

Sycamore Canyon Master Association

Architectural Committee Rules

and

Design Guidelines

Adopted by the Board of

Directors November 2020

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I. INTRODUCTION

An important function of the Sycamore Canyon Master Association (“**Association**”) is the retention of the character of the community. The Board is responsible for the administration and enforcement of design review and control within the Association by the authority given to it in the Declaration of Covenants, Conditions, Restrictions and Reservations for Sycamore Canyon Master Association (“**CC&Rs**”). The CC&Rs provide for an Architectural Review Committee (“**ARC**”) that is to be appointed to review all plans and specifications for any improvements proposed to be constructed within the community, and to approve, conditionally approve or disapprove such proposed improvements. The CC&Rs authorize the Board of Directors to adopt, create, change, eliminate, enforce and administer the Design Guidelines. The Board also has the right to levy “Compliance and/or Special Assessments” against any Owner who fails to comply with the provisions of the Design Guidelines. These Assessments are a way of reimbursing the Association for costs incurred to repair damage to the Common Area caused by an Owner.

These Design Guidelines are mainly concerned with the physical appearance or aesthetics of the HOA’s environment. Covered Property is defined as that property which is proposed to be improved by the individual homeowner.

These Guidelines, along with the provisions set forth in the CC&Rs, form the basis and criteria for evaluation of plans and specifications submitted for review and approval by the ARC. Any condition or material not covered or defined in the Association’s Governing Documents shall become a matter of discretionary judgment on the part of the ARC acting in good faith on behalf of the best interests of the Association as a whole. If there is any conflict between the provisions of these guidelines and the CC&Rs, the provisions of the CC&Rs shall control.

II. ARCHITECTURAL COMMITTEE

A. Appointment of Architectural Review Committee:

The ARC shall act by the concurrence of two thirds of the ARC Committee or by the concurrence of the majority of the Board of Directors, acting as the ARC.

B. Functions of the Architectural Review Committee:

No improvements shall be made upon the Covered Property except in compliance with plans and

specifications, which have been submitted to and approved by the ARC, except as may otherwise be provided in the Design Guidelines or in any Supplementary Declaration. It shall be the duty of the ARC to consider and act upon proposals or plans submitted pursuant to the terms of these Rules or the Design Guidelines, and to perform such other duties delegated to it by the Board as authorized by the CC&R's. The ARC may use external consultants for its plan review responsibilities if deemed necessary. The ARC (a) may determine that an improvement cannot be approved because of the ARC's design review standards; (b) may require submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications submitted; or (c) may condition its approval of plans and specifications for any improvement on such changes therein as it deems appropriate.

C. Violations:

All residents have the right and responsibility to bring to the attention of the ARC any violations of any of the provisions or guidelines. Such comments, observations or complaints must be presented in writing with a homeowner's signature. Anonymous letters or verbal comments in person or over the phone will not be deemed properly submitted and will not be acted upon.

III. APPLICATION PROCESS

All changes or improvements must be submitted on the Association's Property Improvement Form. All applications shall include the items listed under the "All Improvements" part of the checklist. All applications are to be submitted to the Association's Management Company. All requests for ARC approval must be made on the standard Sycamore Canyon Master Association ARC Application forms and include a completed copy of the Submittal Checklist and Neighbor Awareness Form. One set of application materials is provided with these guidelines and may also be obtained from the Management Company or on the Association's website at www.scycamorecanyonmasterhoa.org. Applications submitted to ARC members and/or their consultant(s) will not be accepted and are therefore invalid. Unless all of the requirements of the Design Guidelines have been complied with, plans and specifications for any improvements shall be deemed incomplete.

A. Application Submittal & Where to Mail

1. Applicant reviews the Guidelines and prepares drawings depicting the proposed new improvements showing:
 - a. Date; Address of house/property and email address
 - b. Applications Mailed to Keystone 16775 Von Karman #100, Irvine CA 92606

- c. Existing building and yard features, including the location, description, and height of all existing garden walls and planters; the location of all existing plants, with common and botanical names;
 - d. All notes must be in English;
 - e. Location of the new improvements in the yard or on the building, with dimensions, grade changes, and notes, including the botanical and common names of plants, and the location of new area drains;
 - f. Appearance of the improvements: elevation, cross-section, sketch or photo, with dimensions and notes, including heights, colors, building materials, and botanical names of plants;
 - g. For major projects, preliminary design drawings should be submitted prior to preparation of construction documents;
 - h. The speed of the ARC's approval is based on the amount of information given on the drawings. Inadequate information will cause the ARC to deny the application.
2. Applicant completes Property Improvement Form, including signature. (Exhibit A)
 3. Applicant shows the drawings to neighbors and requests their signatures on the Neighbor Awareness Form. (Exhibit B)
 4. Applicant submits an architectural fee if deemed necessary for major construction, the completed Property Improvement Form, the completed Neighbor Awareness Form, and two (2) sets of drawings to the 'Sycamore Canyon Master Architectural Committee' in care of the property management company.

B. *Submittal Checklist*

In addition to the general submission procedures described in these design Guidelines, Owners within the Development shall comply with the submission guidelines set forth in the Submittal Checklist. There are four parts to the Submittal Checklist attached. The first part lists the submittal requirements for All Improvements that must be included with any and all submittal requests. The second part lists the submittal requirements for Landscape Improvements (e.g., plant material, hardscape, spa and pool, and fences and walls). The third part lists the submittal requirements for Exterior Improvements (e.g., trellis, gazebo, sunshade, awning, fireplace, etc.). The fourth part lists the submittal requirements for Residential Remodel (e.g., room additions, garage, balcony, window and door treatment and exterior color or material changes).

C. *Required Copies*

Each application must include 2 complete sets of plans, showing all the items requested in Section IV of these Guidelines that apply to the appropriate housing type.

D. Construction Drawings:

Plans must be prepared in accordance with all applicable building codes and ordinances and with clarity and completeness, including dimensions, material callouts, finishes and colors. It is requested that any work involving major improvements or requiring variances, be submitted at the preliminary drawing stage for review by both the ARC and the City and be clearly stated as such on the plans and application.

Construction of any improvement, including landscaping, may not begin until the Architectural Committee has approved drawings depicting the proposed improvement.

E. House Painting Review Procedure:

For house painting, there is a house repainting application for all 27 paint schemes with the coinciding house diagram that must be used, of the approved color scheme link - Smooth coat stucco is prohibited:

https://www.dunnedwards.com/colors/archive/color-ark_pro/sycamore-canyon/2020-paint-schemes or at Dunn Edwards. Applications are on your website www.sycamorecanyonmasterhoa.org and must be submitted to and approved by the ARC prior to painting. Smooth coating stucco is prohibited. A Neighbor Awareness form is not required.

F. Neighbor Awareness:

The Neighbor Awareness form is intended to allow for discussion with neighbors who own property adjacent to the proposed work and to provide an opportunity for the adjacent property owners to state their opinions/concerns in writing. The completion of this form will necessitate obtaining the signature of your neighbor(s) on the Neighbor Awareness form. At a minimum, the signatures of the property owners who have a lot line and/or wall in common with the property for which the submittal is made along with the property owner(s) across the drive and paseo or Association common area from the property for which the submittal is made will be required. Additional property owner signatures may be required at the discretion of the ARC, the Board of Directors and/or its consultants. In the event that there are neighbors who are in escrow or uncooperative in signing the form, a good faith effort must be made to obtain the signatures as evidenced by furnishing copies to the ARC of a registered letter sent to those neighbors transmitting plans and requesting review. The Neighbor Awareness form is intended as an awareness tool only. The approval or disapproval of Design plans by the ARC is not based solely on the Neighbor Awareness form. **No application will be considered complete until the Neighbor Awareness Form has been completed to the satisfaction of the ARC.**

G. Review Fees:

The ARC can require a review fee or refundable deposit for major design or landscape improvements as it deems necessary. The review fee or deposit will be set by the ARC to assist in the review process (based upon the complexity; such as a house tear down and remodel. The Board may assess a fee to cover any and all associated costs with the plan review. The ARC and/or Board of Directors may amend all review fees from time to time as the cost of professional consultants change and may differ or forgive any fees as it deems reasonable and appropriate.

H. Incomplete Submittals:

To avoid unnecessary delays and expenses, the Management Company is unable to accept incomplete submittals for consideration. Incomplete submittals shall be returned to the applicant along with a copy of the checklist noting the area of deficiency. Should the Management Company and/or ARC accept an incomplete submittal either by exception or error, the “acceptance” does not deem the submittal complete.

I. Disposition:

Upon approval, disapproval, or in the event the ARC requests clarification or additional information, all submissions shall be distributed as follows:

- a. One plan shall be scanned in the Association files for the residence.
- b. One plan shall be returned to the owner.

The owner shall be required to maintain the approved copy at the work site during the course of construction until such time as the Notice of Completion has been turned into Management. Disapproved plans or those requiring clarification or additional information shall be returned to the Owner. Said plans shall be included in subsequent submittals.

IV. APPROVAL PROCESS

THE REVIEW AND/OR APPROVAL OF ANY PLANS, IMPROVEMENTS, CONCEPTS, CONSTRUCTION, ETC. BY THE ARCHITECTURAL REVIEW COMMITTEE AND/OR THE BOARD IS DONE TO CHECK FOR CONFORMANCE WITH THE CC&RS AND THE DESIGN GUIDELINES AND DOES NOT REVIEW NOR WARRANT THE PLANS WITH REGARD TO CONFORMANCE WITH ANY APPLICABLE GOVERNING CODES AND ORDINANCES NOR STRUCTURAL STABILITY OR SUITABILITY NOR APPLICABLE INDUSTRY STANDARDS CODES, LAWS AND/OR ORDINANCES. MEETING LOCAL GOVERNING BUILDING CODES AND ORDINANCES AND OBTAINING PERMITS AND OR GOVERNING AGENCY APPROVAL

DOES NOT NECESSARILY MEAN THAT THE IMPROVEMENT MEETS THE DESIGN GUIDELINES CRITERIA.

Construction of any improvement, including landscaping, may not begin until the ARC has approved drawings depicting the proposed improvements. An Owner who intends to make any improvements to his or her Covered Property shall submit plans and specifications to the ARC to determine whether the modifications comply with the Design Guidelines. No plan reviews shall be conducted until escrow has closed. The ARC shall review plans and specifications submitted for its approval as to style, exterior design, appearance and location and shall approve such plans and specifications if:

1. The proposed improvement is deemed to not be detrimental to the appearance of the development as a whole and is in keeping with the community's defined look;
2. The improvement complies with the Design Guidelines;
3. The upkeep and maintenance of any improvement will not become a burden on the Association; and
4. The improvement does not conflict with the Association's CC&R's.

Any ARC approval conditioned upon the approval by a Public Agency or an easement holder shall not imply the Association is enforcing any government codes or regulations or provisions of any easement agreement, nor shall the failure to make such conditional approval imply that any such Public Agency or easement holder approval is not required.

A. Approvals:

The ARC may condition its approval of plans and specifications on any changes it deems appropriate and reserves the right to require the submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications. In the event the ARC fails to approve or disapprove final plans and specifications within forty-five (45) calendar days after receipt by the ARC of all materials requested, such plans and specifications shall be deemed approved by default. However, any plans approved by default, must conform to the Design Guidelines. A request for more information is deemed as disapproval and is notice that the submittal package is incomplete. Approval does not relieve the applicant of having to remove a feature expressly prohibited by the Design Guidelines. Each re-submittal restarts the forty-five (45) day time period stated above. Incomplete submittals will be denied.

Construction must commence within one hundred eighty days (180) after approval of the drawing by the ARC. Otherwise, the approval is void. All construction must be completed within one (1) year after the date of approval, unless otherwise specified in writing by the ARC.

B. Non-liability for Approval:

Plans and specifications are not approved for (a) engineering design, (b) compliance with zoning and building ordinances, and other applicable statutes, ordinances or government rules or regulations, (c) compliance with the requirements of any public utility, (d) compliance with any easement or other agreement, (e) preservation of any view and/or privacy, (f) proper drainage designs, (g) privacy, or (h) standard of design, construction and/or specification. By approving or not approving such plans and specifications neither the ARC, the members thereof, the Association, the Board, nor any of its consultants assume liability or responsibility therefore, or for any defect in any improvement constructed from such plans and specifications or for any obstruction or impairment of view and/or privacy caused or created as the result of any improvements approved by the ARC.

C. City/County Approvals:

ARC approval is for aesthetic purposes only. All necessary City building permits must be obtained and all City, County, State and Federal regulations must be adhered to at all times. After the ARC has approved the plans for aesthetic purposes, it is the owner's responsibility to the contact local regulatory agencies regarding that there plans are in compliance with all building, zoning, health and other applicable regulations currently in force. If the governing agency's criterion is less restrictive than the Association Design Guidelines, the Design Guidelines shall be followed and applied. The Governing Agency's criteria shall only be applied when it is more restrictive than the Association Design Guidelines. When this occurs, the Owner must notify the ARC in writing and obtain approval from the ARC prior to commencing work.

D. Appeals:

If the ARC disapproves plans and/or specifications, the person that submitted the plans and/or specifications may appeal in writing to the Board of the Association. The Board must receive the written appeal no more than thirty (30) calendar days following the decision of the ARC. The appeal is then handled in the same manner as stated for a complete submittal in the "Approvals" Section above.

E. Inspections:

At the ARC's discretion, the ARC and/or its designated consultant (s) has the right, but not the obligation, to make an "on-site" inspection of any work or improvements under construction or the completed improvements. A Notice of Completion Form must be submitted to Management within thirty (30) days of completion of an approved improvement indicating that the improvements have been completed and including photos of the completed improvements.

F. Nonconformity:

In the event an improvement was commenced without the required approval of the ARC, or, if such improvement was not completed within the time limitation established for such improvement in the Design Guidelines or in substantial conformance with the approved plans and specifications, the Board shall have the right and power to correct the violation or take other appropriate action in accordance with the procedure described in the CC&Rs applicable at the time of the approval of the submittal indicating the improvement.

G. Variances:

The ARC may authorize a variance from compliance with the design controls set forth in this Article when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental consideration may require; provided, however, that no variance from the use restrictions contained in the CC&Rs entitled "Use Restrictions" may be granted. Written evidence of such variance must be delivered to such Owner and a copy of the resolution of the Board authorizing such variance must be retained in the permanent records of the Association. If such variances are granted, no violation of the CC&Rs contained in the Association Management Documents shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms or provisions of the Association Management Documents for any purpose except as to the particular Separate Interest and particular provision of this Article covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all government laws and regulations affecting his use of his Separate Interest including, but not limited to, zoning ordinances and residence setback lines or requirements imposed by any governmental or municipal authority.

H. Enforcement:

Failure to obtain Architectural Committee approval for new improvements or changes to existing improvements constitutes a violation of the CC&Rs and may require the construction to be removed at the property owner's expense.

I. Evidence of Approval:

If the improvements upon a residence comply with the provisions of the Design Guidelines and other Association Management Documents, the ARC shall, upon request, issue a statement (hereinafter a "Compliance Statement"), which will evidence such compliance. If any of the improvements upon such residence do not comply with the provisions of the Design Guidelines and other Association Management Documents, the ARC shall, upon request, issue a statement (hereinafter a "Noncompliance Statement")

delineating the corrective action that is required to bring such improvements into compliance with the Design Guidelines or other Association Management Documents. The Compliance Statement or Noncompliance Statement, as applicable, must be provided within the time limitations set forth in the Section entitled “Performance Dates” of this Article. In the event the ARC has issued a Noncompliance Statement as to any such Separate Interest, the ARC shall provide a Compliance Statement, upon request, after the corrective work setting a completion date to satisfactorily complete which shall then evidence that the improvements upon such Separate Interest comply with the provisions of the Design Guidelines and other Association Management Documents. The Association shall be entitled to collect a fee to cover the cost of inspections and other costs in connection with the issuance of any Compliance Statements and Noncompliance Statements in accordance with the provisions of the CC&Rs.

J. Maintenance of Improvements:

The repair and maintenance of any work of improvement shall be the responsibility of the installing property owner(s) or subsequent property owner(s).

V. GENERAL CONSTRUCTION RULES

A. Signs:

No signs shall be displayed on any residence other than the signs advertising the property for sale and/or as permitted by the CC&Rs and the adopted Sycamore Canyon Master Association Rules and Regulations. This restriction includes tradesmen’s, contractors’, and installers’ signs of any type, including the signs identifying the residence as the site of their activities of operation.

B. Hours of Construction:

All construction shall be performed only during the hours stated below or as restricted by the City – whichever is more restrictive:

Monday-Friday: 7:00 AM – 7:00 PM

Saturday and Sunday: 7:00 AM – 5:00 PM

Sunday/Federal Holidays – No Work Permitted

C. Construction Operations:

1. Construction must not disturb neighbors or their yards or property or property owned and/or maintained by the Sycamore Canyon Master Association or any other homeowner’s association in the community. The use of a neighbor’s yard for construction access is not

permitted unless the neighbor has given written consent which must include a description of the access area.

2. The use of property owned and/or maintained by the Sycamore Canyon Master Association for construction access is not permitted, unless authorized by the ARC and/or the Board of Directors and the applicant signs a waiver of damage, liability, indemnifies the Association and posts a construction deposit with an amount to be determined by the ARC for repairs of damage to property owned and/or maintained by the Sycamore Canyon Master Association. Any authorization for construction access by the Sycamore Canyon Master Association must be in writing and must include a specific description of the access area.

D. Temporary Structures:

Temporary structures are not permitted unless approved in writing by the Sycamore Canyon Master Association Board of Directors.

E. Construction Equipment and Materials:

Building material shall not be stored on streets, sidewalks, common areas, or on property owned and/or maintained by the Sycamore Canyon Master Association. All construction materials must be stored and covered and/or hidden from sight within an owner's lot. No construction materials may be stored in such a way as to prevent access and use by any other owner or resident of their property and/or common area amenities. Any construction materials that are delivered and deposited on the streets or on the common area must be relocated to the owner's lot at the end of each calendar day unless otherwise authorized in writing by the City of Anaheim. The owner making the improvements shall be liable for any damage or injury caused thereby and shall be responsible for removing all debris and maintaining all common areas, including the streets and walkways, in a clean and attractive condition. The owner making and/or contracting for the improvements shall be responsible for ensuring that construction equipment such as trucks, concrete mixers, trailers, trash bins, and compressors shall not be parked on the streets and limit the use of any other resident's property and/or a common area amenity for parking such vehicles and items. The ARC does not approve nor accept responsibility for any trash bins and construction equipment, such as trucks, mixers, etc. placed on streets or other areas of the property that are exposed to the public. The property owner is financially responsible for any cleanup and repair work the Sycamore Canyon Master Association deems necessary to comply with this restriction. The Board has the right to levy Compliance and/or Reimbursement Assessments against the owner who is making the improvements to recover the cost of cleaning or restoring any common area to the condition that existed prior to the commencement of such improvements.

F. Unsightly Items:

Rubbish, debris and unsightly material or objects shall not be stored or permitted to accumulate on streets, sidewalks, common areas, or on property owned and/or maintained by the Sycamore Canyon Master Association. Each day all rubbish, debris and unsightly material or objects shall be removed from the property and any Association maintained or Common property, unless otherwise stated in writing by the ARC and/or Board. The property owner is financially responsible for any trash cleanup work the Sycamore Canyon Master Association deems needed to comply with this restriction. Any such failure to follow this guideline may result in a fine, penalty and/or cost to rectify as deemed reasonable by the ARC and Association Board. Wherever and whenever possible, the owner and/or contractor are encouraged to recycle any waste, debris or materials.

G. Outdoor Storage:

1. Storage sheds permitted in **back** yards only, cannot be visible from street common area are to be held a minimum of three (3) feet clear of any perimeter and/or property line fence/wall and must be below the fence.
2. In no case will the shed be allowed to exceed the height of the adjacent perimeter and/or property line fence/wall.
3. The appearance of the shed shall be consistent with the color scheme of the home and/or consist of muted earth-toned colors.

H. Drainage:

1. Proper drainage is required. Unless adequate alternative provisions are made for drainage, the original drainage system on the Applicant's property shall be left undisturbed. This includes gutters, downspouts, underground drains, and swales.
2. **DO NOT CHANGE AND/OR ALTER THE GRADING AND DRAINAGE NEXT TO THE ADJACENT RESIDENTIAL UNIT WITHIN THREE (3) FEET OF THE FOUNDATION**
3. Do not interfere with the rain gutters, downspouts, or other drainage systems (whether surface or subterranean) currently existing, or with the established drainage pattern over any lot or common areas, unless an adequate provision, previously approved in writing by the ARC, is made for proper drainage.
4. Do not change the grade at the base of existing fences and/or walls and do not retain or raise the grade against them as they are not designed to accommodate this structural load.
 - a. All paved and planting areas are to drain at a minimum of 1% or one foot of fall in 100 feet of run or 1/8 inch of fall in one foot of run.

- b. It is preferred that plant beds drain at a minimum of 2% or two feet of fall in 100 feet of run or ¼ inch of fall in one foot of run.
- c. All drainpipes must have a slope of a minimum of 1/2% or six inches of fall in 100 feet of run or 1/16th inch of fall in one foot of run with a slope of 1% preferred.
- d. All grades in plant beds must be held a minimum of six (6) inches below the adjacent finish floor or a minimum of six (6) inches below the stucco screed line, whichever is greater.
- e. All grades in plant beds must be held a minimum of six (6) inches below the top of adjacent planter or retaining walls.
- f. All plant beds and paving areas are to slope away from the dwelling unit.
- g. Utilize domed grates on catch basins in plant bed or bark or ground cover areas.
- h. Approval of plans by the ARC does not relieve applicant of responsibility for the drainage or for any damages as a result of drainage modification.
- i. Individual homeowners are responsible for repair as necessary of any storm lines the homeowner causes to become obstructed.
- j. Homeowners are responsible for willful or accidental disposal of toxic and/or nontoxic materials into the private storm drain system. Any plan, which considers installation of improvements within the storm drainage easement areas, is done so at the homeowner's risk of removal and/or replacement at homeowner's cost as necessary for maintenance.
- k. **The California Water Quality Control standards and the local governing ordinances are to be always adhered to.**

VI. DESIGN GUIDELINES

THE DESIGN GUIDELINES ARE INTENDED TO WORK IN CONCERT WITH THE CITY OF ANAHEIM'S GOVERNING CODES, REGULATIONS AND ORDINANCES. WHENEVER THE DESIGN GUIDELINES ARE MORE RESTRICTIVE OR STRINGENT THAN GOVERNING CODES AND/OR ORDINANCES, THE DESIGN GUIDELINES SHALL TAKE PRECEDENT AND BE ENFORCED.

The quality of all new improvements shall match the quality of existing improvements and shall be performed in a manner consistent with the Design Guidelines. The ARC may require the Applicant to rebuild improvements which are of substandard workmanship. The property owner is financially responsible for any rework the Association deems needed to comply with this restriction. Any work deemed by the ARC as not meeting the Design Guidelines shall be reworked to meet those guidelines or removed and the improvements restored to their original condition. Any damage or destruction to Common Area caused by such improvements

shall be repaired or replaced by the property owner to the condition that existed prior to commencement of the work by the owner or his/her contractor. In the event the owner refuses to rework, remove and/or restore as called for above, the ARC shall request the Board of Directors to cause such rework, removal and/or restoration and the cost thereof shall be assessed to the Owner as provided in the Association's governing documents.

Below are the Design Guidelines for building materials, colors, and forms which are expressive of the community's architectural character and which will be used by the ARC in reviewing drawings for compatibility with the original design. Compliance with the Design Guidelines shall not be in lieu of ARC approval. Compliance with the Guidelines shall be determined by the ARC as part of the approval process.

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 elements represented on the plan that are in the same ratio to each other throughout the plan.

B. Scale

The scale of a 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. Plans

1. Plot Plan:

- a. Plot plan to be drawn to scale at either $1/8'' = 1'-0''$ (1/8th scale) or $1/4'' = 1'-0''$ (1/4th scale). Drawing is to be submitted at this scale and not drawn at this scale and then reduced during the reproduction process in order to fit it onto a smaller size sheet of paper.
- b. Show all lot lines accurately as to length, angles and amount of curve. Show and label all existing and proposed buildings, structures, fences, walls, sidewalks, driveways, drive approaches and other improvements. Indicate all required setbacks, easements and top and toe of slopes.
- c. Show all dimensions on work to be considered; distances between existing and proposed work and distances between proposed work and property lines, setback lines and slopes.

2. Landscape Plan:

- a. Utilize the “Plot Plan” noted above and include proposed walkways, walls, pilasters, gates, railings, fire pits, barbecues, decks, fences, stairs, trellises, arbors, grills, gazebos, spas, ponds, fountains, water features, ornamental rocks, fireplaces, paving materials, play equipment, apparatus and yard lighting and any other hardscape elements.
- b. Planting plans shall utilize the “Plot Plan” noted above along with all hardscape elements noted above and shall indicate the location of each shrub, tree, and vine along with its botanical and common names and the size of container from which it is to be planted.
- c. Proposed fences, wall and pilaster drawings shall note materials, colors and heights. Heights shall be noted in relation to the immediate ground elevations.

3. Exterior Elevations:

- a. Provide exterior elevations at a minimum scale of ¼” = 1’0” of all proposed structures including trellises, gazebos, and shade structures. When the proposed improvement is attached to the existing dwelling unit, show the existing elevation in relation to the proposed improvement.
- b. Delineate all parts of the exterior that cannot be shown on the elevation drawings.

4. Floor Plans:

- a. Indicate all existing and proposed walls, columns, openings and any condition or feature that will affect the exterior design of the structure
- b. Clearly indicate on the plan those walls, doors, windows, roof elements, etc. that are to be removed, moved and/or modified through notes, callouts, symbols, etc.
- c. Show dimensions and labels for all proposed work and related existing work and indicate their relationships.
- d. Identify square footage of proposed work and existing work along with a summary of the amount of existing square footage, including the garage and a summary including the proposed work, including the garage and the amount of lot coverage of the existing structure and the structure with the proposed work included.

5. Roof Plan:

- a. Show all existing and proposed roof surfaces. Note pitches and overhangs.
- b. Call out existing and proposed roof materials and colors.

D. Heights

1. The maximum building heights of all improvements shall be consistent with the zoning and/or Building Code for the City of Anaheim. Room additions, monitor windows may not extend above existing building heights.
2. No current or future views from or onto any lot, residence or any portion of the community are

guaranteed and the ARC is not required to take the impact on any view into consideration in connection with the approval of any application.

3. An open patio cover, trellis, arbor or shade structure (defined as a structure either attached to a house or free standing, with an open lattice wood roof in a horizontal plane) shall not be taller than a maximum of ten (10) feet from the original finish grade to the top of the highest horizontal member on the patio cover. If the roof has a slope, the exposed portion must match the pitch of the existing home's roof and shall be no taller than a maximum of twelve (12) feet in height. The structure shall not be enclosed on more than one side.

4. A solid patio cover or shade structure [defined as a structure either attached to a house or free standing, with a solid roof (less than 30% open) in a horizontal plane (2% or less of slope)] shall not be taller than a maximum of ten (10) feet from the original finish grade to the top of the highest horizontal member on the patio cover. If the roof has a slope greater than 2%, the exposed portion must match the pitch of the existing home's roof, material, color, style, pattern and detail and shall be no taller than a maximum of twelve (12) feet in height. The structure shall not be enclosed on more than one side.

5. A gazebo (defined as a free-standing structure open on all sides, not attached to a house, with a pitched or sloping roof) shall be a maximum of twelve (12) feet from the original finish grade to the top of the highest point of the gazebo. If the roof is sloped, it must have a pitch of 4:12 or greater. If the roof is not open lattice, then the exposed roof material must match the existing home's roof in material, color, style, and pattern.

6. A California room, outdoor kitchen or cabana (defined as an attached or free-standing structure with up to three (3) sides enclosed, with a pitched or sloping roof which matches the existing home's roof) shall be a maximum of fourteen (14) feet from the original finish grade to the top of the highest point of the roof. The roof must have a pitch of 3:12 or greater but no less than the existing home's roof. The exposed roof material must match the existing home's fascia and roof in material, color, style, and pattern.

7. A sundeck or balcony (defined as a roofless outdoor terrace at the second-story floor level) shall not exceed the maximum building height per the City of Anaheim's zoning and/or Building Code or no more than the height of the finish floor of the second story on the home plus forty-eight (48) inches for a railing and shall be subject to special review by the ARC regarding impacts on neighbors' privacy and community appearance. Railings, columns, posts, detailing and other design elements should reflect the style and appearance of the existing home.

8. Heights of dwelling unit improvements (remodels, additions, etc.) other than landscaping shall be restricted to the maximum height of the existing structure and must be compatible with the intent of the existing structure with respect to massing and enclosure.

9. Vertical vine trellises, open lattice screens, trellises, grills, or small arbors are not to exceed seven

(7) feet in height and, when placed within three (3) feet of a property line fence or wall, shall not exceed the top of that adjacent property line fence or wall or six (6) feet, whichever is less.

10. Storage units and other structures shall be below the height of the adjacent perimeter wall or fence or six (6) feet above the lowest immediately adjacent grade, whichever is less.

11. The overall height of light fixtures, including the posts, pilasters and/or columns upon which they are attached, shall not exceed six (6) feet in height within the back and/or side yard areas or five (5) feet within the front yard area.

12. Walls and fences or combinations thereof shall not exceed three (3) feet, while pilasters and columns shall not exceed four (4) feet.

13. Play equipment may be permitted to exceed the height of the perimeter wall, if it can be adequately screened from off-site view with landscaping.

E. Setbacks:

1. The minimum building setbacks of all new construction shall be consistent with the City of Anaheim's zoning and/or Building Code requirements. Room additions extending beyond existing building setbacks are subject to special review by the ARC regarding impacts on neighbors and community appearance.

2. Landscape features shall be set back per the applicable City of Anaheim Code or as stated below, whichever is more restrictive.

3. These setback requirements apply to all improvements, including, without limitation, buildings, additions, remodels, out-buildings, sheds, storage facilities, pools, spas, recreation facilities, awnings, patio covers, trellises, arbors, balconies, California Rooms, cabanas, outdoor kitchens and decks.

4. In the case of irregular shaped lots or flat lots, the ARC may establish front, side and rear yard setbacks, consistent with the approved minimum guidelines, to allow alternative siting of improvements.

5. Walls, fences, pilasters and columns within the front yard area shall be located a minimum of three (3) feet from the back of the sidewalk or ten (10) feet from the face of the curb if no sidewalk exists.

6. All plantings, structures, constructed elements, fences, walls, fountains, storage facilities, or portable or permanent elements are NOT to be affixed, attached and/or supported by the adjacent residential unit's wall or any property line wall, fence or pilaster.

7. All open lattice or solid patio covers, awnings, gazebos, storage units, enclosures, etc. shall be a minimum of three (3) feet clear from the nearest overhang of the structure to the property line

or perimeter fence/wall and/or five (5) feet to an adjacent unit wall and a minimum of five (5) feet clear to the closest post, column and/or vertical element to the property line, adjacent unit wall, or perimeter fence/wall, whichever is greater.

8. All water features, pools, spas, fountains, barbecues, fire pits, fireplaces, barbecue counters, bars, seat walls, planter walls, benches, and any other element shall not impede the easy access and maintenance of the adjacent dwelling unit and shall be located a minimum of three (3) feet from the adjacent property unit face or as required by any applicable City of Anaheim zoning or Building Code requirement, whichever is more restrictive.

9. No element shall be constructed or placed so as to impede, block, hinder or prevent reasonable access to the residential structure adjacent to one's property for the purpose of inspection, maintenance, repair and/or replacement. At no time shall this distance be any less than one (1) foot.

10. All vertical vine trellises, fences and grills and any other element that would impede the easy access and maintenance of the adjacent dwelling unit shall be located a minimum of one (1) foot clear of the adjacent property unit face.

11. Any vertical element is to be located clear of any property line pilasters, columns, walls and/or fences by a minimum of two (2) inches.

12. Nothing is to be attached to the face of any existing walls, fences, and pilasters.

F. Widths:

1. The driveway limits provided by the original builder shall not be extended more than two (2) feet on two (2) or more sides or three and one half (3½) feet on one (1) side of the driveway.
2. Entry walks shall not exceed six (6) feet in width.
3. Service walks visible from public areas shall not exceed five (5) feet in width.

G. Materials and Colors:

1. Wall finish colors and materials shall be selected to match the existing home's color and material palette and be consistent with the architectural style expressed by the home.
2. Accent materials and colors used to compliment the home may be allowed in moderation as long as they are a part of and consistent with the design style of the home and the Community as a whole.
3. House, window, door or other like trim shall match like existing elements on the home in size, scale, material, color, extent and finish.
4. All wiring must be concealed as it enters the residence.

5. The use of brick, stone and masonry are permitted as design accents and trim when they are consistent with the home's exterior style.
6. The use of brick, stone and masonry shall not terminate at exterior exposed corners and shall wrap any exterior exposed corner by a minimum of two (2) feet.
7. Exterior colors of all existing improvements shall not be changed or altered without the consent of the ARC. All colors shall be from the approved color scheme.

VIII. LANDSCAPE

A. *Artificial Turf*

1. The use of short, compact blade type artificial turfs used for putting greens and the like should be limited to backyard or enclosed spaces not readily visible from the Common Area.
2. Select artificial turfs that mimic real fescue/bluegrass turfs as closely as possible, with preferences being given to artificial turfs with four (4) blade colors, three (3) different types of blades, widths and heights. Weight must be at least 60 oz. and a minimum of 1 ½" – 2" height with a brown thatch. Base must be at grade level and once installed the turf must lay at a minimum 1 ¾" above grade.
3. The use of indoor or outdoor carpet-type material is not approved.
4. The approved material is to be installed in accordance with the manufacturer's recommendations.
5. Artificial turf must be installed a minimum of three (3) feet clear from dwelling units, walls, fences, pilasters and other like elements and provide planting to soften the vertical form.
6. It is okay to run artificial turf up the edge of paving that belongs on the yard or sidewalks, but do not run artificial turf up to the edge of adjacent property hardscape elements or adjacent property line. Provide at least two (2) feet of planter bed between any artificial turf and adjoining properties if a vertical wall or fence does not exist on the property line.
7. Provide a scaled drawing of the yard areas where the artificial turf will be installed and clearly note its location and extent along with any additional elements necessary based upon the aforementioned criteria.
8. Provide a minimum six (6) inch square piece of the proposed artificial turf or a catalog cut sheet clearly marking which product is selected along with its product name and manufacturer.
9. Provide photos of the existing areas where the artificial turf is proposed.

B. *Plantings*

1. Plants should be selected that are appropriate for soil conditions and water use and that contribute to the overall appearance of the community.
2. Submit a list of proposed plants and trees. Owners are encouraged to select plant material suitable to the general environment and appropriate to the area. The use of plant materials which do not reinforce the Community's or unit's architectural theme is discouraged.
3. The ARC shall have the right, but not the obligation, to require any Owner to remove, trim, top or prune any bush, tree, shrub or plant that in the reasonable belief of the ARC detracts from the appearance of the Community.
4. Each Owner agrees that the established drainage pattern over the lot from and to the adjoining or other units will not be interfered with or that adequate provisions for proper drainage will be made in the event it is necessary to change said established drainage.
5. Each Owner shall keep all shrubs, trees, grass and plantings of every kind on his/her lot neatly trimmed, properly cultivated, irrigated and free of trash, weeds and other unsightly materials.
6. The planting plan shall indicate botanical names, common names, sizes and locations of plants.
7. Plant selection shall be appropriate with regard to ground space and horizontal and vertical clearance at a reasonable level of maturity.
8. Depending upon species and proximity to hardscape and/or structures, some trees may be required to be provided with root barriers or not allowed at all.
9. Plant material in HOA landscape easements and street maintenance easements shall not be changed, removed, pruned or otherwise altered.
10. Sixty-five percent (65%) of the ground plane is to be covered by plant material, shredded bark mulch, earth-toned rock, gravel or pea gravel.
11. Marble chips, red mulch, white rock, glass, tile chips, plastic sheeting and other like materials are not allowed.
12. No large bare areas of earth are acceptable.
13. Trees or shrubs cannot be planted in such a way that it creates two walls between properties. If trees or shrubs are planted next to a common wall their height must be maintained so as not to exceed one (1) foot higher than the common wall.
14. No in-ground trees are allowed without prior written approval from the ARC.
15. All trees in raised planters contained by masonry, stone, wood or other products are to be reviewed and treated the same as being in-ground trees.
16. Trees that are to be planted and are to permanently remain in above-ground ceramic, clay,

metal or wooden pots/containers do not need to meet any setback criteria.

C. *Landscaping in Yards Visible to Streets*

1. Paved Areas:

a. Front yard paving, excluding the original builder installed driveway, shall not exceed one third (1/3) of the front yard area, unless extenuating lot configuration conditions exist. In no case shall the amount exceed one half (1/2) of the front yard area.

b. In yards at single family homes, a minimum five (5) foot wide planting area must remain adjacent to the sidewalk or street pavement, if there is no sidewalk.

c. Entry walks shall not exceed six (6) feet in width. Permitted paving materials include concrete, brick, pavers and flagstone, in colors compatible with the house.

d. Service walks visible from public areas shall not exceed five (5) feet in width.

2. Trees:

Distinctive trees and shrubs that establish an independent theme that conflicts with the overall street-scene are not permitted in private yards visible to the street. Owners should be mindful of the size of a proposed tree at maturity and the potential for future encroachment or root intrusion into another private yard.

3. Thematic Landscape Features:

Thematic landscape features with distinctive colors, forms, or materials that conflict with the overall street scene are not permitted in private yards visible to the street such as mirror balls, pink flamingos, statues, sculpture, Astroturf, predominant rock or gravel covered beds, boulders in turf areas, rock gardens, gravel yards, cactus, waterfalls/fountains, railroad ties, split rail fencing, dry streambeds, bonsai and topiary. (Topiary is defined as plants that are trimmed in an unnatural, ornamental manner, such as shrubs trimmed into “pom-poms or object forms.)

D. *Landscaping in Yards Not Visible to Streets*

1. Height Restriction

Except for patio covers and gazebos, the top of all landscape features—such as garden walls, fences, statues, sculpture, waterfalls, and fountains must be below the height of the perimeter wall.

2. Paving Materials:

a. Enhancement of front yard hardscape is subject to the approval of the ARC.

b. All exterior paved areas exposed to street and/or public spaces shall be of materials

and colors consistent with existing dwelling unit treatments and approved by the ARC.

c. Applicant will be responsible for replacing all Common Area improvements damaged during the installation of such enhancements.

d. Modification to the Common Area irrigation system is prohibited unless otherwise approved by the Board. The Association, at the applicant's expense, will modify the Common Area irrigation system.

e. **NO APPROVAL IS GIVEN OR IMPLIED TO CHANGE, REMOVE, MOVE OR MODIFY ANY AND ALL EXISTING HARDSCAPE AND/OR PAVING OR OTHER SUCH ITEMS THAT ARE MAINTAINED BY THE ASSOCIATION EVEN IF INDICATED AND/OR REQUESTED ON THE APPROVED PLAN.**

3. Decorative Rocks:

a. Rocks or boulders within the residential landscape may be considered on a case by case basis.

b. The use of rocks or boulders is to be done on a limited basis.

c. The quantity of individual rocks or rock groupings will be judged on a subjective basis and will take into account the size of the home, the size of the visible yard area and the amount of hardscape. All decisions by the plan checker will be final and can only be appealed to the Board for variances from the plan check comments

d. Plant material (shrubs, perennials and/or annuals) are to be used in conjunction with the rocks or boulders so as to convey a "natural setting."

e. If rocks or boulders are clustered, no more than three (3) rocks or boulders can be used in any one cluster.

f. Clusters are to consist of rocks or boulders of differing sizes, with each rock or boulder in any one cluster being of a different size. It is unacceptable to have more than one (1) rock or boulder of the same size in any cluster. All rocks or boulders are to have the bottom third (1/3) of the rock or boulder buried and below the finish grade.

g. Rocks or boulders are to be selected for a color range which is compatible with the home's exterior color scheme and architectural style. The colors should be earth-toned (browns, golds, beiges, greens and grays) in appearance. No brightly colored rocks will be acceptable.

h. No rock or boulder in a cluster shall exceed thirty-six (36) inches in any direction.

i. No cluster of rocks or boulders shall exceed thirty-six (36) inches in any direction.

E. Exterior Lighting

1. Exterior light fixtures attached to the house wall should not exceed sixteen (16) inches in height.
2. Exterior light fixtures should be in scale and proportion to the area in which they are placed and the surface to which they are attached.
3. The style, color and finish should be consistent with the existing light fixture and should match the existing fixture in wattage and light output. Higher wattage fixtures or ones that are brighter than the existing fixtures are not acceptable.
4. Exterior lighting fixtures should not be mounted more than ninety-six (96) inches above the finish floor or garage floor of the residence.
5. Fixtures should be selected that do not cause off-site glare for the adjacent lots and/or Association areas.
6. Exterior lighting and security lighting shall be restricted to illuminating the following areas:
 - a. Immediate common area at rear property line.
 - b. Side yard property lines.
 - c. The boundary of the front property lines.
 - d. Exterior/security lighting shall not reflect onto adjacent properties or common area.
7. Exterior/security lighting shall complement the architectural style of the home and reinforce a residential scale.
8. Decorative string lighting may not be attached to Association property/walls/fencing or encroach in the common area slopes/landscape.

F. Miscellaneous Structures & Improvements & Locking Mailbox

1. Basketball Backboards, Play Equipment, Structures, Locking Mailbox and Window A/C Units:
 - a. Play equipment is not to exceed the height of the adjacent property line wall or fence or six (6) feet, whichever is greater, without a setback and screening.
 - b. If the play equipment exceeds this height limit it shall be screened by means of landscaping on the homeowner's lot.
 - c. If the equipment exceeds this height limit it shall be painted a color and/or built of materials that are consistent with the design style and color scheme of the existing dwelling unit.

- d. In no case shall the play equipment exceed twelve (12) feet in height.
 - e. Design of all proposed play equipment shall be subject to height limit requirements and must be reviewed and approved by the ARC.
 - f. Basketball backboards are not allowed to be attached to the dwelling unit or its garage.
 - g. Permanent in-ground basketball posts and backboards are not allowed.
 - h. Any portable basketball backboard must be lowered and stored out of sight from the Common Area when not in use.
 - i. Any portable basketball backboard is not to be used on any Association maintained and/or owned property or on any public streets and/or sidewalks.
 - j. Locking Mailbox: One (1) type of locking mailbox is permitted to match the Association maintained mailboxes: Brand/Make is an Oasis 360 Locking Parcel Mailbox with 2 Access Doors color "black." Locking mailboxes are the responsibility of the Owner to purchase, install, maintain and replace with no warranty from the Association.
 - k. Window mounted and or visible from the properties air conditioning/cooling units are not allowed.
2. Fireplaces and Firepits:
- a. Fire pits are to be placed a minimum of three (3) feet from property lines and perimeter walls and fences and a minimum of five (5) feet from adjacent dwelling unit walls, whichever is the greater distance.
 - b. Fireplaces may be up to six (6) feet with a maximum of twelve (12) with a flue or chimney feet in height are to be placed a minimum of five (5) feet or one half (1/2) the overall height from property lines, perimeter walls and fences and adjacent dwelling unit walls, whichever is the greater distance.
 - c. Fireplaces and fire pits are to be gas or propane burning only. No wood, charcoal, pressed logs, chips or other fire consumable products are allowed.
 - d. Overall height of the fireplace is not to exceed six (6) feet from the finish grade or five and one half (5½) feet from the dwelling units finish floor. The overall height includes all attachments; spark arrestors, etc. whether decorative or functional.
 - e. The source of the flame or heat is not to exceed eighteen (18) inches above the finish grade or twelve (12) inches above the dwelling units finish floor elevation.
3. Flagpoles:
- a. The design, material and installation of flagpoles of any kind (including decorative or seasonal flags) shall be subject to review and approval by the ARC.

- b. Flagpoles displaying the American and/or California State flag shall be no higher than twenty (20) feet in height and shall not be located within the front yard area.
- c. One (1) pole for a decorative banner (seasons/occasions/holidays) per residence less than five feet in length with a banner flag no more than 3'x5' in size and attached to the dwelling unit or in the yard for seasonal displays is allowed.
- d. Flagpoles must be compatible with the color and scale of the house. The location, height, color, and material are subject to special review by the ARC regarding the impact on the community appearance.

G. *Patio Covers and Shade Structures*

1. All open lattice or solid patio covers, awnings, gazebos, storage units, enclosures, etc. shall be located a minimum of three (3) feet from the nearest overhang of the structure to the property line or perimeter fence/wall and/or five (5) feet to an adjacent unit wall and a minimum of five (5) feet to the closest post, column and/or vertical element to the property line, adjacent unit wall, perimeter fence/wall, whichever is greater.
2. The square footage of patio covers, gazebos, and sundecks will be reviewed in relation with the square footage of the yard. The intent is to retain an attractive community appearance with a balance of buildings and open space.
3. Any prefabricated awning, patio cover, or shade structure whether of metal, vinyl, plastic or cloth are to be installed in accordance with all applicable setback and height restrictions stated in these Guidelines.
4. Gazebos may have solid roofs, if the roof material is identical to the material on the house roof. Roofs of asphalt shingles, gravel, plastic, fiberglass, and metal are not permitted. If the roof of the gazebo is in a sloping plane, then the slope must be between 4:12 and 6:12. The preferred sloping roof design is a hipped roof with a square base.
5. Decorative features may be incorporated into the design of the patio cover, gazebo or sundeck, such as lattice, but the feature must be consistent with the character of the community. Elaborate ornamentation is not permitted.
6. The color of the patio, gazebo, or sundeck must match the house trim, the wall color, or must be compatible with the house.
7. All patio structures, covers, trellises, sunshades and gazebos, whether permanent or portable, shall be constructed according to the governing standards, regulations and ordinances of the City and are to be submitted for review to the ARC.
8. Patio covers, trellises, sunshades, gazebos and structures must be constructed with wood

or wood appearing materials and may have wood or wood appearing materials, masonry, brick, fiberglass, precast concrete, stone, or stucco support columns that are compatible with the existing dwelling unit's architectural style and materials (no exposed metal posts unless embossed with wood grain pattern).

9. Roofing materials shall exactly match the existing roof in pitch and material of the dwelling.

10. Structures of exposed metal and roofing materials of gravel, built up roofing, asphalt shingles or shakes, composition roofing plastic, fiberglass and metal are prohibited unless it is an exact match of the existing dwelling unit's roofing material

11. Columns may be stucco or wood. Stucco posts are to be a minimum of 6x6 in size. Wood posts are to be a minimum of 4x4 in size and must have one 2x member on opposite sides or one 1x member on all four (4) sides of wood trim to appear wider and more substantial. Metal columns are not permitted.

12. Side elevations of shade structures shall not be enclosed in any manner, except in the case where a wall of a dwelling forms a natural enclosure to some or all portions of a side elevation.

13. All portions of proposed structures that are decorative and un-occupiable and exceed the eleven (11) feet limit for flat roof areas and twelve (12) feet for sloping or peaked roof structures are subject to review and may not be permitted.

14. Sunrooms or enclosed patio elements of extruded aluminum and prefabricated panels which are not consistent with the materials and style of the existing home are not acceptable.

15. Design, color, finish and detailing are to be consistent with the existing dwelling unit and surrounding community.

16. Patio covers and patio cover columns of stucco or wood shall be painted and/or finished to match the color of the dwelling unit, the dwelling unit trim or fascia, or other color appropriate to the existing color scheme.

H. Pools, Spas, Hot Tubs, Ponds and Fountains

1. Spas, hot tubs, ponds, waterfalls, and fountains shall be subject to review by the ARC.

2. Construction must not damage existing walls and/or fences, neighbors' yards, property and/or improvements or Association property and/or improvements.

3. Provide a minimum five (5) foot setback to perimeter walls/fences, and/or adjacent residential units for all pools, spas and hot tubs and any element such as a slide, waterfall, grotto, etc. that is a part of any pool, spa and/or hot tub, whether in or above the ground.

4. Do not attach any water feature, pond or fountain to any perimeter walls, fences, pilasters,

columns or adjacent units whether in or above the ground.

5. Any water feature, pond or fountain must be located a minimum of two (2) inches from perimeter walls, fences, pilasters and columns and a minimum of three (3) feet from any adjacent dwelling unit, whether in or above the ground.

6. The height of any water feature may not exceed the height of the adjacent wall/fence or a maximum of six (6) feet, whichever is less.

7. All accessory equipment shall be located, screened, or recessed in such a manner so as not be viewable from any unit or street and the noise from the equipment attenuated for the adjacent property owners.

8. Heaters shall be stack-less or low profile in configuration.

9. All equipment installations shall be located, sound controlled and maintained in such a manner so as not to unreasonably disturb residents of other dwelling units or to prevent reasonable access and maintenance of the adjacent dwelling unit.

10. The ARC shall have the right, but not the obligation, to require any Owner to repair or restore any installation to quiet operation or restrict its use or operation if in the reasonable opinion of the ARC continued use or operation disturbs residents of other dwelling units.

11. Any work involving substantial excavation within the private yards such as for a below or above grade water feature, must include a statement as to:

- a. What equipment will be used,
- b. How access will be provided for the equipment, and
- c. How the excavated soil will be removed from the property.

12. Any homeowner requiring access through the adjoining property must secure and present the adjacent neighbor's cooperation in writing as part of the submittal.

13. Homeowners are also advised that any excavation work done either into an uphill slope or on the edge of a downhill slope may require a soil and structural engineer's written review and recommendations as a part of the submittal.

14. Homeowners who desire excavation work may want to provide preliminary conceptual plans to the ARC before investing in a complete submittal package.

15. The construction of water features will need to consider/evaluate and mitigate:

- a. the expansive nature of any on-site soils,
- b. the potential sulfate exposure,
- c. the proximity of the pool/spa to slopes and/or structures,
- d. the possible occurrence of a bedrock fill condition,
- e. the possible presence of harder bedrock,

- f. long-term effects of landscape irrigation,
 - g. confirmation of the soil compaction, and
 - h. the impact of any proposed grade changes.
16. Individual homeowners who are considering adding a swimming pool and/or spa should retain a geotechnical consultant to review and accept the design. The homeowner is advised to include a hydrostatic relief valve in the design of the pool or spa to protect the pool from the effects of perched ground water.
17. All work and improvements shall be designed in compliance with all applicable governing codes and ordinances and it is the owner's responsibility to ensure that all permits, inspections and reports required by such enforcement agencies shall be met.
18. Spas and similar water features—swimming pools, reflecting pools, koi ponds, and fountains—are permitted in private yards not visible from the street.
19. The spa or other similar water feature must not damage existing walls or fences. All equipment shall be completely screened from the lot or condominium on which such equipment is constructed or installed.
20. The use of property owned and/or maintained by the Maintenance Association for construction access is not permitted, unless the applicant signs a waiver of damage and posts a construction deposit for repairs of damage to property owned and/or maintained by the Maintenance Association.

I. Roofing, Gutters, Downspouts, and Trim

1. Roofing:
- a. The slope, material, color, and texture of any new roof shall be identical to the existing roof. Mansard and flat roofs are not permitted.
 - b. Built up roofing material and flat areas of the roof are not allowed unless consistent with the existing home's architectural style.
 - c. All roof pitches shall match existing roof pitches.
 - d. New roof features such as skylights, chimneys, or solar equipment must be compatible with the design of the existing house.
 - e. Roof-mounted equipment must be completely screened from view.
 - f. The color of new roof flashing, diverters, vent stacks, and similar features must match the existing roof color. The color of new gutters must match the existing fascia or existing roof color.
 - g. All roof vents, flashing and diverters shall match the existing vents, flashings and diverters in color, finish and material.

2. Gutters and Downspouts:
 - a. All gutters are to match the color of the existing gutters and downspouts, and/or the fascia board and/or surface to which they are attached and, if possible, shall be connected to the drain system of the unit.
3. Trim:

Fascia, window trim and exterior doors shall be compatible and consistent with the existing treatments found on the dwelling unit in style, location, scale, color from the approved paint scheme, finish and material.

J. Electric Vehicle Charging Stations

1. All electric vehicle chargers are to be installed only inside of residents' garages and require submission of an application to the ARC.
2. No cables are to be exterior to the garage or across the sidewalk/driveway.
3. Electric Vehicle charging cables shall not extend to Association Common Area. No connectors are to be installed in the Common Area.
4. An electric vehicle charging station shall meet applicable health and safety standards and requirements imposed by state and local authorities, and all other applicable zoning, land use, or other ordinances, or land use permits.
5. The owner of the charging station shall, at all times, maintain a liability coverage policy and shall provide the Association with a certificate of insurance within fourteen (14) days of approval of the application for installation of the charging station.

K. Sundecks, Balconies and Exterior Stairs

1. Sundecks/Balconies:
 - a. No sun decks are permitted on or over any portion of a second story roof (e.g., crow's nests etc.).
 - b. Floor heights for decks and/or balconies are limited to those of the existing second floor living levels
 - c. All sun decks and balconies shall be directly accessible from living unit levels.
 - d. A sun deck is further defined as a balcony, open porch, etc., which is attached to the unit at second floor level height.
 - e. The railing is to be appropriate to the unit's architectural style – no horizontal pipe rails are allowed.
 - f. Neighboring property owners must be made aware of any plans for exterior decks and/or

balconies which extend above the fence line and will be allowed to give statements in review of such plans.

g. The location, material, and color of new exterior balconies shall be compatible with the existing house.

h. Balcony railings must be designed to obscure stored items, such as by using a combination of metal railings and solid stucco walls; or by using wide wood pickets.

2. Exterior Stairs:

a. The location, material, and color of new exterior stairs shall be compatible with the existing house.

b. Stair supports must be designed as integral parts of the house.

c. Pipe columns are not permitted.

d. Prefabricated metal stairs are not permitted.

L. Walls and Fences

1. Exterior Building Walls

a. Material allowed for exterior cover of building walls shall be consistent with exterior design style and may include any of the following:

i. Brick or stone to match existing accents or architectural style.

ii. Stucco with a texture, finish and color to match existing architectural style. Smooth coating is not allowed.

iii. Wood siding and trim to match existing accents or architectural style.

iv. Precast concrete trim to match existing accents or architectural style.

b. The material, color, and texture of new exterior walls shall be compatible with the existing house walls. Any new fascia must match any existing fascia.

c. Exterior cover material treatment used on the building walls shall be continuous and consistent on all elevations of a residence with existing like elevation exposures in order to achieve a uniform and complete design statement. Stucco smooth coating is NOT allowed.

d. Changes of materials shall occur at changes in vertical and/or horizontal planes

e. New building features—such as planters, pot shelves, and solariums—must be compatible with the color and design of the existing home. The color of new downspouts must match the wall color, or be compatible

f. New columns should be integral with the house design, with a substantial scale (e.g. stout columns and deep recesses). Pipe columns are not permitted.

2. Garden Walls and Planters:

a. The material, color, and texture of new garden walls and planters must be compatible with

the walls of the existing house. Garden walls and planters of uncovered concrete block are not permitted.

b. In yards visible to streets, the maximum height of garden walls is five feet, six-inches; and the maximum height of planters is twenty-four (24) inches. In private yards, the height of any new wall must be below the height of existing walls.

c. All walls, pilasters and fences in the front yard area must be a minimum of three (3) feet clear from the back of the public sidewalk.

d. Soil shall not be retained against any Common Area fencing.

3. Walls and Fences:

a. Fences visible to streets must be simple in design. The color of the fence must be compatible with the house.

b. The preferred metal or wrought iron fence has a horizontal top rail and vertical posts, without decoration. Restrained ornamentation may be approved by the ARC after special review, such as shallow arches and simple filigree.

c. The filigree must be the same color as the fence, must not be more than six (6) inches wide, must not consist of lettering or figures, and must be limited to one (1) filigree for every five (5) open panels.

d. Bold arches, elaborate filigree, and other highly distinctive elements that establish an independent theme that conflicts with the overall street-scene are not permitted.

e. Decorative wood fences—such as picket fences—are permitted if compatible with the architecture and if approved in writing by the ARC.

f. Vinyl is an approved material that can be used for side gates, fencing between homes or back fences that are not maintained by the Association. The acceptable materials and colors are CertainTeed (Saint-Gobian) product:

i. “Imperial” with Select Cedar Texture; Colors: Almond, White and Weathered Blend

ii. “Chesterfield” with Certa Grain Texture; Colors: Almond, Frontier Blend and Weathered Blend and White.

g. Fences of chain link, poultry wire, woven wire, aluminum, sheet metal, fiberglass, reeds, straw, bamboo, rope, and other similar temporary or commercial materials, other than clear non-patterned tempered glass or Plexiglas, are not permitted.

h. Existing walls, fences, and gates shall not be altered, removed, reconstructed, or modified as to structure, finish or color without the prior written consent of the ARC.

i. Do not modify (lower or raise) the grade adjacent to any existing walls, fences, gates, columns or pilasters.

- j. Double walls or fences constructed side by side shall not be permitted except in the form of “flash” or “cheek” walls utilized to retain grade against existing fences or walls – but never against an adjacent dwelling unit.
 - k. In yards visible to streets, the maximum height of fences is six (6) feet. In other private yards, the height of any new fence must be below the height of existing walls. Walls, fences and gates shall not exceed six (6) feet in height or the adjacent property line wall or fence, which ever limits the height to a lower elevation.
 - l. Soil shall not be retained against the wall unless designed to do so.
 - m. Plain gray cinderblock, structural framing and/or unfinished sides of walls or fences shall not be exposed to any public view, Common Area, or other lot.
 - n. Material, color and texture shall be compatible with the existing dwelling unit (no uncovered concrete block) and shall be compatible and consistent with the architectural style of the home or the Community’s design elements.
 - o. All walls, fences and gates must properly screen any element as required in these guidelines including trash receptacles, side yard service areas, etc.
 - p. Side yard return walls and fences shall match existing conditions in design, finish, materials, colors and construction.
 - q. The design, construction, and finish material of any gates are to be compatible with the main structure, side yard walls or perimeter walls.
 - r. Materials for walls and fences other than the perimeter walls shall be compatible with the residence’s existing architectural style.
 - s. All tubular steel fencing shall match the finish color of any existing tubular steel fencing or tubular steel elements on the architecture. Existing wrought iron and/or tubular steel shall not be altered.
 - t. The ARC will not consider approval of requests to modify side yard walls and/or fences unless the owner first obtains the approval of the adjoining neighbor and agrees to construct the fence and/or wall so that it matches the existing wall or fence in terms of material, color and height.
 - u. NO APPROVAL IS GIVEN OR IMPLIED TO CHANGE, REMOVE, MOVE OR MODIFY ANY AND ALL EXISTING FENCES, WALLS, PILASTERS, GATES AND OTHER SUCH ITEMS THAT ARE MAINTAINED BY THE ASSOCIATION EVEN IF INDICATED AND/OR REQUESTED ON THE APPROVED PLAN.
4. Planter and Retaining Walls:
- a. Building materials used to construct decorative planters and retaining walls should blend in and complement the style of the dwelling unit and existing walls or fences.

b. These walls are to be a maximum of three (3) feet in height, shall have an approved drainage system located near the wall footing and are subject to the ARC's approval. Such approval shall be as to the aesthetic appearance of the wall but shall not be deemed to warrant or approve in any manner the engineering or structural design of the wall.

c. If a planter or retaining wall creates a planting area adjacent to a property line fence or wall, it is to have a masonry cheek or flash wall, a minimum of four (4) inches in width with a waterproof barrier on the planter side of the cheek or flash wall and the face of the wall closest to the fence or wall is to held a minimum of two (2) inches clear.

M. Windows and Doors

1. Garage Doors:

a. Changes to existing garage doors such as replacement of a single-panel garage door with a roll-up door, must be compatible with the design and color of the existing garage door.

b. Treatments that draw attention to the garage door such as ornate decoration on or around the garage door, are not permitted unless it is the magnetic Classic Spade 12" x 2" Black Garage Door Hardware kit that is used.

c. Garage doors must be a rolling versus swing type of design, so as not to extend beyond the face of the garage as it operates or is in the open position.

d. Garage doors are not to be painted an accent color and should follow the approved color scheme selected.

2. Window and Door Openings:

a. Window openings within exterior wall surfaces shall be located and detailed in a manner consistent with the existing treatment in style, scale, finish, color and material.

b. The size, location, material, and color of new exterior windows and doors shall be compatible with the exterior windows and doors of the existing house. Recessed window and door openings are encouraged.

c. Accent windows and doors such as greenhouse windows are not allowed. French doors must be compatible with the color and design of the existing house. Post-modern features, such as large areas of glass block, are not permitted.

d. Changes to existing windows and doors—such as glass tinting and decorative front doors—must be compatible with the color and design of the existing house. Reflective glass is not permitted.

e. All materials, styles, colors and finishes shall be consistent with the existing home's architectural style. No security screens or screen doors are permitted unless it is a retractable screen door and only used

when front door is open.

3. Window Glazing, Tinting and Shading:

- a. Glass tinting or shading must be compatible with the existing treatment.
- b. Reflective glass film and plastic roll up shades shall not be permitted.
- c. Exterior shades of any type shall not be permitted. Nor shall canopy style shading over a window be allowed where visible from the Common Area.

4. Window and Door Coverings:

- a. Windows shall not be covered with unsightly material such as aluminum foil, paper, paint, sheets, etc.
- b. Awnings must be compatible with the color and design of the existing house. They must be simple in design and color. The size, location, and form must be in scale with the window.
- c. Temporary sunshades attached to the vertical face of the house, patio cover, or gazebo—such as rolls of bamboo, fiberglass, or reed—are not permitted.

5. Skylights:

- a. Skylights shall not be bubble in shape and shall remain the original color and material unless otherwise approved.
- b. Strong consideration shall be given to the placement, quantity and size of any skylights by the ARC.
- c. Skylights must be designed to be integral parts of the roofs. Their form, location, and color must be compatible with the existing roof.
- d. Profiles must be minimized. The color of skylights must be compatible with the roof color.

N. Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is defined as an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated and must have a separate exterior entrance independent from the existing principal residence. A Junior Accessory Dwelling Unit (JADU) is a residential dwelling unit that is no more than 500 square feet in area, contained entirely within an existing single-family residence. A JADU must have an outside entrance and cooking facilities, but may share bathroom facilities with the main house on the lot. ADUs may not be sold separately from the primary residence and only one ADU is allowed per lot. The maximum total floor space area of an attached ADU shall not exceed 50 percent of the proposed or existing primary dwelling living area. The total area of floorspace for a detached ADU

shall not exceed 1,200 square feet. ADUs and JADUs are only permitted in planned unit development properties/single-family home neighborhoods.

1. A completed application package, consisting of three sets of detailed plans/drawings, and a processing fee must be submitted to the Association prior to Architectural Committee review, and must adhere to the submittal requirements of these Guidelines. The processing fee is required according to the schedule of fees below:

ADU/JADU of 250 square feet or less	\$150.00
in excess of 250 square feet, up to 1,000 square feet	\$350.00
in excess of 1,000 square feet	\$450.00

The Application must be approved by the Architectural Committee prior to any ADU or JADU installation.

2. Approval of any project by the Architectural Committee does not waive the necessity of obtaining the required City permits. Obtaining City permits does not waive the need for approval by the Architectural Committee prior to construction.
3. ADUs must be designed to match with the existing main dwelling and other adjacent homes. ADUs and JADUs will be approved with respect to architectural considerations, which the Committee, in its discretion, will deem appropriate.
4. ADUs shall be constructed, located and screened to minimize the impact on any existing adjacent and/or neighboring structure or common area. ADUs may not be located closer to the front property line than the front-most building wall of the principal dwelling unit or inside yard easement areas.
5. Exterior stairs providing access to an ADU or JADU may be permitted, if necessary, subject to Architectural Committee review and approval.
6. ADUs shall match the architectural characteristics of the main dwelling and neighborhood in style, colors and materials (examples: matching design, roofing materials, siding, stucco, windows, doors, etc.). ADUs must be planned to minimize the proposed mass on all elevations. Elevations that are determined to propose an unacceptable massing effect may be required to incorporate alternative architectural styles (such as hip style roofs and/or alternative materials), provided that such alternatives are compatible with and blend with the existing architecture.
7. The minimum front setback requirement for all first story ADUs and JADUs is five (5) feet behind the face of the garage wall or other building structure closest to the front property line. The minimum front setback requirement for all second story ADUs and JADUs is two (2) feet behind the first story wall below. The minimum side and rear setback requirement from the property line or fence to the ADU must comply with all City and Association requirements and must be a

minimum setback of five (5) feet from the property line or fence.

8. The minimum setback from the face of the street curb to the face of the garage wall shall not be reduced.
9. To the extent possible, the ADU should be screened from view from the adjacent streets, public sidewalks, trails, walkways, greenbelts, parks and surrounding properties by the use of fences, hedges or other appropriate plant materials. Such visual mitigation shall be designed so the ADU is screened from view, as much as possible, upon installation.
10. The slope of the ADU roof shall match with the existing main dwelling roof. The material, color, and texture of any new ADU roof shall be identical to the existing main dwelling roof. All proposed projections through the roof must be noted on the drawings.
11. Exterior stairs and doors on any ADU or JADU shall be screened and minimized from view to the extent possible.
12. Detached ADUs may not exceed one-story and a height of 15.5 feet or the height of the principal dwelling unit, whichever is less.
13. If the ADU is constructed above the principal dwelling unit or garage, all windows and doors shall be designed to minimize any material impacts onto the adjacent properties. Examples of material impacts include, but are not limited to, window placement with direct alignment with adjacent properties' windows, and with the ADU's windows and doors located facing toward the existing on-site residence.
14. The Applicant is responsible to ensure the original graded direction of surface water and drainage flow is not disturbed or altered to adversely affect neighboring properties.
15. Upon completion of construction of the ADU/JADU, a Notice of Completion with accompanying photographs of the exterior and interior must be provided to the Association, and the Association reserves the right to confirm completion in compliance with the approved plans by an exterior and/or interior inspection of the completed project.
16. Either the primary residence or the ADU/JADU must be occupied by the Owner of the subject property.
17. No ADU or JADU shall be rented or advertised as a short-term rental. All rentals of an ADU or JADU must be for a period of at least thirty (30) consecutive days and consistent with the Association's Rules.

These Guidelines regarding accessory dwelling units are intended to be compliant with California statutory law. To the extent that any of these Guidelines are determined to conflict with such law, the statutory law shall control.

IX. SOLAR ENERGY SYSTEMS

A. System Description

A “solar energy system” is defined as 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, electricity generation, or water heating; or (2) a structural design feature of a building, including any design feature 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, or any photovoltaic device or technology that is integrated into a building, including, but not limited to, photovoltaic windows, siding, and roofing shingles or tiles.

Notwithstanding any provision or restriction contained in the CC&Rs, equipment associated with solar energy systems may be installed subject to prior written approval from the ARC. Installation is limited to the roof of the building in which the Owner applicant resides.

B. Requirements re Appearance of Solar Equipment

1. Aluminum flashing, if used and visible, should be anodized or otherwise color treated to match existing structures.
2. All exterior plumbing lines should be painted in a color scheme consistent with the structure and materials adjacent to the pipes (i.e., pipes on walls should be painted the color of walls, while roof plumbing should be the color of the roof).
3. Solar equipment must be mounted parallel with the roof angle at the minimum vertical clearance from the roof.
4. Solar panels must be set back a minimum of one (1) foot from the ridge and one (1) foot from the outside perimeter and bottom of the roof.
5. If micro-inverters are to be used, these must be installed consistent with the respective manufacturer’s specifications.
6. The installer must run DC wiring in metallic conduit or raceways when located within enclosed spaces in a building and must be run, to the maximum extent possible, along the bottom of load-bearing members.

C. Requirements for Application

1. The application for approval of a solar energy system shall be processed by the ARC in the same manner as an application for any architectural modification. A view of the installation’s proposed final appearance (CAD Drawings, Artist’s sketches, Photoshop, etc.),

including any external conduit, must be attached to the application and drawn to show the location and number of collectors, attachment to roof structure and location of any other exterior system components.

2. The approval or denial of a complete application for the installation of a solar energy system shall be in writing. If a fully complete and compliant application is not denied in writing within forty-five (45) days from the date of receipt of the application, the application shall be deemed approved, unless that delay is the result of a reasonable request for additional information.

3. All roof installations must comply with the local Fire Department/Fire Authority regulations.

X. SIGNS

Homeowners may display items of the following sorts from patios, windows, doors, outside walls, or mailbox posts (provided there is no interference with mail delivery):

1. Real estate signs permitted by the City of Anaheim.
 - a. A real estate sign shall not exceed eighteen (18) inches by twenty-four (24) inches.
 - b. If located in a window, a sign shall not exceed 20% of the window or windowpane in which placed.
 - c. A “sold” sign must be removed within thirty (30) days of sale.
2. Signs of necessity, such as:
 - a. Address.
 - b. Safety.
3. Flags, signs, posters, and banners, except:
 - a. Commercial.
 - b. Any that alters any surface or color of the building, fencing, or ground.
 - c. Those artificially lighted.
- d. Signs or posters larger than nine (9) square feet in size.
- e. Flags or banners larger than fifteen (15) square feet in size.