARC's sole discretion.
  - 4) Installers of solar energy systems on common areas as defined in Civil Code Section 1351 shall indemnify and reimburse SAMLARC and its

members for loss or damage caused by the installation, maintenance, or use of the solar energy system.

13. Air Conditioners

Air conditioning units shall not be visible from the street and the installation of air conditioning units shall be subject to review and approval by the ARC prior to installation.

14. Awnings

All awning submittals will be reviewed on a case-by-case basis. Both retractable and fixed awnings are allowed. Awnings must be of canvas or approved fabric and the color must match or harmonize with the existing color of the residence.

Awnings visible from the Covered Property will only be approved if found to be acceptable based on aesthetic harmony within the community.

The standard plan submittal for awnings must include the following:

- a. A sample of the fabric and color of the awning(s).
- b. A drawing showing the written dimensions of the awning(s), with both aerial and side views.
- c. A drawing showing where the awning(s) will be attached to the home.

Metal awnings are not allowed. All awnings must be properly maintained and must be replaced or removed when frayed, split, torn or faded. Awnings exceeding six (6) feet will be reviewed on a case-by-case basis. Any condition or material not defined within this Guideline shall become a matter of review on the part of the ARC.

15. Mailboxes

All mailbox submittals will be reviewed on a case-by-case basis. Individual standing and group mailbox structures are to remain as the Builder installed. All mailbox colors and material must match or harmonize with the SAMLARC-approved paint color schemes for the residence.

**V. IMPORTANT INFORMATION**

This review is in no way intended to approve the proposed improvement(s) for structural engineering, nor is it in lieu of any required governing entities. The intent is to maintain the visual unity and aesthetics of the community. Any approved improvements are to be constructed upon the applicant Owner's Lot only.

Approval of proposed improvements does not constitute, nor shall approval be understood or taken: as a warranty or guarantee of any kind; as permission to violate any law; as permission to violate any provisions of the CC&R's, Bylaws or Policies and Guidelines of SAMLARC; as permission to build upon property not owned by the

applicant; or, as permission to violate or interfere with any easement on or across the applicant's Lot.

Any modifications to the grade or improvements as installed by the builder shall relieve SAMLARC of responsibility and liability for any damage resulting from said modifications.

**A. CONDITIONS NOT DEFINED**

Any condition or material not defined within the Architectural Standards and the Policies and Guidelines shall become a matter of judgment on the part of the ARC.

**B. FAILURE TO COMPLY WITH REQUIRED PROCEDURES**

Failure to comply with the requirements and procedures set forth herein shall cause the request to be deemed not submitted (per Section 10.03 of the CC&R's).

**C. APPEAL PROCEDURE**

In the event plans and specifications submitted to the ARC are disapproved, the Owner filing such application may appeal in writing to the Board of Directors. The appeal must be received by the Board of Directors not more than fifteen (15) days following the final decision of the ARC. Within forty-five (45) days following receipt of the request for appeal, the Board shall render its written decision. The Board may agree with the ARC and uphold the disapproval, or the Board may disagree with the ARC and approve the plans. The failure of the Board to render a decision within said forty-five (45) day period shall be deemed a decision in favor of the Owner.

**D. VARIANCE**

The Board of Directors may authorize a variance from compliance with any architectural provision contained in the CC&R's including, without limitation, restrictions upon height, size, floor area, or placement of structures, or similar restrictions when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental consideration may require such variance. The granting of a variance must be evidenced in writing, must be signed by a majority of Members of the Board, and, if possible should be recorded in the Office of the Orange County Recorder. If such variance is granted, no violation of the CC&R's shall be deemed to have occurred with respect to the matter for which the variance was granted.

**E. RIGHT TO ADOPT ADDITIONAL ARCHITECTURAL STANDARDS**

The ARC may, from time to time, adopt additional, and/or amend existing, standards. Copies of such additions, and/or amendments, will be distributed to the Membership and kept on file with the management company.

## **F. APARTMENT LOT OWNERS**

Apartment Lot Owners are subject to these Guidelines and the CC&R's just as are any Owners. Any changes to the exterior of any buildings or Lots under the Management and control of an Apartment Community must receive the written consent from the SAMLARC ARC.

## **G. SUBORDINATE MAINTENANCE CORPORATION**

Any changes to the exterior of any buildings or Lots under the Management and control of a Subordinate Maintenance Corporation must receive the written consent of the Subordinate Maintenance Corporation's ARC prior to submittal to the SAMLARC ARC. It is the Owner's responsibility to obtain approval from the Subordinate Maintenance Corporation and from the SAMLARC ARC.

## **H. EXTERIOR PAINTING**

Any painting of the exterior of a building, condominiums, attached homes, apartments or single family Dwelling, regardless of whether submitted by an Owner or a Subordinate Maintenance Corporation, must receive the written approval of the SAMLARC ARC, and must adhere to the policies as set forth hereafter in Section I.

## **I. RESIDENTIAL VILLAGE PAINT PROGRAM POLICIES**

1. The Color Schemes make up the Color Palettes for each Village. A Color Scheme is a set of complimentary colors approved for use on the various elements of a residence. Each Village has several Color Schemes approved for use within the Village. Collectively, the Village's Color Schemes constitute the Color Palette of each Village.
2. The Color Palettes for each Village are an absolute that must be followed without modification to color and/or method of application.
3. Some of the Subordinate Maintenance Corporations have established a uniform aesthetic appearance with colors for specific features. For example, some condominiums, attached homes and apartment buildings have adopted a uniform color for the front door. Existing color schemes which preserve a uniform aesthetic appearance may be approved, unless specifically eliminated.
4. Deleted colors will not be permitted.
5. Colors within a scheme may be substituted with colors of another scheme, like for like, within the color palette of that particular Village only. For example: Trim color of Scheme #2 may be substituted for Trim color of Scheme #6 of the same Village's palette.
6. Front doors may be painted to match the property garage doors. Paint colors must be from the approved paint scheme.

7. Colors shall not be intermixed from one Village palette to another Village palette.
8. No two single family detached homes next to one another may be painted the same color scheme unless the two homes share a common wall (attached homes). This encourages diversity within the approved color Palette.
9. All Residential Paint Submittals require approval by the ARC prior to commencement of painting.
10. Painting must be completed within six months of the receipt of ARC approval.
11. SAMLARC Completion Notice form must be submitted for review to the ARC within 30 days of completion.
12. Prefabricated, Pre-painted Roll-up Garage Doors – will be considered on a case by case basis only.

**IMPORTANT:**

**Subordinate Maintenance Corporations** may and can have stricter rules. For example: SAMLARC allows for intermixing paint colors from one scheme to another within the same palette. A Subordinate Maintenance Corporation may decide to keep each scheme intact and NOT allow intermixing colors.

**Condominium** Owners must check with their property manager for painting responsibilities, details and schedules.

**VI. ENFORCEMENT**

Violations of the Architectural Standards are subject to enforcement pursuant to SAMLARC's enforcement policy as set forth in SAMLARC's Polices & Guidelines.