

Northwood Pointe Maintenance Association

Architectural Committee Rules and Design Guidelines

***Adopted by the Board of Directors on
July 11, 2016***

Contents

INTRODUCTION	5
<i>Intent of the Guidelines:</i>	5
<i>Design Guidelines:</i>	6
<i>Appointment of Architectural Review Committee:</i>	6
<i>Functions of the Architectural Review Committee:</i>	6
<i>Approval Process:</i>	7
<i>Approvals:</i>	7
<i>Non-liability for Approval:</i>	7
<i>Appeals:</i>	8
<i>Inspections:</i>	8
<i>City/County Approvals:</i>	8
GENERAL SUBMISSION PROCEDURES & REQUIREMENTS	9
<i>Application Submittal:</i>	9
<i>Required Copies:</i>	9
<i>Construction Drawings:</i>	9
<i>Right of Entry:</i>	9
<i>Improvement Security Deposit for Access of Common Areas:</i>	9
<i>Neighbor Awareness:</i>	10
<i>Review and Appeal Fees:</i>	10
<i>Incomplete Submittals:</i>	11
<i>Non-Liability:</i>	11
<i>Disposition:</i>	11
<i>Performance Dates:</i>	11
<i>Evidence of Approval:</i>	12
<i>Appeals:</i>	12
<i>Nonconformity:</i>	13
<i>Enforcement:</i>	13
<i>Violations:</i>	13
<i>Variances:</i>	13
<i>Amendments:</i>	14

GENERAL CONDITIONS OF APPROVAL 14

Signs: 14

Hours of Operations: 14

Temporary Structure: 14

Front Yards, Rear Yards and Visible Side Yards: 14

Construction Materials: 15

Maintenance of Improvements: 15

Conditions Not Covered: 15

Construction Equipment: 15

Unsightly Items: 16

Drainage: 16

Review and Approval Process 17

General Rules 17

Process/Submittal Requirements 19

SUBMITTAL REQUIREMENTS 20

Submittal Checklist: 20

Minimum Submittal Requirements for All Improvements: 21

Plot Plan: 21

 Landscape Plan: 22

 Exterior Elevations: 22

 Floor Plans: 22

 Roof Plan: 23

 Mechanical and Solar Energy Plans: 23

SITE DEVELOPMENT GUIDELINES 23

 Workmanship: 23

 Design Guidelines: 23

 Architectural Character: 23

 Heights: 24

 Setbacks: 25

 Widths: 26

 Materials and Colors: 26

 Window and Door Openings: 28

 Window Glazing, Tinting and Shading: 28

 Window and Door Coverings: 28

 Garage Doors: 28

 Windows, Doors and Sliding Glass Doors: 29

 Trim: 29

 Roofs: 29

 Skylights: 30

 Mechanical and Solar Devices: 30

 Roof Vents, Flashing and Diverters: 31

 Gutters and Downspouts: 31

 Sundecks and Balconies: 31

 Exterior Stairs: 32

Exterior Lighting:	32
Communication Antennae:	33
Satellite Dishes:	33
OUTDOOR STORAGE	34

HOUSE PAINTING REVIEW PROCEDURE:..... 34

Submittal Requirements:	34
Justification Statement:	35
Review Elements:.....	35

LANDSCAPE GUIDELINES 36

Landscape Character:.....	36
Landscaping:	36
Landscaping in Yards Visible to Streets:	37
Paved Areas:	37
Trees:.....	38
Shrubs, Ground Cover and Turf:.....	38
Thematic Landscape Features:.....	38
Landscaping in Yards Not Visible to Streets:.....	38
Drainage:.....	38
Paving Materials:.....	40
Decorative Rocks:.....	40
Rocks and Boulders:	41
Garden Walls and Planters:.....	41
Walls and Fences:.....	42
Planter and Retaining Walls:.....	43
Patio Covers, Shade Structures, Trellises, Arbors, Gazebos, California Rooms, Cabanas, Sundecks and Balconies:.....	44
Pools, Spas, Hot Tubs, Ponds and Fountains:	46
Fireplaces and Firepits:.....	48
Tree Setbacks:.....	49
Exterior Lighting:	49
Basketball Backboards, Play Equipment and Structures:.....	50
Flagpoles:.....	50
Artificial Turf:	51
Description:	51
Aesthetic Considerations:.....	51
Submittal Criteria:.....	52
Drought Tolerant Plant Material:	52

Exhibits

Suggested Tree List for Small Yard Spaces.....	54
Drought Tolerant Plant Material	55
Submittal Checklist	64
Exhibit ‘A’ – ARC Application.....	66
Exhibit ‘B’ – Neighbor Awareness Form	68
Exhibit ‘C’ – Notice of Completion Form	70

INTRODUCTION

An important function of the Northwood Pointe Maintenance Association (“**HOA**”) 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 HOA by the authority given to it in the Declaration of Covenants, Conditions, Restrictions and Reservations for Northwood Pointe Maintenance 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 (“**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 Guidelines. These Assessments are a way of reimbursing the Association for costs incurred in the repair of damage to the Common Area that is being maintained by the Association for which an Owner was allegedly responsible.

Intent of the Guidelines:

These 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. The ARC’s areas of concern in the Design Guidelines include but are not limited to any additions, deletions or modifications to the interior walls, ceiling, flooring or structural element of the unit, room additions, window replacements, paving, storage cabinets, painting, arbors, patio covers, trellises, balcony enclosures, patio enclosures, flatwork, paving, walls, fences, screens, grills, gates, barbecues, fountains, ponds, water features, fireplaces, fire pits, solar photovoltaic systems, solar heating systems, anything visible from the common or association maintained area and storage related elements or any other items that are generally considered “architectural or hardscape” improvements, and 2) artificial turf, planting, pots, flags or temporary or seasonal features that are generally considered “landscape or softscape” improvements. All proposed “hardscape” and “softscape” improvements are to be submitted to the ARC for review and approval. In order to be considered for review, all submittals must include a completed Submittal Checklist and an ARC Application. No work, improvements or demolition is to be started prior to written ARC or Board approval of the proposed submittal. Any work started and/or completed without prior written approval is subject to denial and may be required to be removed and/or satisfactorily amended at the homeowner’s cost to bring it into compliance with the approved solution.

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.

Design Guidelines:

The Design Guidelines, which will be administered by the ARC and are not limited to the foregoing, may include restrictions, limitations and/or requirements upon the Owners which:

- 1) Establish time limitations for the completion of the improvements for which approval is required pursuant to the ARC;
- 2) Require conformity of completed improvements to plans and specifications approved by the ARC;
- 3) Restrict or regulate the placement, kind, shape, color, height, materials, species and location of any improvement;
- 4) Describe improvements which, if completed in conformity with the Design Guidelines, do not require the approval of the ARC;
- 5) Require the prepayment of a deposit to be applied toward the payment of any Reimbursement Assessment levied by the Board if such Owner fails to restore any portion of the Covered Property to a clean and attractive condition; and
- 6) Assess a reasonable fee as appropriate for the type and nature of the improvement, to cover the cost of inspections that may be necessary to insure compliance and in connection with the review of plans and specifications for proposed improvements, including without limitation, a procedure for approval of preliminary plans and drawings, as well as final approval, the number of sets of plans to be submitted, and may require such detail as it deems proper, including without limitation, floor plans, site plans, elevation drawings, and descriptions or samples of exterior material and colors.

THE DESIGN GUIDELINES ARE INTENDED TO WORK IN CONCERT WITH THE CITY OF IRVINE'S (hereafter referred to as the "City") GOVERNING CODES, REGULATIONS AND ORDINANCES AND BE ADVISED THAT WHENEVER THE DESIGN GUIDELINES ARE MORE RESTRICTIVE OR STRINGENT THAN GOVERNING CODES AND/OR ORDINANCES, THE DESIGN GUIDELINES SHALL TAKE PRECEDENT AND BE ENFORCED. WHICHEVER IS THE MORE RESTRICTIVE SHOULD BE FOLLOWED AND IMPLEMENTED.

Appointment of Architectural Review Committee:

The ARC shall consist of a number of members designated by the CC&R's as appointed by the Association Board. The Board shall have the power to appoint all of the members of the ARC. All persons appointed by the Board to the ARC must be Members of the Association and the final individual can be a licensed architect or landscape architect or should have qualifications and experience in the field of residential plan reviews. The ARC shall act by the concurrence of two thirds of the ARC Committee members.

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 this Declaration 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 delegate its plan review responsibilities to one or more members of the ARC and/or the association's management company and/or an outside consultant. Upon such delegation, the recommended action by the delegate shall be reviewed and the approval or disapproval of plans and specifications shall be made by the ARC

and/or Board. The ARC (a) may determine that an improvement cannot be approved because of its effect on existing drainage, utility or other easements, and or 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 such as, and without limitation, the approval of such improvement by a holder of an easement which may be impaired thereby or upon approval of any such improvement by the appropriate Public Agency.

Approval Process:

An Owner who intends to make any improvements within his Separate Interest shall submit plans and specifications to the ARC to determine whether the modifications comply with the Design Guidelines. 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 only 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 communities defined look;
- 2) The improvement complies with the Design Guidelines and/or design review standards;
- 3) The appearance of any improvements will be in harmony with the surrounding structures;
- 4) The construction of any improvement will not detract from the beauty and attractiveness of the Development or the enjoyment thereof by the Owners;
- 5) The upkeep and maintenance of any improvement will not become a burden on the Association; and
- 6) 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.

Approvals:

The ARC may condition its approval of plans and specifications with any changes it deems appropriate and has 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 plans and specifications which have been considered 'complete' within thirty (30) 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 thirty (30) day time period stated above. The ARC shall make all reasonable efforts to review and respond to each submittal and resubmittal in as short of a time frame as is allowed by circumstances within their control and within the time allowed by the CC&R's. Incomplete submittals will be denied.

Non-liability for Approval:

Plans and specifications are not approved for:

- 1) Engineering design;
- 2) Compliance with zoning and building ordinances, and other applicable statutes, ordinances or governmental rules or regulations;
- 3) Compliance with the requirements of any public utility;
- 4) Compliance with any easements or other agreements; or
- 5) Preservation of any view;
- 6) Grading and Drainage; and
- 7) Privacy
- 8) Standard of Design, Construction and/or Specification.

By approving such plans and specifications neither the ARC, the members thereof, the Association, the Owners, the Board nor Declarant, nor agents, employees, attorneys or consultants of any of the foregoing, 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 improvement approved by the ARC.

Appeals:

If the ARC disapproves anyone's plans and/or specifications, the person that submitted the plans and/or specifications may appeal in writing to the Board of the Community. 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 time line as stated for a complete submittal in the section 'Approvals' above.

Inspections:

The ARC and/or its designated representative(s) has the right but not the obligation to make an "on-site" inspection at the ARC's discretion of any work or improvements under construction or the completed improvements once the owner has notified the ARC that the improvements have been completed. The Notice of Completion is to be submitted to the ARC within thirty (30) calendar days of the completion of the approved improvements. Failure to obtain the inspection approval may constitute a violation of the CC&Rs and may require disciplinary action under the governing documents.

City/County Approvals:

Please be aware that approval of the ARC is for aesthetic purposes only and that all necessary City building permits must be obtained and that all City, County, State and Federal regulations must be adhered to at all times. After the ARC has approved the plans for aesthetic purposes, the local regulatory agencies must be contacted, and processed if required, to ensure that the 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.

GENERAL SUBMISSION PROCEDURES & REQUIREMENTS

The approval of any improvement by the ARC does not waive the necessity of obtaining the required City and/or County permits. Obtaining a City or County permit does not waive the need for ARC approval.

Application Submittal:

All applications are to be made to the Association's Management Company. All requests for ARC approval must be made on the standard Northwood Pointe Maintenance 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 or may be obtained from the Management Company. 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 'in-complete'.

Required Copies:

Each application must include three (3) complete sets of plans, showing all of the items requested in Section IV of these Guidelines and that apply to the appropriate housing type.

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.

Right of Entry:

If work related to the approved improvements requests the use of common areas for purposes of transporting labor and materials, or for the temporary storage of materials for the work, such requests shall be stated on the plan with the submittal if the plan requires such permission. The applicant shall obtain written permission from the Association Board for the "Right of Entry" prior to such use during the course of construction. A copy of this letter granting permission shall be filed with the ARC prior to the commencement of construction, unless applicant withdraws request.

Improvement Security Deposit for Access of Common Areas:

The Association will require an initial security deposit of five hundred dollars (\$500.00) on behalf of the Association to cover the costs, should they arise, of restoration, cleaning, and repair of common areas caused in connection with improvements to a residence if the common area is

used for access. The Association may require other initial or additional deposits for improvements. Any security deposit not utilized for repair of common areas shall be returned to Owner after completion of the proposed improvements based upon submittal and approval of the Notice of Completion form and submittal of the Request for Deposit form. In addition to a security deposit, the ARC may require an additional deposit in excess of the standard Security Deposit fee, as a performance bond or restoration agreement as it deems reasonable to protect the interests of the Association. It is the responsibility of the homeowner to submit a completion form to the Association as a part of the process to obtain a refund on any unused fees/deposits.

Neighbor Awareness:

The Neighbor Awareness form is intended to advise neighbors who own property adjacent to the proposed work in an attempt to avoid potential conflicts and to allow the adjacent property owner to state their opinion in writing or in person to the ARC. The completion of this form will necessitate obtaining the signature of your neighbor(s) on the Neighbor Awareness form. At the 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 Management Company, the Board, the ARC and/or its representatives. In the event of neighbors that 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 transmitting plans and requesting review. If a residence is still owned by the builder, then sign off of the form shall be made by the builder's representative. The neighborhood awareness form is intended as a notification tool only. By requiring notification, this will promote discussion between homeowners and hopefully resolve any disputes before the improvements are submitted for approval. The approval or disapproval of Design plans by the ARC is not based solely on the homeowner awareness form. No application will be considered complete until the Neighbor Awareness Form condition has been met to the satisfaction of the ARC.

Review and Appeal Fees:

There is a one hundred twenty five dollar (\$125.00) fee required for the design plan review. The review fee is required with the submission of the application. Any application submitted without the required fee will not be considered complete and will be returned to the applicant. The ARC can require an additional fee for major design or landscape improvements in excess of the initial one hundred twenty five dollar (\$125.00) amount as it deems reasonable and necessary. The major improvement review fees will be set by the Board to assist in the review process. There is a minimum of a one hundred dollar (\$100.00) fee for all appeals. The Board may assess a fee to cover any and all associated costs with the plan review and/or appeal that are in addition to the initial fee amount. The ARC and/or Board of Directors may amend all review and appeal fees from time to time as the cost of professional consultants change and may differ or forgive any appeal fees as it deems reasonable and appropriate.

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. The ARC may proceed with the review and deny formal approval until a complete package is submitted. The ARC may deem an application both unacceptable and incomplete.

Non-Liability:

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) any easement or other agreement, (e) preservation of any view and/or privacy, or (f) proper drainage designs. By approving or not approving such plans and specifications neither the ARC, the members thereof, the Association, the Owners, 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.

Disposition:

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

- 1) The ARC shall retain one plan, as its working copy.
- 2) One plan shall be placed in the Association files for the residence.
- 3) 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 approved by the ARC or its designated representative. Disapproved plans or those requiring clarification or additional information shall be returned to the Owner. Said plans shall be included in subsequent submittals.

Performance Dates:

The time limitations for the submittal of plans and specifications, request for appeal, response by the Board and inspections and the effect of noncompliance within such time limitations shall be as set forth below.

<u>EVENT</u>	<u>TIME LIMITATION</u>	<u>EFFECT OF NONCOMPLIANCE</u>
Approval of Plans and Specifications	Thirty (30) calendar days from date plans and specifications are duly submitted in accordance with rules regarding submission adopted by the ARC.	In the event the ARC fails to approve or disapprove plans and specifications within such thirty (30) calendar day period, such plans and specifications will be deemed approved, except for features specifically prohibited.

Request for Appeal	Thirty (30) calendar days following the delivery of the final decision of the ARC.	Any appeal to the Board of an action rendered by the ARC must be received by the Board within such thirty (30) calendar day period.
Decision of Board	Thirty (30) calendar days following receipt of a request for appeal.	Failure of the Board to render its decision in connection with a written appeal of a final decision of the ARC within such thirty (30) calendar day period shall render such decision to be in favor of the appellant.
Inspection of Completed Improvement	Sixty (60) calendar days from date of delivery of written notification by the Owner of completion of an improvement.	If an inspection of such improvement has not been made for any reason within such sixty (60) calendar day period, the improvement shall be deemed to be completed in substantial conformance with the approved plans and specifications.
Notification of Noncompliance	Thirty (30) calendar days after inspection of improvement.	If an Owner requesting the inspection has not been notified of any noncompliance within said thirty (30) calendar day period, the improvement shall be deemed to be completed in substantial conformance with the approved plans and specifications.

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 has been satisfactorily completed 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.

Appeals:

In the event plans and specifications submitted to the ARC are disapproved thereby, the party

or parties making such submission may appeal in writing to the Board. The appellant should check with the Management Company for appeal forms. The Board must receive the written request not more than thirty (30) calendar days following the final decision of the ARC. The Board shall submit such request to the ARC for review, whose recommendation and supporting materials will be submitted to the Board within thirty (30) calendar days following receipt of the request for appeal, the Board shall render its written decision. The failure of the Board to render a decision within said thirty (30) calendar day period shall be deemed a decision in favor of the appellant. There is a minimum of a one hundred dollar (\$100.00) fee for all appeals. The Board may assess a fee to cover any and all associated costs with the plan review and/or appeal that are in addition to the initial fee amount as it deems necessary and reasonable.

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.

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.

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 are not acceptable to be acted upon.

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.

Amendments:

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 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.

The Board of Directors may, from time to time, amend the Design Guidelines as provided for in the CC&Rs.

GENERAL CONDITIONS OF APPROVAL

The following shall be the conditions of any design approval and shall be incorporated by reference only as the approved plans or ARC’s letter of approval. It shall be the responsibility of the owner of the residence, on which an approval was granted to insure that these conditions are enforced upon all persons or firms used, engaged or employed in carrying out any operation or trade in conjunction with said improvement.

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 Northwood Pointe Maintenance 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.

Hours of Operations:

All operations shall be carried on based upon the hours stated below or with the current acceptable hours of operation for the City – whichever is the more restrictive:

Monday through Friday	Between 7:00 a.m. and 5:00 p.m.
Saturday	Between 8:00 a.m. and 4:00 p.m.
Sundays and National Holidays	No Work Permitted

The hours of operation are governed by the City of Irvine and the Northwood Pointe Maintenance Association Rules and Regulations and may be changed from time to time and the more restrictive of the two is to be followed.

Temporary Structure:

Temporary structures are not permitted unless approved in writing by the Northwood Pointe Maintenance Association Board of Directors.

Front Yards, Rear Yards and Visible Side Yards:

Landscaping for any residential lot shall be installed in the front yard, back yard and any visible side yard area within one hundred eighty (180) calendar days following the conveyance of the

lot to the first owner thereof.

Construction Materials:

Building material shall not be stored on streets, sidewalks, common areas, or on property owned and/or maintained by the Northwood Pointe Maintenance Association. All construction materials must be stored and covered and/or hidden from sight within an owner's lot. In no way at any time shall such construction materials be stored in such a way as to prevent access and use by any other residence of their property and/or common area amenities. Any construction materials that are delivered and deposited on the streets or on any other 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 and the ARC or the Board. The owner who is making the improvements shall be responsible for removing all debris and maintaining all common areas, including the streets and walkways, in a clean and attractive condition. The property owner is financially responsible for any cleanup and repair work the Northwood Pointe Maintenance Association deems needed 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.

Maintenance of Improvements:

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

Conditions Not Covered:

Any condition not covered in the Guidelines or the CC&Rs shall become a matter of discretionary judgement on the part of the Architectural Committee, acting in good faith on behalf of the best interest of the Northwood Pointe Maintenance 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.

Construction Equipment:

The owner of the residence who is 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 or placed on the streets or limit the use of any other resident's property and/or a common area amenity. Trash bins cannot be placed on streets or other areas of the property that are exposed to the public for more than four (4) consecutive calendar days unless otherwise approved in writing by the Architectural Committee. Additionally, all construction equipment is strictly prohibited from all other common areas. Prohibited vehicles, including trucks, concrete mixers, trailers, compressors, and other similar types of construction equipment, are not allowed in any driveway or other exposed areas or any street except for the purposes of loading, unloading and making deliveries or emergency repairs, unless approved in writing by the Architectural Committee. The property owner is financially responsible for any equipment removal and repairs the Northwood Pointe Maintenance Association deems needed to comply with this restriction. Should the owner or his agents or contractors violate the foregoing regulations, the Board has the right to levy Compliance and/or Reimbursement Assessments against him as a disciplinary measure and/or for reimbursement

of any costs incurred for repair of damage to said areas.

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 Northwood Pointe Maintenance Association. Each day all rubbish, debris and unsightly material or objects shall be removed from any Association maintained or Common property, unless otherwise stated in writing by the ARC and/or Board. Each week, all rubbish, debris and unsightly material or objects shall be removed from the unit or lot. The property owner is financially responsible for any trash cleanup work the Northwood Pointe Maintenance Association deems needed to comply with this restriction. The owner of the residence who is making and/or contracting for the improvements shall be responsible for ensuring that any and all construction debris, demolition, spoils, dirt, spills and unused materials are cleared from the job site and common areas and disposed of in a manner which meets all governing codes and ordinances relating to waste disposal. At no time will it be acceptable for the owner and/or their contractor to store or dispose of any and all construction debris, demolition, spoils, dirt, spills and unused materials in any Association common area and/or any form of waste container, bin or other device which is contracted for by the Association. 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.

Drainage:

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.

DO NOT CHANGE AND/OR ALTER THE GRADING AND DRAINAGE NEXT TO THE ADJACENT RESIDENTIAL UNIT WITHIN THREE (3) FEET OF THE FOUNDATION.

- 1) Do not interfere with the rain gutters, downspouts, or other drainage systems (whether surface or subterranean) currently existing, or any other interference 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.
- 2) 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.
- 3) All paved and planting areas are to drain at a minimum of 1% or one foot of fall in 100 feet of run or 1/8th inch of fall in one foot of run.

- 4) 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.
- 5) All drain pipes 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.
- 6) 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.
- 7) All grades in plant beds must be held a minimum of six (6) inches below the top of adjacent planter or retaining walls.
- 8) All finish surfaces of paving are to be held below the adjacent metal stucco house screed.
- 9) All plant beds and paving areas are to slope away from the dwelling unit.
- 10) Utilize domed grates on catch basins in plant bed or bark or ground cover areas.
- 11) 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.
- 12) Individual homeowners are responsible for repair as necessary of any storm lines the homeowner causes to become obstructed.
- 13) Homeowners are responsible for willful or accidental disposal of toxic and/or nontoxic materials into the private storm drain system.
- 14) 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.

NOTE: The California Water Quality Control standards and the local governing ordinances are to be adhered to at all times.

Review and Approval Process

General Rules

1. Construction of any improvement, including landscaping, may not begin until the Architectural Committee has approved drawings depicting the proposed improvement.
2. **After close of escrow**, detailed drawings, a completed "Property Improvement Form," and completed "Neighbor Awareness Form" must be submitted at least thirty (30) days prior to commencement of construction.

No plan reviews shall be conducted until escrow has closed.

The Architectural Committee has established a \$125.00 non-refundable architectural review fee to review submittals.

The drawings and forms shall be sent to the “Northwood Pointe Architectural Committee” in care of the property management company:

**Keystone Pacific Property Management, Inc.,
16775 Von Karman, Suite 100
Irvine, CA 92606**

3. The Architectural committee has thirty (30) days from the receipt of the submittal of a ‘complete’ (as determined by the Architectural Committee) submittal package, to approve or deny the submittal. Incomplete submittals will be denied. If the Architectural Committee fails to transmit its decision within thirty (30) days after receipt of a complete submittal package, then the submittal will be deemed approved.
4. Construction must commence within one hundred eighty days (180) after approval of the drawing by the Architectural Committee. Otherwise, the approval is void.
5. All construction must be completed within one (1) year after the date of approval, unless otherwise specified in writing by the Committee.

When construction is completed, a “Notice of Completion” must be sent to the Architectural Committee, for its use in determining if the improvements were constructed according to the approved drawings.

6. The Architectural Committee may increase the design review fee from time to time as the cost of review increases.
7. A Neighbor Awareness form is required to notify adjacent residents and property owners of pending construction. A submittal is not complete until the signed Neighbor Awareness Form is attached.
8. Construction must not disturb neighbors or their yards or property or property owned and/or maintained by the Northwood Pointe Maintenance Association or any other homeowners 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.
9. The use of property owned and/or maintained by the Northwood Pointe Maintenance Association for construction access is not permitted, unless authorized by the Association and the applicant signs a waiver of damage and posts a construction deposit for repairs of damage to property owned and/or maintained by the Northwood Pointe Maintenance Association. Any authorization for construction access by the Northwood Pointe Maintenance Association must be in writing and must include a specific description of the access area.
10. Approval of improvements by the Architectural Committee is for aesthetic purposes only. It is the applicant’s responsibility to see that all federal, state, and local ordinance and codes are followed. Permits may be required by the County of Orange or city of Irvine, or other public agencies, as applicable.

11. The Architectural Committee's approval of drawing refers to conformance with the CC&Rs and these guidelines. By approving the drawings, neither the Architectural Committee, any members thereof, the Northwood Pointe Maintenance Association, the Members, the Board of Directors, designated representatives, agents, The Irvine Company, nor the merchant builder assumes liability or responsibility therefore, for the architectural or engineering design, or for any defect in any structure constructed from such drawings.

Process/Submittal Requirements

Step 1

Applicant reviews the Guidelines and prepares drawings depicting the proposed new improvements showing:

- Date
- Address of house/property
- 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.
- All notes must be in English
- 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.
- Appearance of the improvements: elevation, cross-section, sketch or photo, with dimensions and notes, including heights, colors, building materials, and botanical names of plants.
- For major projects, preliminary design drawings should be submitted prior to preparation of construction documents.
- The speed of the Architectural Committee approval is based on the amount of information given on the drawings. Inadequate information will cause the Committee to deny the application.

Step 2

Applicant completes Property Improvement Form. (Exhibit A)

Step 3

Applicant shows the drawings to neighbor and requests their signatures on the Neighbor Awareness Form. (Exhibit B)

Step 4

After close of escrow, the Applicant submits the architectural fee, the completed Property Improvement Form, the completed Neighbor Awareness Form, and three (3) sets of drawings to the 'Northwood Pointe Architectural Committee' in care of the property management company:

Keystone Pacific Property Management, Inc.
16775 Von Karman, Suite 100
Irvine, CA 92606

No plan reviews shall be conducted until escrow has closed.

Step 5

Architectural Committee reviews the Property Improvement Form, the Neighbor Awareness Form, and the drawings for completeness and consistency with the guidelines.

It approves or denies the submittal. Approval may be given with conditions.

If the approval is of preliminary design drawings, then the Applicant must prepare final construction documents, for review and approval by the Committee.

Step 6

Applicant reviews the Committee's comments and notifies the Committee if there are any questions.

Step 7

If the Committee has granted final approval and the Applicant understands the Committee's comments, then construction must begin within one hundred eighty (180) days after approval by the Architectural Committee.

Step 8

Construction must proceed consistent with the approved drawings. All deviations must be reviewed and approved by the Committee.

Step 9

Construction must be completed within one (1) year following approval by the Architectural Committee. Within thirty (30) days after construction is completed, the Applicant submits a Notice of Completion to the Architectural Committee. (Exhibit C)

Step 10

Committee visits the site within sixty (60) days after receiving the Notice of Completion and determines if the improvements were constructed according to the approved drawings.

Failure to obtain Architectural Committee approval constitutes a violation of the CC&Rs and may require the unauthorized improvement to be removed at the property owner's expense.

SUBMITTAL REQUIREMENTS

In addition to the general submission procedures described in Section II of these design Guidelines, Owners within the Development shall comply with the following submission guidelines:

Submittal Checklist:

There are four parts to the Submittal Checklist attached.

- 1) The first part lists the submittal requirements for All Improvements that must be included with any and all submittal requests.
- 2) The second part lists the submittal requirements for Landscape Improvements (e.g., plant material, hardscape, spa and pool, and fences and walls).
- 3) The third part lists the submittal requirements for Exterior Improvements (e.g., trellis, gazebo, sunshade, awning, fireplace, etc.).

- 4) 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).

If you are applying for landscape improvements, you must submit all of the items listed under the Landscape Improvements part of the checklist. If you are applying for exterior improvements such as a trellis or gazebo, you must submit all of the items listed under the Exterior Improvements part of the checklist. If you are applying for a residential remodel, you must submit all of the items listed under the Residential Remodel part of the checklist. If you are applying for improvements involving items related to more than one part of the checklist, you must include all of the items for all of the parts of the specific checklist related to the improvements for which you are applying. Requests involving a landscape plan with a gazebo or shade structure must be submitted with the items required for both the Landscape Improvements and Exterior Improvements parts of the checklist.

All applications shall include the items listed under the "All Improvements" part of the checklist.

Minimum Submittal Requirements for All Improvements:

When required by the checklist, each type of drawing submitted must include the minimum amount of information listed below:

Proper Proportion and Scale

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.

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.

Plot Plan:

- 1) Plot plan to be drawn to scale at either $1/8" = 1'-0"$ ($1/8^{\text{th}}$ scale) or $1/4" = 1'-0"$ ($1/4^{\text{th}}$ 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.
- 2) 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.

- 3) 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.

Landscape Plan:

- 1) 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.
- 2) 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.
- 3) Proposed fences, wall and pilaster drawings shall note materials, colors and heights. Heights shall be noted in relation to the immediate ground elevations.
- 4) Spa and all other water feature mechanical equipment plans shall include the location, size and visual and sound mitigation treatment of all mechanical equipment.

Exterior Elevations:

- 1) Provide exterior elevations at a minimum scale of $\frac{1}{4}'' = 1'-0''$ 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.
- 2) Note all member sizes, materials, finishes, colors and textures of proposed work. Note if proposed finishes and materials are to match existing finishes and materials. Trellises and gazebos are to be painted to match the home's existing trim or fascia, or white.
- 3) If the proposed finish materials or colors are different than those noted above or of the existing structure, a color and material board must be included clearly depicting the materials and/or colors that are to differ.

Floor Plans:

- 1) Indicate all existing and proposed walls, columns, openings and any condition or feature that will affect the exterior design of the structure.
- 2) 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..
- 3) Show dimensions and labels for all proposed work and related existing work; and indicate their relationships.
- 4) Delineate all parts of the exterior that cannot be shown on the elevation drawings.

- 5) 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.

Roof Plan:

- 1) Show all existing and proposed roof surfaces. Note pitches and overhangs.
- 2) Call out existing and proposed roof materials and colors.

Mechanical and Solar Energy Plans:

- 1) Include all mechanical devices exposed to the exterior and all solar collectors, racks, storage facilities, piping and distribution components.
- 2) Skylights and solar equipment must be designed to be integral parts of the roofs. Their form, location, and color must be compatible with the existing roof.
- 3) Profiles must be minimized. All supports and piping for solar collectors must be enclosed and screened from view. The color of skylights and solar collector frames must be compatible with the roof color. Silver aluminum frames are not permitted.

SITE DEVELOPMENT GUIDELINES

The following site development guidelines shall apply to all improvements:

Workmanship:

The quality of all new improvements shall match the quality of existing improvements and shall be performed in a manner consistent with the guidelines and/or existing walls, fences, gates or drainage devices. The Architectural Committee may require the Applicant to rebuild improvements which are of substandard workmanship, the property owner is financially responsible for any rework the Northwood Pointe Maintenance Association deems needed to comply with this restriction. Any work deemed by the ARC as not meeting the 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 By-laws of the Community.

Design Guidelines:

Architectural Character:

The architectural character of the community is established by the initial development consisting of homes with a variety of architectural expressions. Subsequent architectural improvements must be compatible with the original design. Below are general guidelines for

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

Heights:

- 1) The maximum building heights of all improvements shall be consistent with the Zoning and/or Building Code for the City of Irvine. Room additions, monitor windows, and towers extending above existing building heights are subject to special review by the Architectural Committee regarding impacts on neighbors' privacy and community appearance. The intent is to retain an attractive community appearance with a balance of buildings and open spaces and a consistency within the overall community.
- 2) No current or future views from or onto any lot, residence or any portion of the community are guaranteed and the Architectural Committee is not required to take the impact on any view into consideration in connection with the approval of any Construction Activity.
- 3) An open patio cover, trellis, arbor or shade structure is defined as a structure either attached to a house or free standing, with an open lattice wood roof in a horizontal plane and 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 have enclosure on more than one side.
- 4) A solid patio cover, shade structure is defined 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) and shall be 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 have enclosure on more than one side.
- 5) A gazebo is defined as a free-standing structure open on all sides, not attached to a house with a pitched or sloping roof and 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 is 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 and 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 is defined as roofless, outdoor terrace at the second-story floor level and shall not exceed the maximum building height per the City of Irvine's zoning and/or building codes 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 Architectural Committee 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 to a property line fence or wall, it shall not exceed the top of that adjacent property line fence or wall or six (6) feet, whichever is less.
- 10) Except for patio covers, trellises, gazebos, trellage, fireplace chimneys and play equipment - storage units and other structures shall not exceed 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 combination thereof shall not exceed three (3) feet while pilasters and columns shall not exceed four (4) feet in height within ten (10) feet of the back of sidewalk and/or front property line or closer to the street from the face of the house than three (3) feet, whichever is the more restrictive.

Setbacks:

- 1) The minimum building setbacks of all new construction shall be consistent with the City of Irvine's Zoning and/or Building Code. Room additions extending beyond existing building setbacks are subject to special review by the Architectural Committee regarding impacts on neighbors' and community appearance.
- 2) Landscape features shall be set back per the applicable City of Irvine Code or as stated below, whichever is the more restrictive.
- 3) These guidelines affect 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 held a minimum of three (3) feet clear from the back of sidewalk or ten (10) feet from the face of curb if no sidewalk exists.
- 6) All planting, structures, constructed elements, fences, walls, fountains, storage facilities, portable or permanent element is 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 held 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, perimeter fence/wall whichever is greater.
- 8) All water features, pools, spas, fountains, barbecues, firepits, 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 held a minimum of three (3) feet clear of the adjacent property unit face or any applicable City or Irvine Zoning or Building Code, whichever is more restrictive, unless otherwise stated within these guidelines.
- 9) No element shall be constructed or placed that cannot be easily moved so as to impede, block, hinder or prevent reasonable access to the residential structure adjacent to their 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 held a minimum of one (1) foot clear of the adjacent property unit face.
- 11) Any vertical element is to be held 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.

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.

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 are allowed and encouraged 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) The use of tile, brick, stone and masonry are permitted as design accents and trim when they are consistent with the home's exterior style.
- 5) The use of tile, brick, stone and masonry are shall not terminate at exterior exposed corners and shall wrap any exterior exposed corner by a minimum of two (2) feet.
- 6) Exterior colors of all existing improvements shall not be changed or altered without the consent of the ARC. All colors shall be consistent with existing colors of the community. **See the House Painting Guideline that is a part of these Guidelines.**

Exterior Building Walls:

- 1) Material allowed for exterior cover of building walls shall be consistent with exterior design style and shall include any of the following:
 - a. Brick or stone to match existing accents or architectural style.
 - b. Stucco with a texture, finish and color to match existing.
 - c. Wood siding and trim to match existing accents or architectural style.
 - d. Precast concrete trim to match existing accents or architectural style.
- 2) 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. Enhanced wall finishes, such as brick and stone, must be designed to wrap corners, to appear to be integral to the house design, rather than as applied decoration.
- 3) 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.
- 4) Changes of materials shall occur at changes in vertical and/or horizontal planes.
- 5) Two story wall surfaces shall be treated in a manner consistent with the existing design style or like design styles within the Community. Blank two-story high walls should not face parks or streets.
- 6) 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 been compatible.
- 7) 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.

Window and Door Openings:

- 1) 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.
- 2) 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.
- 3) New accent windows and doors such as greenhouse windows or 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.
- 4) 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.

Window Glazing, Tinting and Shading:

- 1) Glass tinting or shading must be compatible with the existing treatment.
- 2) Reflective glass film and plastic roll up shades shall not be permitted.
- 3) Exterior shades of any type shall not be permitted.

Window and Door Coverings:

- 1) Windows shall not be covered with unsightly material such as aluminum foil, paper, paint, sheets, etc.
- 2) 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.
- 3) 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.

Garage Doors:

- 1) 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.
- 2) Treatments that draw attention to the garage door such as ornate decoration on or around the garage door, are not permitted.
- 3) Features to soften the dominance of the garage door on the street-scene are encouraged—such as a horizontal trellis above the garage door, trees in the driveway, or a gate at the front walk.

- 4) Garage doors should 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.
- 5) Garage doors are not to be painted an accent color. They should blend in with the overall color scheme and take a more submissive place in the over home's architecture character.

Windows, Doors and Sliding Glass Doors:

- 1) All materials, styles, colors and finishes shall be consistent with the existing home's architectural style.
- 2) Front doors should reflect a more traditional versus contemporary interpretation of the home's architectural style.
- 3) Front doors should have multiple raised panels, with or without glass inserts. The raised panel portion of the door should be the major feature from a coverage standpoint for the door.
- 4) Front door accents of wrought iron should be traditional looking in pattern and should be an accent rather than the major design element of the door.
- 5) Front doors with large, clear glass panels and simple frames are discouraged as they will have too contemporary a character. (See note #3 above).
- 6) Sliding glass doors should be limited to those openings exposed to enclosed yard areas, not highly visible to the street or public spaces.
- 7) Exterior doors (other than front doors) and/or slider openings are to be either raised panel or French style doors or sliders with a wider frame giving them a French door appearance.
- 8) Window placement and scale (size of opening and shape) shall be consistent with the home's architectural style and/or existing windows.
- 9) Non-mullioned (divided) windows are not encouraged, as they tend to give the home a more contemporary and less authentic character.

Trim:

- 1) Fascias, window trim and exterior doors shall be compatible and consistent with the existing treatments found on the dwelling unit in style, location, scale, color, finish and material.

Roofs:

- 1) The slope, material, color, and texture of any new roof shall be identical to the existing roof. Mansard and flat roofs are not permitted.
- 2) Built up roofing material and flat areas of the roof are not allowed unless consistent with the existing home's architectural style.
- 3) All roof pitches shall match existing roof pitches.

- 4) New roof features such as skylights, chimneys, or solar equipment must be compatible with the design of the existing house.
- 5) Roof-mounted equipment must be completely screened from view.
- 6) 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, or be compatible.

Skylights:

- 1) Skylights shall not be bubble in shape and shall contain only bronze colored, non-reflective glass.
- 2) Strong consideration shall be given to the placement, quantity and size of any skylights by the ARC. The fewer, smaller and less visible the better.
- 3) Skylights and solar equipment must be designed to be integral parts of the roofs. Their form, location, and color must be compatible with the existing roof.
- 4) Profiles must be minimized. All supports and piping for solar collectors must be enclosed and screened from view. The color of skylights and solar collector frames must be compatible with the roof color. Silver aluminum frames are not permitted.

Mechanical and Solar Devices:

- 1) All mechanical equipment exposed to the exterior, including pumps, heaters, air-conditioning compressors, and solar devices including collectors shall be subject to review and approval of the ARC.
- 2) The design of the proposed solar panel/mechanical device shall be integrated into the roof design of the building and be parallel with the existing roof slope and as close as possible to the roof surface.
- 3) If the design of the proposed solar panel/mechanical device is to be built on-grade, it shall extend above the finish grade no more than eighteen (18) inches.
- 4) Frames must be colored to compliment the roof or if on the ground be earth-toned in color.
- 5) Natural aluminum frames are prohibited.
- 6) All mechanical equipment exposed to the exterior shall be located in a manner to minimize visual impact through its routing and/or its color to match the adjoining surface.
- 7) Frames and other equipment are to be a color which is consistent with and complements the adjoining background materials/color.
- 8) If possible no natural reflective aluminum frames.
- 9) Wherever and whenever possible, screen any equipment and place it in a manner that does not allow it to be seen from the street or public spaces.

- 10) Paint all conduits, piping and equipment that is located on the house higher than the adjacent perimeter wall/fence to match the adjoining background color.
- 11) Devices are to be integrated into the roof design and mounted parallel with the roof pitch as flush as possible within a maximum 8 inches.
- 12) Solar panels are not to be mounted in a reverse tilt fashion without written justification of why this is necessary and meets the current Federal regulations regarding the fact that without this configuration, the design would exceed current Federal regulations for modifications by an outside agency.
- 13) Provide catalog page(s) showing what the solar panels and any related equipment will look like along with scaled site and roof plan(s) showing where the panels and equipment will be located on along with the pitch at which they are to be mounted and their orientation to north. Also, show how far off the roof the panels will sit with the mounting brackets.

Roof Vents, Flashing and Diverters:

- 1) All roof vents, flashing and diverters shall match the existing vents, flashings and diverters in color, finish and material.

Gutters and Downspouts:

- 1) 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.

Sundecks and Balconies:

- 1) No sun decks are permitted on or over any portion of a second story roof (e.g., crow's nests etc.).
- 2) Floor heights for decks and/or balconies are limited to those of the existing second floor living levels.
- 3) All sun decks and balconies shall be directly accessible from living unit levels.
- 4) A sun deck is further defined as a balcony, open porch, etc., which is attached to the unit at second floor level height.
- 5) The railing is to be appropriate to the unit's architectural style – no horizontal pipe rails are allowed.
- 6) Neighboring property owners must be made aware of any plans for exterior decks and/or balconies which extend above the fence line and be allowed to give statements in review of such plans.
- 7) The location, material, and color of new exterior balconies shall be compatible with the existing house.

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

Exterior Stairs:

- 1) The location, material, and color of new exterior stairs shall be compatible with the existing house.
- 2) Stair supports must be designed as integral parts of the house.
- 3) Pipe columns are not permitted.
- 4) Prefabricated metal stairs are not permitted.

Exterior Lighting:

- 1) All exterior light fixture finishes should have a black, dark brown, dark green, anodized bronze, weathered patina copper or weathered patina brass finish. Bright, high gloss finishes are not acceptable.
- 2) Exterior utilitarian light fixtures should be kept to non-front yard spaces and have a finish which blends in with the surface to which it is mounted or have a finish consistent with note #1 above.
- 3) Glass should be clear or gray smoked; smooth, acid etched, bubbled, or wavy in pattern. The glass should reinforce and convey a style in keeping with the home's architectural style, unless it is strictly utilitarian in nature.
- 4) Exterior light fixtures attached to the house wall should not exceed sixteen (16) inches in height. 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.
- 5) Address fixtures must be operable at all times since they are required for emergency services. 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.
- 6) Exterior lighting fixtures should not be mounted more than ninety-six (96) inches above the finish floor or garage floor of the residence.
- 7) Fixtures should be selected that do not cause off-site glare for the adjacent lots and/or Association areas.

Communication Antennae:

- 1) All exterior radio antennae, television antennae, C.B. antennae, satellite dishes and other transmitting or receiving devices must be mounted in such a location so as to minimize and/or screened from view from any public or private street and from anywhere outside of the residence and lot, condominium or common area on which it is located; and must be approved in writing by the Architectural Committee prior to installation.
- 2) Appliances or installations upon the roof of any residential or accessory structure, including solar panels or appliances, unless installed by the original home's Builder, shall not be permitted unless approved by the ARC.
- 3) All electrical, mechanical or other equipment on any roof of any building in the property shall be placed, wherever possible and in such a fashion, so as not to be visible from the street and is to be painted and/or finished to blend in color with the adjacent building surface.

Satellite Dishes:

- 1) No satellite "dish" antenna shall be constructed, erected, altered, placed, or permitted to remain on any unit without the prior written approval of the ARC.
- 2) The size of the satellite antenna must be compatible in scale with its location – the smaller the better.
- 3) The satellite antenna, if mounted on the unit, is to be placed in such a manner as to be the least visible from public and/or common areas.
- 4) The satellite dishes designed to look like patio umbrellas must also receive approval under these criteria.
- 5) The goal of the ARC will be to balance the aesthetic requirements of the Homeowners with the reasonable functionality of the satellite dish.
- 6) The ARC shall:
 - a. Strive to prohibit the location of the dish from the front yards or portions of the roof that face the front yard.
 - b. Require reasonable location of the dish with respect to view by other surrounding properties where the dish is approved for the roof.
 - c. Require reasonable screening of the dish from view by surrounding properties where the dish is located in the yard of a unit. Such screening shall be accomplished in order of priority by:
 - d. Installing landscape materials around the dish to screen the dish from view.
 - e. Installing walls/fences around the dish to screen the dish from view.
 - f. Combination of the above.
- 7) Operate in good faith and in the best interests of the community in reviewing applications for satellite dishes.

- 8) The ARC shall require reasonable mitigation of the visibility of the dishes in order to promote aesthetic compatibility of the dishes with the surrounding properties.
- 9) If it is determined by the ARC that satellite dishes are regulated by City, State, or Federal Agencies such that these or other design guidelines of the Community may be limited in their enforceability, the adoption of these guidelines shall not be construed as an absolute obligation of the Association to litigate the enforceability of its design guidelines for satellite dishes.
- 10) All design applications concerning satellite “dish” antennae shall:
 - a. Include “Plot Plans” per Section 4.2a of these guidelines showing the location of the antenna in relation to adjoining structures.
 - b. Specify the “dish’s” shape, height, width, diameter and shall include a photograph, drawing or catalog cut or specification sheet of the antenna; and a “Landscape” or “Plot Plan” per Section 4.2a of these guidelines showing the type, locations, elevation and color (in the case of a fence) of trees, bushes, shrubs, plants, hedges or fences designed for the purpose of screening the dish.
- 11) The Association will determine if the screening chosen by the homeowner is appropriate by considering the following criteria:
 - a. The effect of the “dish’s” location on neighboring property;
 - b. The location and heights of the “dish” with respect to visibility, color scheme and aesthetic beauty;
 - c. Whether the “dish” conforms and is “in harmony” with the external design of surrounding and neighboring structures; and the location of the “dish” in relationship to the topography, surrounding and natural obstructions, grade and finished ground elevation of the neighboring property.

OUTDOOR STORAGE

- 1) Storage sheds are to be held a minimum of three (3) feet clear of any perimeter and/or property line fence/wall.
- 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.

HOUSE PAINTING REVIEW PROCEDURE:

Submittal Requirements:

- 1) Photos of all 4 sides of the home from corner to corner along with any additional structures (trellises, gazebos, etc.) that are to be painted.
- 2) Photos of the fronts of the house on either side of the home being processed.
- 3) Manufacturer’s Color swatches of the colors to be used. Print outs and/or copies are not acceptable.

- 4) Photo or plan marked up to indicate which color is to be applied to which surface. Clearly note if any existing surfaces and/or colors are to be retained and kept as-is.
- 5) Justification statements. See below.
- 6) **NOTE: IF ALL REQUIREMENTS ARE NOT PROVIDED WITH SUBMITTAL, SUBMITTAL WILL BE RETURNED AND WILL BE DEEMED INCOMPLETE AND UNACCEPTABLE.**

Justification Statement:

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

Review Elements:

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

LANDSCAPE GUIDELINES

Landscape Character:

The landscape character of the community is established with the initial development, consisting of outdoor spaces defined by evergreen trees with accents of deciduous trees. Subsequent landscape improvements must be compatible with the original design.

Below are general guidelines which are expressive of the community's landscape character; and which will be used by the Architectural Committee in reviewing drawings for compatibility with the original design.

Landscaping:

Plants should be selected that respect soil conditions and water use; and that contribute to the overall appearance of the community. Individual yards have unique characteristics, such as the amount of sunlight they receive, soil nutrients, sprinkler water application rates and frequencies, etc.; therefore, some of these plants may be inappropriate for use in all private yards.

- 1) The Approved Plant List (attached) contains a plant palette approved by the Board of Directors that has been selected based on visual and aesthetic considerations only. No representation, explicit or implicit is made as to the soil suitability or disease resistance of the attached list of plant material.
- 2) The list of approved plant material is intended only as a starting point. 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 the adequate provisions for proper drainage will be made in the event it is necessary to change said established drainage.
- 5) Each owner of a unit shall keep all shrubs, trees, grass and plantings of every kind on his 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) One hundred percent (100%) of the ground plane is to be covered by plant material, shredded bark mulch, earth-toned rock, gravel or pea gravel.
- 11) Marble chips, white rock, glass, tile chips, plastic sheeting and other like materials are not acceptable.
- 12) No large bare areas of earth are acceptable.
- 13) Mirror balls, pink flamingos, Astroturf and carpeted yards are prohibited.
- 14) Vines and shrubs are encouraged to soften the appearance of walls and fences.
- 15) Shrubs and/or vines shall be installed adjacent to and at the base of all walls, building walls, fences, pilasters and columns.
- 16) Select trees within the walled or fenced private yard space making sure to incorporate the required minimum setback into the design and installation.
- 17) No in-ground trees (trees that are planted into the ground) are allowed without prior written approval from the ARC.
- 18) 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.
- 19) 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, however they cannot be found on any restricted list of plants.

Landscaping in Yards Visible to Streets:

The primary purpose of landscaping in private yards visible to streets such as front yards and corner side yards is to produce an attractive street appearance.

Paved Areas:

- 1) 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.
- 2) 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.

- 3) Entry walks shall not exceed six (6) feet in width. Permitted paving materials include concrete, brick, and flagstone, in colors compatible with the house.
- 4) Service walks visible from public areas shall not exceed five (5) feet in width.

Trees:

- 1) Trees installed by the original builder must remain, unless the removal or replacement of the trees is approved in writing by the Architectural Committee.
- 2) If the front yard landscaping is not provided by the original builder, a minimum of two (2) 15-gallon trees are required in each front yard, if feasible in the planting area provided. At corner lots, three (3) 15-gallon trees are required. The preferred location is as close to the street as possible. Trees should be selected that provide an evergreen canopy to shade the street and sidewalk.
- 3) 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—such as cactus , agave, and Hollywood juniper.

Shrubs, Ground Cover and Turf:

- 1) 100% of the unpaved ground plane visible to the street must be covered with plant material. Large areas of bare earth are not permitted, such as linear rose gardens adjacent to driveways.
- 2) Shrubs should be planted at the base of the house wall, any garden wall, and any fence visible to the street. At corner lots, the area in the side yard between the street and the side yard fence must be planted with groundcover and shrubs or vines.

Thematic Landscape Features:

- 1) Thematic landscape features with distinctive colors, forms, or materials that establish an independent theme that conflicts 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, 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.

Landscaping in Yards Not Visible to Streets:

- 1) 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 to be invisible from surrounding streets, parks, greenbelts, schools, and adjacent homes.
- 2) 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.

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 any other interference 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.
- 5) All paved and planting areas are to drain at a minimum of 1% or one foot of fall in 100 feet of run or 1/8th inch of fall in one foot of run.
- 6) It is preferred that plant beds drain at a minimum of 2% or two feet of fall in 100 feet of run or 1/4 inch of fall in one foot of run.
- 7) All drain pipes 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.
- 8) 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.
- 9) All grades in plant beds must be held a minimum of six (6) inches below the top of adjacent planter or retaining walls.
- 10) All finish surfaces of paving are to be held below the adjacent metal stucco house screed.
- 11) All plant beds and paving areas are to slope away from the dwelling unit.
- 12) Utilize domed grates on catch basins in plant bed or bark or ground cover areas.
- 13) 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.
- 14) Individual homeowners are responsible for repair as necessary of any storm lines the homeowner causes to become obstructed.
- 15) Homeowners are responsible for willful or accidental disposal of toxic and/or nontoxic materials into the private storm drain system.
- 16) 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.

NOTE: The California Water Quality Control standards and the local governing

ordinances are to be adhered to at all times.

Paving Materials:

- 1) Enhancement of front yard hardscape is subject to the approval of the ARC.
- 2) 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.
- 3) 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.
- 4) Applicant will be responsible for replacing all common area improvements damaged during the installation of such enhancements.
- 5) Modification to the common area irrigation system is prohibited unless otherwise approved by the Board. The Association at the applicants' expense will modify the common area irrigation system.
- 6) **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.**

Decorative Rocks:

The following criteria is to be utilized in the selection, location and installation of "rocks or boulders" within the residential landscape.

- 1) The use of "rocks or boulders" is to be done on a limited basis.
- 2) 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
- 3) "Rocks or boulders" may be used on an unlimited basis in back and side yard areas which are screened from view by opaque fences and/or walls to the street and/or public spaces.
- 4) Placement of the "rocks or boulders" is to be done so as to make them appear to have existed naturally prior to the landscape improvements and installation.
- 5) 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".
- 6) If "rocks or boulders" are to be clustered, no more than three (3) "rocks or boulders" can be used in any one cluster.
- 7) 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.

- 8) All "rocks or boulders" are to have the bottom third (1/3) of the "rock or boulder" buried and below the finish grade.
- 9) "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 rocks should have a marbled, speckled and/or mottled look with color variation occurring across the entire surface area of the rock. The colors should be earth-toned (browns, golds, beiges, greens and grays) in appearance. No brightly colored rocks will be acceptable.
- 10) No "rock or boulder" in a cluster shall exceed thirty six (36) inches in any direction.
- 11) No cluster of "rocks or boulders" shall exceed thirty six (36) inches in any direction.

Rocks and Boulders:

- 1) The use of "rocks or boulders" is permissible only on a limited basis subject to architectural approval.
- 2) 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.
- 3) Placement of the "rocks or boulders" is to be done so as to make them appear to have existed naturally prior to the landscape improvements and installation.
- 4) 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".
- 5) If "rocks or boulders" are to be clustered, no more than three (3) "rocks or boulders" can be used 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.
- 6) All "rocks or boulders" are to have the bottom third (1/3) of the "rock or boulder" buried and below the finish grade.
- 7) "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 rocks should have a marbled speckled and/or mottled look with color variation occurring across the entire surface area of the rock. The colors should be earth-toned (brown, gold, beige, green and gray) in appearance. No brightly colored rocks will be acceptable.
- 8) No "rock or boulder" in a cluster shall exceed twenty-four (24) inches in any direction.
- 9) No cluster of "rocks or boulders" shall exceed thirty-six (36) inches in any direction.

Garden Walls and Planters:

- 1) In yards visible to the street, 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.

- 2) 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.
- 3) Hold all walls, pilasters and fences in the front yard area a minimum of three (3) feet clear from the back of the public sidewalk.
- 4) Vines and hedges are encouraged on all garden walls to soften their appearance.
- 5) Soil shall not be retained against any existing wall unless the wall is designed for that purpose.

Walls and Fences:

- 1) Fences visible to streets must be simple in design. The color of the fence must be compatible with the house. Vines and hedges are encouraged on all fences to soften their appearance,
- 2) The preferred metal or wrought iron fence has a horizontal top rail and vertical posts, without decoration. Restrained ornamentation may be approved by the Architectural Committee after special review, such as shallow arches and simple filigree.
- 3) 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.
- 4) Bold arches, elaborate filigree, and other highly distinctive elements that establish an independent theme that conflicts with the overall street-scene are not permitted.
- 5) All wood fences visible to streets must be painted. Decorative wood fences—such as picket fences—are permitted if compatible with the architecture and if approved in writing by the Architectural Committee.
- 6) Fences of chain link, poultry wire, woven wire, aluminum, sheet metal, plastic, fiberglass, reeds, straw, bamboo, rope, and other similar temporary or commercial materials are not permitted.
- 7) 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.
- 8) Do not modify (lower or raise) the grade adjacent to any existing walls, fences, gates, columns or pilasters.
- 9) Double walls 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.
- 10) In yards visible to streets, the maximum height of fences is five feet, six-inches. In other private yards, the height of any new fence must be below the height of existing walls.

- 11) Walls, fences and gates shall not exceed six (6) feet in height or the adjacent property line wall or fence, whichever ever limits the height to a lower elevation.
- 12) Soil shall not be retained against the wall unless designed to do so.
- 13) 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.
- 14) 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 communities design elements.
- 15) All walls, fences and gates must properly screen any element as required in these guidelines including trash receptacles, side yard service areas, etc.
- 16) Sideyard return walls and fences shall match existing conditions in design, finish, materials, colors and construction.
- 17) The design, construction, and finish material of any gates are to be compatible with the main structure, sideyard walls or perimeter walls.
- 18) Materials for walls and fences other than the perimeter walls shall be compatible with the residence's existing architectural style.
- 19) Chain link, poultry wire or other types of woven wire, including, but not limited to plastic coated wire, aluminum or sheet metal, plastic or fiberglass materials other than clear non-patterned tempered glass or Plexiglas, reed or straw-like materials, rope or other fibrous strand elements, concrete block, plain or painted, wood picket or split rail are not permitted.
- 20) 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.
- 21) The ARC will not consider approval of requests to modify sideyard 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.
- 22) 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.**

Planter and Retaining Walls:

- 1) 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.
- 2) 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.

- 3) 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.
- 4) 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.

Patio Covers, Shade Structures, Trellises, Arbors, Gazebos, California Rooms, Cabanas, Sundecks and Balconies:

- 1) All open lattice or solid patio covers, awnings, gazebos, storage units, enclosures, etc. shall be held 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, perimeter fence/wall whichever is greater.
- 2) If the location is adjacent to a major street (i.e. Culver Drive, Portola Parkway, Yale Avenue, or the neighborhood loop street) then special attention will be paid to the proposed design by the Architectural Committee, because of the visibility of the structures.
- 3) 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.
- 4) An open patio cover, trellis, arbor or shade structure is defined as a structure either attached to a house or free standing, with an open lattice wood roof in a horizontal plane and 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 have enclosure on more than one side.
- 5) A solid patio cover, shade structure is defined 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) and shall be 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 have enclosure on more than one side.
- 6) A gazebo is defined as a free-standing structure open on all sides, not attached to a house with a pitched or sloping roof and 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 3:12 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.
- 7) A California room, outdoor kitchen or cabana is 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 and 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 4:12 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.

- 8) A sundeck or balcony is defined as roofless, outdoor terrace at the second-story floor level and shall not exceed the maximum building height per the City of Irvine's zoning and/or building codes 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 Architectural Committee 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.
- 9) The appearance of patio covers, gazebos, sundecks, and other exterior structures must be consistent with the appearance of the house.
- 10) Any pre-fabricated 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.
- 11) 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.
- 12) 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.
- 13) The color of the patio, gazebo, or sundeck must match the house trim, the wall color, or must be compatible with the house.
- 14) 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.
- 15) 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).
- 16) Roofing materials shall exactly match the existing roof in pitch and material of the dwelling.
- 17) 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.
- 18) Columns may be stucco or wood. Posts are to be a minimum of 6x6 in size or (4x4 wood posts 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.

- 19) 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.
- 20) Trellis posts shall be located a minimum of five (5) ft. from all side and rear property lines or in accordance with the City ordinances, whichever is more restrictive.
- 21) Overhangs shall be a minimum of three (3) feet from all side and rear property lines or in accordance with the City ordinances, whichever is more restrictive.
- 22) Maximum height of the patio structures, trellises and gazebos shall be limited to eleven (11) feet in height for flat roofs and up to twelve (12) feet for peaked or sloping roofs.
- 23) All portions of proposed structures that are decorative and unoccupiable 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.
- 24) Sun Rooms 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.
- 25) Design, color, finish and detailing are to be consistent with the existing dwelling unit and surrounding community.
- 26) 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 color appropriate to the existing color scheme.
- 27) Provide exterior elevations of all proposed structures.
- 28) When the proposed improvement is attached to the dwelling unit, provide an elevation of the home and proposed structure in relation to each other.

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 HOA 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) Hold any water feature, pond or fountain a minimum of two (2) inches clear from perimeter walls, fences, pilasters and columns and a minimum of three (3) feet clear of the adjacent dwelling unit, whether in or above the ground.
- 6) Height of water feature may not exceed height of adjacent wall / fence or a maximum of six (6) feet.

- 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 stackless or low profile in configuration.
- 9) Solar collectors must be designed and located so as to be unobtrusive and colors must be compatible with the dwelling unit. All supports and piping must be enclosed or screened from view.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) Homeowners desiring to perform substantial excavation must deal with access difficulties presented by narrow sideyards and retaining walls and/or fences.
- 14) Any homeowner requiring access through the adjoining property must secure and present the adjacent neighbor's cooperation in writing as part of the submittal.
- 15) 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.
- 16) Homeowners who desire excavation work may want to provide preliminary conceptual plans to the ARC before investing in a complete submittal package.
- 17) 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.
- 18) Individual homeowners who are considering adding a swimming pool and/or spa should retain a geotechnical consultant to review and accept the design.

- 19)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.
- 20)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.
- 21)Spas and similar water features—swimming pools, reflecting pools, koi ponds, and fountains—are permitted in private yards not visible from the street
- 22)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. Noise should be controlled to minimize the impact on neighbors.
- 23)All solar collectors must be designed and located to be unobtrusive. Profiles must be minimized. Colors must be compatible with the house. All supports and piping must be enclosed or screened from view.
- 24)Construction of the spa must not disturb neighbors' yards or property owned and/or maintained by the Maintenance association.
- 25)The use of a neighbors' yard for construction access is not permitted unless the neighbor has given consent. 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.

Fireplaces and Firepits:

- 1) Fireplaces and fire pits up to six (6) feet in height are to be held a minimum 3 feet clear from property lines, and perimeter walls and fences and a minimum of 5 feet clear from adjacent dwelling unit walls, whichever is the greater distance.

- 2) Fireplaces and fire pits more than six (6) feet and up to a maximum of twelve (12) feet in height are to be held a minimum five (5) feet or one half (1/2) their overall height from property lines, perimeter walls and fences and adjacent dwelling unit walls, whichever is the greater distance.
- 3) 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.
- 4) Overall height of the fireplace and/or fire pit 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.
- 5) 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.

Tree Setbacks:

- 1) All trees shall be setback a minimum of three (3) feet from the property lines, property line walls, fences and/or pilasters, common area walks, sidewalks, back of curbs, edges of multi-unit driveways, alleys or streets and shall be planted with a minimum eighteen inch deep “Deep Root” plastic root barrier or equal.

Exterior Lighting:

- 1) Lighting fixture locations, heights and sizes with bulb type and wattage shall be noted on plan.
- 2) Lights must be low voltage and/or 40 watt maximum per fixture.
- 3) Exterior lighting is to be indirect and shielded from adjacent properties.
- 4) No exterior lighting shall be placed or maintained upon any dwelling unit so as to cause an unreasonable glare or illumination upon any other private or common dwelling unit.
- 5) The height of ornamental poles, columns, pilasters or posts with their light fixtures may not exceed a maximum of six (6) feet in height.
- 6) Posts, poles, pilasters or columns with light fixtures must be set back from adjacent wall, fence or top of slope a minimum three (3) feet.
- 7) All lights must be compatible with dwelling unit design and should be simple in design & color.
- 8) No exposed wires or cables are allowed.
- 9) “High pressure sodium”, “metal halide” or other high voltage - high intensity lamp sources are not considered appropriate.

- 10) New exterior light fixtures—such as decorative wall fixtures, lanterns on short columns, Malibu lights, uplights, and light posts—must be compatible with the design of the house. They must be simple in design and color.
- 11) Overly ornate light fixtures (such as Victorian globes) or commercial light fixtures (such as contemporary light bollards with glass blocks) that establish an independent theme that conflicts with the overall street-scene are not permitted.
- 12) All flood lights and other utilitarian light fixtures must be screened from view of the street and adjacent homes. Light fixtures operated by motion detectors are permitted if approved by the Architectural Committee and if the fixture design is compatible with the architecture.

Basketball Backboards, Play Equipment and Structures:

- 1) If compatible with the house design; basketball backboards may be freestanding or permanently attached to the house. The backboard and all attachments must be painted to match adjacent surfaces to reduce their prominence on the building elevation.
- 2) 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.
- 3) If the play equipment exceeds this height limit it shall be screened by means of landscaping on the homeowner's dwelling unit.
- 4) 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.
- 5) In no case shall the play equipment exceed twelve (12) feet in height.
- 6) Design of all proposed play equipment shall be subject to height limit requirements and must be reviewed and approved by the ARC.
- 7) Basketball backboards are not allowed to be attached to the dwelling unit or its garage.
- 8) Permanent in-ground basketball posts and backboards are not allowed.
- 9) Any portable basketball backboard must be lowered and stored out of sight from common and/or public areas when not in use.
- 10) 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.

Flagpoles:

- 1) The design, material and installation of flagpoles of any kind (including decorative or seasonal flags) shall be subject to the review and approval of the ARC.
- 2) Flagpoles for the 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.
- 3) One (1) temporary flagpole per residence less than three (3) feet in length and with a flag

less than six (6) square feet in size and attached to the dwelling unit for seasonal displays is allowed.

- 4) 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 Architectural Committee regarding the impact on the community appearance.
- 5) The intent is to limit features that would establish an independent theme that conflicts with the overall street-scene.

Artificial Turf:

Description:

- 1) Artificial turf is a surface covering that is manufactured from synthetic plastic fibers made to look like natural grass. The artificial turf comes in a number of different heights, colors and textures dependent upon its application and the amount of activity for which it is intended. The advantages to artificial turf is mainly in the area of maintenance, as it resists heavy use (sports activities) better than natural / live turf and requires no irrigation or trimming. In some water districts, rebates are offered for those who install artificial turf.
- 2) Artificial turf does require some maintenance and has a useful life cycle to it and is not to be considered a never-to-be-replaced, permanent solution. Its biggest drawback can be appearance due to wear and tear, fading over time and the amount of heat build-up due to the properties and color of the plastic material itself during the warmer months. The heat build-up can be to a point where it will be uncomfortable to walk on in bare feet or to sit on directly or even on furniture. There is also a higher incidence of abrasion injuries with artificial versus natural turfs.

Aesthetic Considerations:

- 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 to the public.
- 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.
- 3) The use of indoor or outdoor carpet-type material is not approvable.
- 4) The approved material is to be installed in accordance with the manufacturers recommendations.
- 5) Provide a minimum two (2) feet wide planter bed between any artificial turf and adjoining properties if a vertical wall or fence does not exist.
- 6) Hold artificial turf 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.
- 7) 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.

Submittal Criteria:

- 1) Provide a scaled drawing of the yard areas that are proposed to have the artificial turf installed within and clearly note its location and extent along with any additional elements necessary based upon the aforementioned criteria.
- 2) 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.
- 3) Provide photos of the existing areas where the artificial turf is proposed.

Drought Tolerant Plant Material:

- 1) Drought Tolerant Plant Material is considered to be any plant material found in the current University of California Cooperative Extension and the California Department of Water Resources 'A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California'. All plants are to have a 'Very Low' or 'Low' rating for the South Coastal Region 3 column.
- 2) All Drought Tolerant Plant Material is to be irrigated by means of a 'soaker' style line either on grade or buried or an emitter type system where the line emits water at the root zone of the plant. Do not use conventional spray or impact systems.
- 3) All Drought Tolerant Plant Material is to be irrigated on a valve or valves which do not water any 'Moderate', 'High' or 'Very High' rated plants. Trees can differ from shrubs and ground cover areas in their water rating but must be irrigated by means of a separate and independent valve.
- 4) Refer to the attached list of Trees, Shrubs, Vines and Espaliers and Ground Covers that meet the aforementioned criteria for water ratings of 'Very Low' or 'Low' that fall within the South Coastal Region 3.
- 5) Typical material that can be used to cover the bare dirt include decomposed granite in a golden earth-toned color, pea gravel or Mexican Pebbles in an earth-toned color or shredded bark mulch in a brown color. All should provide a cover of no less than two (2) inches in thickness and must not be the dominant element. Planting should be spaced so as to cover eighty percent (80%) of the plant bed area within three (3) to four (4) growing seasons.

REFER TO THE ATTACHED RECOMMENDED PLANT LISTS ALONG WITH THEIR SETBACK REQUIREMENTS IN THE CASE OF TREES.

SUGGESTED TREE LIST FOR SMALL YARD SPACES

NOTE:

THE FOLLOWING IS A LISTING OF SUGGESTED PLANT MATERIAL THAT WOULD BE APPROPRIATE FOR SMALL YARD SPACES.

MIN. GROUND SETBACK IS GIVEN IN FEET AND IS MEASURED FROM THE CENTER OF THE TREE TRUNK TO THE FACE OF THE CLOSEST PROPERTY LINE WALL / FENCE / PILASTER / RESIDENCE

THE MINIMUM WIDTH OF THE PLANTING AREA WOULD NEED TO BE AT LEAST ONE (1) FOOT LARGER THAN THE STATED MINIMUM GROUND SETBACK WITH ROOT BARRIER.

	COMMON NAME	H2O RATING	TYPE	MIN. SETBACK W/ ROOT BARRIER
ACER PALMATUM & "VARIETIES"	JAPANESE MAPLE	HIGH	DECID.	3 FT.
AGONIS FLEXUOSA	PEPPERMINT WILLOW	MOD.	EVERG.	3 FT.
ARBUTUS UNEDO	MADRONE	LOW	EVERG.	3 FT.
BAUHANIA BLAKEANA	HONG KONG ORCHID TREE	MOD.	DECID.	3 FT.
BRACHYCHITON POPULNEUS	BOTTLE TREE	LOW	EVERG.	3 FT.
CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	LOW	EVERG.	3 FT.
CALLISTEMON VIMINALIS	WEeping BOTTLE BRUSH	MOD.	EVERG.	3 FT.
CARYOTA MITIS	CLUSTERED FISHTAIL PALM	MOD.	EVERG.	3 FT.
CARYOTA OCHLANDRA	CANTON FISHTAIL PALM	MOD.	EVERG.	3 FT.
CERCIS CANADENSIS	EASTERN REDBUD	MOD.	DECID.	3 FT.
CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	DECID.	3 FT.
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	MOD.	EVERG.	3 FT.
CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	MOD.	DECID.	3 FT.
CITRUS SPECIES (DWARF)	DWARF CITRUS	MOD.	EVERG.	3 FT.
CITRUS SPECIES (NON-DWARF)	NON-DWARF CITRUS	MOD.	EVERG.	4 FT.
CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	MOD.	EVERG.	3 FT.
CUPRESSUS SEMPERVIRENS "VARIETIES"	ITALIAN CYPRESS	LOW	EVERG.	3 FT.
ERIOBOTRYA "COPPERTONE"	COPPERTONE LOQUAT	MOD.	EVERG.	3 FT.
GLEDITSIA TRICANTHOS 'SKYLINE'	THORNLESS HONEY LOCUST	MOD.	DECID.	3FT.
HYMENOSPORUM FLAVUM	SWEETSHADE	MOD.	EVERG.	3 FT.
JUNIPERUS CHINENSIS TORULOSA	HOLLYWOOD JUNIPER	LOW	EVERG.	3 FT.
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	MOD.	DECID.	4 FT.
LAGERSTROEMIA INDICA "VARIETIES"	CRAPE MYRTLE VARIETIES	MOD.	DECID.	3 FT.
MAGNOLIA GRANDIFLORA "LITTLE GEM"	LITTLE GEM SO. MAGNOLIA	MOD.	EVERG.	3 FT.
MAGNOLIA GRANDIFLORA "ST. MARY"	ST. MARY'S MAGNOLIA	MOD.	EVERG.	3 FT.
MELALEUCA QUINQUENERVIA	CAJEPUT	MOD.	EVERG.	3 FT.
MICHELIA DOLTSOPA "SILVER CLOUD"	SWEET MICHELIA	MOD.	EVERG.	3 FT.
PINUS THUNBERGII	JAPANESE BLACK PINE	MOD.	EVERG.	3 FT.
PITTOSPORUM TENUIFOLIUM	TAWHIWHI	MOD.	EVERG.	3 FT.
PODOCARPUS SPECIES	FERN PINE, YEW PINE	MOD.	EVERG.	3 FT.
PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	MOD.	EVERG.	3 FT.
PRUNUS CERASIFERA "VARIETIES"	PURPLE LEAF PLUMS	MOD.	DECID.	3 FT.
RHUS LANCEA	AFRICAN SUMAC	LOW	EVERG.	3 FT.
STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	MOD.	EVERG.	3 FT.
TRACHYCARPUS FORTUNEI	WINDMILL PALM	MOD.	EVERG.	3 FT.
TRISTANIA CONFERTA	BRISBANE BOX	MOD.	EVERG.	3 FT.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION DROUGHT TOLERANT PLANT PALETTE

TYPE	BOTANICAL NAME	COMMON NAME	H2O RATING	GROUND SETBACK
	WRB = With a Root Barrier Ground Setback Number Given in Feet	N. A. = Not Applicable o.c. = On Center Triangula Spacing	Esp. - Espalier Grnd. Cvr. = Ground Cover	
Tree	ACACIA BAILEYANA	BAILEY ACACIA	LOW	6 OR 5 WRB
Tree	ACACIA BAILEYANA 'PURPUREA'	PURPLE LEAF ACACIA	LOW	6 OR 5 WRB
Tree	ACACIA CULTIFORMIS	KNIFE ACACIA	LOW	4 OR 3 WRB
Tree	ACACIA DECURRENS	GREEN WATTLE	LOW	6 OR 5 WRB
Tree	ACACIA LONGIFOLIA	SYDNEY GOLDEN WATTLE	LOW	5 OR 4 WRB
Tree	ACACIA MELANOXYLON	BLACKWOOD ACACIA	LOW	8 OR 5 WRB
Tree	ACCA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 OR 4 WRB
Tree	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	VERY LOW	6 OR 5 WRB
Tree	AGONIS FLEXUOSA	PEPPERMINT TREE	LOW	6 OR 5 WRB
Tree	AILANTHUS ALTISSIMA	TREE-OF-HEAVEN	LOW	8 OR 5 WRB
Tree	ALLOCASUARINA VERTICILLATA	COAST BEEFWOOD	LOW	5 OR 4 WRB
Tree	ARBUTUS UNEDO	STRAWBERRY TREE	LOW	4 OR 3 WRB
Tree	BRACHYCHITON ACERIFOLIUS	FLAME TREE	LOW	5 OR 4 WRB
Tree	BRACHYCHITON POPULNEUS	BOTTLE TREE	LOW	4 OR 3 WRB
Tree	BRAHEA ARMATA	BLUE HESPER PALM	LOW	3 WRB
Tree	BRAHEA EDULIS	GUADALUPE PALM	LOW	4 WRB
Tree	BUTIA CAPITATA	PINDO PALM	LOW	4 WRB
Tree	CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	LOW	4 OR 3 WRB
Tree	CASUARINA STRICTA	COAST BEEFWOOD	LOW	5 OR 4 WRB
Tree	CEDRUS ATLANTICA	ATLAS CEDAR	LOW	6 OR 5 WRB
Tree	CEDRUS DEODARA	DEODAR CEDAR	LOW	6 OR 5 WRB
Tree	CERATONIA SILIQUA	CAROB	LOW	10 OR 5 WRB
Tree	CERCIDIUM FLORIDUM	BLUE PALO VERDE	VERY LOW	6 OR 5 WRB
Tree	CERCIDIUM MICROPHYLLUM	LITTLE LEAF PALO VERDE	VERY LOW	6 OR 5 WRB
Tree	CERCIDIUM PRAECOX	SONORAN PALO VERDE	VERY LOW	6 OR 5 WRB
Tree	CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	4 OR 3 WRB
Tree	CERCOCARPUS BETULOIDES	WESTERN MOUNTAIN MAHOGANY	VERY LOW	4 OR 3 WRB
Tree	CHILOPSIS LINEARIS	DESERT WILLOW	VERY LOW	5 OR 4 WRB
Tree	CHILOPSIS LINEARIS 'DARK PURPLE'	DARK PURPLE DESERT WILLOW	VERY LOW	5 OR 4 WRB
Tree	CHITALPA TASHKENTENSIS	CHITALPA TREE	LOW	6 OR 5 WRB
Tree	CHORISIA SPECIOSA	FLOSS SILK TREE	LOW	6 OR 5 WRB
Tree	CORDYLINE AUSTRALIS	NEW ZEALAND CABBAGE TREE	LOW	4 OR 3 WRB
Tree	CUPRESSUS ARIZONICA SSP.	CUAYAMACA CYPRESS	VERY LOW	5 OR 4 WRB
Tree	CUPRESSUS GUADALUPENSIS FORBESII	TECATE CYPRESS	VERY LOW	5 OR 4 WRB
Tree	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	LOW	5 OR 3 WRB
Tree	DRACENA DRACO	DRAGON TREE	VERY LOW	4 OR 3 WRB
Tree	ERYTHRINA CAFFRA	KAFFIR BLOOM CORAL TREE	LOW	8 OR 5 WRB
Tree	ERYTHRINA CRISTA-GALLI	COCKSPUR CORAL TREE	LOW	6 OR 5 WRB
Tree	ERYTHRINA HUMEANA	NATAL CORAL TREE	LOW	6 OR 5 WRB
Tree	ERYTHRINA X BIDWILLII	CORAL TREE	LOW	6 OR 5 WRB
Tree	EUCALYPTUS CAMALDULENSIS	RED GUM	LOW	6 OR 5 WRB
Tree	EUCALYPTUS CITRIODORA	LEMON SCENTED GUM	LOW	4 OR 3 WRB

NORTHWOOD POINTE MAINTENANCE ASSOCIATION

DROUGHT TOLERANT PLANT PALETTE

TYPE	BOTANICAL NAME	COMMON NAME	H2O RATING	GROUND SETBACK
	WRB = With a Root Barrier Ground Setback Number Given in Feet	N. A. = Not Applicable o.c. = On Center Triangula Spacing	Esp. - Espalier Grnd. Cvr. = Ground Cover	
Tree	EUCALYPTUS CLADOCALYX	SUGAR GUM	LOW	5 OR 4 WRB
Tree	EUCALYPTUS LEHMANNII	BUSHY YATE	LOW	4 OR 3 WRB
Tree	EUCALYPTUS LEUCOXYLON	WHITE IRONBARK	LOW	5 OR 4 WRB
Tree	EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR GUM	LOW	5 OR 4 WRB
Tree	EUCALYPTUS RUDIS	FLOODED GUM	LOW	5 OR 4 WRB
Tree	EUCALYPTUS SIDEROXYLON	RED IRONBARK	LOW	5 OR 4 WRB
Tree	EUCALYPTUS TORQUATA	CORAL GUM	LOW	4 OR 3 WRB
Tree	EUCALYPTUS VIMINALIS	MANNA GUM	LOW	6 OR 5 WRB
Tree	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 OR 4 WRB
Tree	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	LOW	5 OR 4 WRB
Tree	GREVILLEA ROBUSTA	SILK OAK	LOW	8 OR 5 WRB
Tree	HETEROMELES ARBUTIFOLIA	TOYON TREE	LOW	6 OR 5 WRB
Tree	JUGLANS CALIFORNICA	SOUTHERN CALIFORNIA BLACK WALNUT	LOW	5 OR 4 WRB
Tree	JUNIPERUS CHINENSIS TORULOSA	HOLLYWOOD JUNIPER	LOW	3 WRB
Tree	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	LOW	5 OR 4 WRB
Tree	LAGUNARIA PATERSONII	PRIMROSE TREE	LOW	6 OR 5 WRB
Tree	LAURUS NOBILIS	SWEET BAY	LOW	5 OR 4 WRB
Tree	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	LOW	6 OR 5 WRB
Tree	LITHOCARPUS DENSIFLORUS	TANBARK OAK	LOW	8 OR 5 WRB
Tree	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	VERY LOW	5 OR 4 WRB
Tree	MELALEUCA LINARIIFOLIA	FLAXLEAF PAPERBARK	LOW	5 OR 4 WRB
Tree	MELALEUCA STYPHELIODES	PRICKLY-LEAFED PAPERBACK	LOW	5 OR 4 WRB
Tree	MELIA AZEDARACH	CHINABERRY	VERY LOW	8 OR 5 WRB
Tree	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	6 OR 5 WRB
Tree	NERIUM OLEANDER (STD.)	OLEANDER	LOW	3 WRB
Tree	NOLINA RECURVATA	BOTTLE PALM	LOW	5 OR 4 WRB
Tree	OLEA EUROPAEA (MULTI)	OLIVE	LOW	5 OR 4 WRB
Tree	OLEA EUROPAEA 'SWAN HILL' (MULTI, FRUITLESS)	SWAN HILL (FRUITLESS) OLIVE	LOW	5 OR 4 WRB
Tree	PACHYPODIUM LAMEREI	MADAGASCAR PALM	LOW	4 OR 3 WRB
Tree	PARKINSONIA ACULEATA	MEXICAN PALO VERDE	LOW	6 OR 5 WRB
Tree	PARKINSONIA FLORIDA	BLUE PALO VERDE	VERY LOW	6 OR 5 WRB
Tree	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	LOW	4 WRB
Tree	PHOENIX DACTYLIFERA	DATE PALM	LOW	4 WRB
Tree	PINUS BRUTIA	CALABRIAN PINE	LOW	5 OR 4 WRB
Tree	PINUS BRUTIA 'ELDARICA'	AFGHAN PINE	LOW	5 OR 4 WRB
Tree	PINUS CANARIENSIS	CANARY ISLAND PINE	LOW	4 OR 3 WRB
Tree	PINUS COULTERI	COULTER PINE	LOW	5 OR 4 WRB
Tree	PINUS ELDARICA	AFGHAN PINE	LOW	5 OR 4 WRB
Tree	PINUS HALEPENSIS	ALEPPO PINE	LOW	6 OR 5 WRB
Tree	PINUS PINEA	ITALIAN STONE PINE	LOW	8 OR 5 WRB
Tree	PINUS TORREYANA	TORREY PINE	LOW	8 OR 5 WRB

NORTHWOOD POINTE MAINTENANCE ASSOCIATION DROUGHT TOLERANT PLANT PALETTE

TYPE	BOTANICAL NAME	COMMON NAME	H2O RATING	GROUND SETBACK
	WRB = With a Root Barrier Ground Setback Number Given in Feet	N. A. = Not Applicable o.c. = On Center Triangula Spacing	Esp. - Espalier Grnd. Cvr. = Ground Cover	
Tree	PITTOSPORUM PHILLYRAEOIDES	WILLOW PITTOSPORUM	LOW	5 OR 4 WRB
Tree	PROSOPIS ALBA	ARGENTINE MESQUITE	LOW	8 WRB
Tree	PROSOPIS GLANDULOSA	CHILEAN MESQUITE	LOW	8 WRB
Tree	PROSOPIS PUBESCENS	TORNILLO / SCREW-BEAN MESQUITE	LOW	8 WRB
Tree	PROSOPIS VELUTINA	ARIZONA MESQUITE	LOW	8 WRB
Tree	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	VERY LOW	5 OR 4 WRB
Tree	PRUNUS ILICIFOLIA 'LYONII'	CATALINA ISLAND CHERRY	VERY LOW	5 OR 4 WRB
Tree	QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW	8 OR 5 WRB
Tree	QUERCUS BERBERIDIFOLIA	CALIFORNIA SCRUB OAK	VERY LOW	5 OR 4 WRB
Tree	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	LOW	8 OR 5 WRB
Tree	QUERCUS DOUGLASII	BLUE OAK	VERY LOW	8 OR 5 WRB
Tree	QUERCUS 'ENGELMANNII'	MESA OAK	LOW	8 OR 5 WRB
Tree	QUERCUS ILEX	HOLLY OAK	LOW	6 OR 5 WRB
Tree	QUERCUS SUBER	CORK OAK	LOW	6 OR 5 WRB
Tree	QUERCUS WISLIZENII	INTERIOR LIVE OAK	VERY LOW	6 OR 5 WRB
Tree	RHAMNUS ILICIFOLIA	HOLLYLEAF REDBERRY	VERY LOW	5 OR 4 WRB
Tree	RHUS LANCEA	AFRICAN SUMAC	LOW	4 OR 3 WRB
Tree	ROBINIA AMBIGUA 'IDAHOENSIS'	IDAHO LOCUST	LOW	8 OR 5 WRB
Tree	ROBINIA AMBIGUA 'PURPLE ROBE'	PURPLE ROBE LOCUST	LOW	8 OR 5 WRB
Tree	ROBINIA PSUEDOACACIA	BLACK LOCUST	LOW	8 OR 5 WRB
Tree	SAMBUCUS MEXICANA	BLUE ELDERBERRY	LOW	8 OR 5 WRB
Tree	SCHINUS MOLLE	CALIFORNIA PEPPER	VERY LOW	8 OR 5 WRB
Tree	VITEX AGNUS-CASTUS	CHASTE TREE	LOW	6 OR 5 WRB
Tree	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	LOW	4 OR 3 WRB
Tree	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	LOW	4 OR 3 WRB
Tree	YUCCA BREVIFOLIA	JOSHUA TREE	LOW	3 WRB
Tree	ZELKOVA SERRATA	SAWLEAF ZELKOVA	LOW	10 OR 5 WRB
Shrub	AEONIUM ARBOREUM 'ATROPURPUREUM'	PURPLE CANARY ISLAND ROSE	LOW	N. A.
Shrub	AGAVE AMERICANA 'CORNELIUS'	MONSTER CENTURY PLANT	LOW	N. A.
Shrub	AGAVE AMERICANA	CENTURY PLANT	LOW	N. A.
Shrub	ALOE ARBORESCENS	TORCH ALOE	LOW	N. A.
Shrub	ALOE ARISTATA	DWARF ALOE	LOW	N. A.
Shrub	AGAVE ATTENUATA	AGAVE	LOW	N. A.
Shrub	AGAVE AUGUSTIFOLIA 'WOODROWII'	WOODROW AGAVE	LOW	N. A.
Shrub	AEONIUM ARBOREUM 'ZWARTKOP'	BLACK ROSE AEONIUM	LOW	N. A.
Shrub	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	LOW	N. A.
Shrub	AGAVE BRACTEOSA	SQUID AGAVE	LOW	N. A.
Shrub	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	LOW	N. A.
Shrub	ACACIA LATIFOLIA	SYDNEY GOLDEN WATTLE	LOW	N. A.
Shrub	ACACIA ONGERUP	PROSTRATE ACACIA	LOW	N. A.
Shrub	ACCA SELLOWIANA	PINEAPPLE GUAVA	LOW	N. A.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION DROUGHT TOLERANT PLANT PALETTE

TYPE	BOTANICAL NAME	COMMON NAME	H2O RATING	GROUND SETBACK
	WRB = With a Root Barrier Ground Setback Number Given in Feet	N. A. = Not Applicable o.c. = On Center Triangula Spacing	Esp. - Espalier Grnd. Cvr. = Ground Cover	
Shrub	ACHILLEA TOMENTOSA	WOOLY YARROW	LOW	N. A.
Shrub	ADENOSTOMA FASCICULATUM 'BLACK DIAMOND'	COMPACT CHAMISE	VERY LOW	N. A.
Shrub	ADENOSTOMA FASCICULATUM	CHAMISE	VERY LOW	N. A.
Shrub	AEONIUM ARBOREUM	CANARY ISLAND ROSE	LOW	N. A.
Shrub	AEONIUM ARBOREUM 'CYCLOPS'	CYCLOPS AEONIUM	LOW	N. A.
Shrub	AEONIUM DECORUM	COPPER AEONIUM	LOW	N. A.
Shrub	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	LOW	N. A.
Shrub	AEONIUM HAWORTHII	PINWHEEL AEONIUM	LOW	N. A.
Shrub	AEONIUM 'KIWI'	TRICOLOR AEONIUM	LOW	N. A.
Shrub	AEONIUM 'SUNBURST'	COPPER PINWHEEL AEONIUM	LOW	N. A.
Shrub	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	LOW	N. A.
Shrub	AGAVE FILIFERA	THREAD AGAVE	LOW	N. A.
Shrub	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	LOW	N. A.
Shrub	AGAVE WEBERI	WEBER'S AGAVE	LOW	N. A.
Shrub	ACACIA LONGIFOLIA	SYDNEY GOLDEN WATTLE	LOW	N. A.
Shrub	ALOE BREVIFOLIA	SHORT-LEAF ALOE	LOW	N. A.
Shrub	ALYOGYNE HUEGELII	BLUE HIBISCUS	LOW	N. A.
Shrub	ALOE MACULATA	SOAP ALOE	LOW	N. A.
Shrub	ALOE STRIATA	CORAL ALOE	LOW	N. A.
Shrub	ALOE VERA	MEDICINAL ALOE	LOW	N. A.
Shrub	AMARYLLIS BELLADONNA	BELLADONNA LILY - NAKED LADY	VERY LOW	N. A.
Shrub	ACHILLEA MILLEFOLIUM	COMMON YARROW	LOW	N. A.
Shrub	ADENOSTOMA FASCICULATUM 'NICOLAS'	PROSTRATE CHAMISE	VERY LOW	N. A.
Shrub	ANIGOZANTHUS FLAVIDUS 'RED'	RED KANGAROO PAW	LOW	N. A.
Shrub	ANISACANTHUS QUADRIFOIUS 'WRIGHTII'	WRIGHT'S DESERT HONEYSUCKLE	LOW	N. A.
Shrub	ANIGOZANTHUS VIRIDIS	GREEN KANGAROO PAW	LOW	N. A.
Shrub	ALOE PLICATILIS	FAN ALOE	LOW	N. A.
Shrub	AGAVE POTATORUM	BUTTERFLY AGAVE	LOW	N. A.
Shrub	ARCTOSTAPHYLOS HOOKERI	MONTEREY MANZANITA	LOW	N. A.
Shrub	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	LOW	N. A.
Shrub	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	LOW	N. A.
Shrub	ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	LOW	N. A.
Shrub	ATRIPLEX CANESCENS	FLOWERING SALTBUSH	VERY LOW	N. A.
Shrub	ATRIPLEX LENTIFORMIS BREWERI	COASTAL QUAIL BUSH	VERY LOW	N. A.
Shrub	ATRIPLEX SEMIBACCATA	AUSTRALIAN SALTBUSH	VERY LOW	N. A.
Shrub	AEONIUM ARBOREUM 'TIP TOP'	DWARF TREE AEONIUM	LOW	N. A.
Shrub	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	LOW	N. A.
Shrub	ARCTOSTAPHYLOS UVA-URSI 'POINTE REYES'	POINTE REYES MANZANITA	LOW	N. A.
Shrub	BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	VERY LOW	N. A.
Shrub	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	LOW	N. A.
Shrub	BOUGAINVILLEA 'HAWAII'	HAWAII BOUGAINVILLEA	LOW	N. A.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION DROUGHT TOLERANT PLANT PALETTE

TYPE	BOTANICAL NAME	COMMON NAME	H2O RATING	GROUND SETBACK
	WRB = With a Root Barrier Ground Setback Number Given in Feet	N. A. = Not Applicable o.c. = On Center Triangula Spacing	Esp. - Espalier Grnd. Cvr. = Ground Cover	
Shrub	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	LOW	N. A.
Shrub	BACCHARIS PILULARIS CONSANQUINEA	CHAPARRAL BROOM	LOW	N. A.
Shrub	BERBERIS X GLADWYNENSIS 'WILLIAM PENN'	WILLIAM PEN BARBERRY	LOW	N. A.
Shrub	CEANOTHUS 'ANCHOR BAY'	ANCHOR BAY CEANOTHUS	LOW	N. A.
Shrub	CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	LOW	N. A.
Shrub	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	VERY LOW	N. A.
Shrub	CRASSULA ARBORESCENS	SILVER JADE PLANT	LOW	N. A.
Shrub	CARPENTERIA CALIFORNICA	GUSH ANEMONE	LOW	N. A.
Shrub	CORREA 'CARMINE BELLS'	RED AUSTRALIAN FUCHSIA	LOW	N. A.
Shrub	CRASSULA CAPITELLA 'CAMPFIRE'	CAMPFIRE JADE	LOW	N. A.
Shrub	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	LOW	N. A.
Shrub	CRASSULA CAPITELLA THYRSIFLORA	PAGODA VILLAGE JADE	LOW	N. A.
Shrub	CEANOTHUS 'BLUE CUSHION'	BLUE CUSHION CEANOTHUS	LOW	N. A.
Shrub	CEANOTHUS 'CENTENNIAL'	CENTENNIAL CEANOTHUS	LOW	N. A.
Shrub	CEANOTHUS GLORIOSUS	POINTE REYES CEANOTHUS	LOW	N. A.
Shrub	CEANOTHUS IMPRESSUS	SANTA BARBARA CEANOTHUS	LOW	N. A.
Shrub	CEANOTHUS MARITIMUS	MARITIME CEANOTHUS	LOW	N. A.
Shrub	CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	N. A.
Shrub	CEANOTHUS MARITIMUS 'POPCORN'	POPCORN MARITIME CEANOTHUS	LOW	N. A.
Shrub	CEANOTHUS PROSTRATUS	SQUAW CARPET	LOW	N. A.
Shrub	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER	LOW	N. A.
Shrub	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	EARLY SUNRISE COREOPSIS	LOW	N. A.
Shrub	CEANOTHUS GRISEUS 'SANTA ANA'	SANTA ANA CARMEL CREEPER	LOW	N. A.
Shrub	CEANOTHUS GRI. HORIZ. 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	LOW	N. A.
Shrub	CORREA 'IVORY BELLS'	WHITE AUSTRALIAN FUCHSIA	LOW	N. A.
Shrub	CISTUS HYBRIDUS	WHITE ROCKROSE	LOW	N. A.
Shrub	CISTUS PURPUREUS	ORCHID ROCKROSE	LOW	N. A.
Shrub	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	LOW	N. A.
Shrub	CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER CEANOTHUS	LOW	N. A.
Shrub	CEANOTHUS 'JULIA PHELPS'	JULIA PHELPS CEANOTHUS	LOW	N. A.
Shrub	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	VERY LOW	N. A.
Shrub	CLEOME ISOMERIS	BLADDERPOD	VERY LOW	N. A.
Shrub	CLIVIA MINIATA	KAFFIR LILY	LOW	N. A.
Shrub	CRASSULA NUDICAULIS PLATYPHYLLA	TRICOLOR JADE	LOW	N. A.
Shrub	COREOPSIS AURICULATA 'NANA'	DWARF COREOPSIS	LOW	N. A.
Shrub	CONVOLVULUS CNEORUM	SHRUB MORNING GLORY	LOW	N. A.
Shrub	COMAROSTAPHYLIS DIVERSIFOLIA	SUMMER HOLLY	VERY LOW	N. A.
Shrub	COTONEASTER CONGESTUS	PYRENEES COTONEASTER	LOW	N. A.
Shrub	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	LOW	N. A.
Shrub	COTONEASTER LACTEUS	PARNEY COTONEASTER	LOW	N. A.
Shrub	COTONEASTER MICROPHYLLUS	ROCKSPRAY COTONEASTER	LOW	N. A.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION DROUGHT TOLERANT PLANT PALETTE

TYPE	BOTANICAL NAME	COMMON NAME	H2O RATING	GROUND SETBACK
	WRB = With a Root Barrier Ground Setback Number Given in Feet	N. A. = Not Applicable o.c. = On Center Triangula Spacing	Esp. - Espalier Grnd. Cvr. = Ground Cover	
Shrub	COTYLEDON ORBICULATA	PIG'S EAR	LOW	N. A.
Shrub	COREOPSIS VERTICILLATA	THREADLEAF COREOPSIS	LOW	N. A.
Shrub	CRASSULA PERFOLIATA FALCATA	AIRPLANE PLANT	LOW	N. A.
Shrub	CRASSULA ARGENTEA	JADE PLANT	LOW	N. A.
Shrub	CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN CEANOTHUS	LOW	N. A.
Shrub	CRASSULA MUSCOSA	WATCH CHAIN	LOW	N. A.
Shrub	CRASSULA OVATA 'GOLLUM'	GOLLUM JADE	LOW	N. A.
Shrub	CEANOTHUS RIGIDUS 'SNOWBALL'	SNOWBALL CEANOTHUS	LOW	N. A.
Shrub	CEANOTHUS 'SIERRA BLUE'	SIERRA BLUE CEANOTHUS	LOW	N. A.
Shrub	CEANOTHUS THYRSIFLORUS 'SKYLARK'	SKYLARK CEANOTHUS	LOW	N. A.
Shrub	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	LOW	N. A.
Shrub	DUDLEYA BRITTONII	LIVE FOREVER	VERY LOW	N. A.
Shrub	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	LOW	N. A.
Shrub	DENDROMECON HARFORDII	CHANNEL ISLAND BUSH POPPY	VERY LOW	N. A.
Shrub	DENDROMECON RIGIDA	BUSH POPPY	VERY LOW	N. A.
Shrub	DODONAEA VISCOSA	HOPSEED BUSH	LOW	N. A.
Shrub	DUDLEYA CAESPITOSA	SEALETTUCE	VERY LOW	N. A.
Shrub	DUDLEYA FARINOSA	CLIFF LETTUCE	VERY LOW	N. A.
Shrub	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	LOW	N. A.
Shrub	ECHEVERIA AGAVOIDES 'LIPSTICK'	LIPSTICK WAX AGAVE	LOW	N. A.
Shrub	ECHEVERIA 'BLUE CURLS'	BLUE CURLS ECHEVERIA	LOW	N. A.
Shrub	ECHEVERIA 'BLACK PRINCE'	BLACK PRINCE ECHEVERIA	LOW	N. A.
Shrub	ECHEVERIA 'BIG RED'	BIG RED HEN AND CHICK	LOW	N. A.
Shrub	ECHEVERIA AGAVOIDES	WAX AGAVE	LOW	N. A.
Shrub	ECHIUM CANDICANS	PRIDE OF MADEIRA	LOW	N. A.
Shrub	ECHEVERIA DERENBERGII	PAINTED LADY	LOW	N. A.
Shrub	ECHEVERIA ELEGANS	WHITE MEXICAN ROSE	LOW	N. A.
Shrub	ECHIUM FASTUOSUM	PRIDE OF MADEIRA	LOW	N. A.
Shrub	ECHEVERIA GLAUCA	BLUE ECHEVERIA	LOW	N. A.
Shrub	ECHEVARIA IMBRICATA	HEN and CHICKS	LOW	N. A.
Shrub	ECHEVERIA NODULOSA	PAINTED ECHEVERIA	LOW	N. A.
Shrub	ECHEVERIA SHAVIANA	MEXICAN HENS	LOW	N. A.
Shrub	ELAEAGNUS PUNGENS	SILVERBERRY	LOW	N. A.
Shrub	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	VERY LOW	N. A.
Shrub	ENCELIA FARINOSA	BRITTLE BUSH	VERY LOW	N. A.
Shrub	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	VERY LOW	N. A.
Shrub	EURYOPS PECTINATUS	GOLDEN SHRUB DAISY	LOW	N. A.
Shrub	FALLUGIA PARADOXA	APACHE PLUM	VERY LOW	N. A.
Shrub	FREMONTODENDRON CALIFORNICUM	COMMON FLANNEL BUSH	VERY LOW	N. A.
Shrub	FEROCACTUS VIRIDESCENS	COAST BARREL CACTUS	VERY LOW	N. A.
Shrub	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	N. A.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION DROUGHT TOLERANT PLANT PALETTE

TYPE	BOTANICAL NAME	COMMON NAME	H2O RATING	GROUND SETBACK
	WRB = With a Root Barrier Ground Setback Number Given in Feet	N. A. = Not Applicable o.c. = On Center Triangula Spacing	Esp. - Espalier Grnd. Cvr. = Ground Cover	
Shrub	FREMONTODENDRON 'EL DORADO GOLD'	EL DORADO GOLD FLANNEL BUSH	VERY LOW	N. A.
Shrub	GALVEZIA JUNCEA	BAJA BUSH SNAPDRAGON	VERY LOW	N. A.
Shrub	GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	VERY LOW	N. A.
Shrub	GRAPTOVERIA 'FRED IVES'	FRED IVES STONECROP	LOW	N. A.
Shrub	GRAPTOPETALUM PARAGUAYENSE 'PINKY'	MOTHER OF PEARL PLANT	LOW	N. A.
Shrub	GRAPTOSEDUM 'BRONZE'	CHOCOLATE SEDUM	LOW	N. A.
Shrub	GREVILLEA LANIGERA	WOOLY GREVILLEA	LOW	N. A.
Shrub	GREVILLEA 'NOELII'	GREVILLEA	LOW	N. A.
Shrub	GRAPTOVERIA 'OPALINA'	GHOST PLANT	LOW	N. A.
Shrub	GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER BUSH SNAPDRAGON	VERY LOW	N. A.
Shrub	GRAPTOSEDUM 'VERA HIGGINS'	CHOCOLATE DONKEYTAIL	LOW	N. A.
Shrub	HAWORTHIA FASCIATA	ZEBRA PLANT	LOW	N. A.
Shrub	HAKEA SUAVEOLENS	SWEET HAKEA	LOW	N. A.
Shrub	HETEROMELES ARBUTIFOLIA	TOYON	LOW	N. A.
Shrub	HESPERALOE PARVIFLORA	RED YUCCA	VERY LOW	N. A.
Shrub	ILEX VOMITORIA 'STOKE'S DWARF'	DWARF YAUPON	LOW	N. A.
Shrub	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	LOW	N. A.
Shrub	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	LOW	N. A.
Shrub	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	LOW	N. A.
Shrub	JUNIPERUS CHINENSIS 'PFITZERANA'	PFITZER JUNIPER	LOW	N. A.
Shrub	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	LOW	N. A.
Shrub	JUNIPERUS SABINA 'BLUE DANUBE'	BLUE DANUBE JUNIPER	LOW	N. A.
Shrub	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	LOW	N. A.
Shrub	JUNIPERUS CHINENSIS 'SAN JOSE'	SAN JOSE JUNIPER	LOW	N. A.
Shrub	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMARIX JUNIPER	LOW	N. A.
Shrub	JUSTICIA CALIFORNICA	CHUPAROSA	VERY LOW	N. A.
Shrub	KALANCHOE LUCIAE	PADDLE PLANT	LOW	N. A.
Shrub	KALANCHOE BLOSSFELDIANA	PANCAKE PLANT	LOW	N. A.
Shrub	KNIPHOFIA UVARIA (HYBRIDS)	RED-HOT POKER	LOW	N. A.
Shrub	LAVATERA ASSURGENTIFLORA	TREE MALLOW	LOW	N. A.
Shrub	LANTANA CAMARA	LANTANA	LOW	N. A.
Shrub	LAVANDULA DENTATA 'CANDICANS'	FRENCH GRAY LAVENDER	LOW	N. A.
Shrub	LANTANA MONTEVIDENSIS	TRAILING LANTANA	LOW	N. A.
Shrub	LAURUS NOBILIS	SWEET BAY	LOW	N. A.
Shrub	LANTANA RADIATION	RADIATION LANTANA	LOW	N. A.
Shrub	LAVANDULA STOECHAS	SPANISH LAVENDER	LOW	N. A.
Shrub	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS RANGER	LOW	N. A.
Shrub	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	LOW	N. A.
Shrub	LIMONIUM PEREZII	SEA LAVENDER	LOW	N. A.
Shrub	LONICERA JAPONICA	JAPANESE HONEYSUCKLE	LOW	N. A.
Shrub	MAHONIA LOMARIIFOLIA	CHINESE HOLLY GRAPE	LOW	N. A.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION DROUGHT TOLERANT PLANT PALETTE

TYPE	BOTANICAL NAME	COMMON NAME	H2O RATING	GROUND SETBACK
	WRB = With a Root Barrier Ground Setback Number Given in Feet	N. A. = Not Applicable o.c. = On Center Triangula Spacing	Esp. - Espalier Grnd. Cvr. = Ground Cover	
Shrub	MAHONIA REPENS	CREEPING MAHONIA	LOW	N. A.
Shrub	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	LOW	N. A.
Shrub	MELALEUCA NESOPHILA	PINK MELALEUCA	LOW	N. A.
Shrub	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	LOW	N. A.
Shrub	MIMULUS CARDINALIS	SCARLET MONKEYFLOWER	LOW	N. A.
Shrub	MIMULUS GUTTATUS	GOLDEN MONKEYFLOWER	LOW	N. A.
Shrub	MIMULUS PUNICEUS	RED MONKEYFLOWER	LOW	N. A.
Shrub	MONARDELLA VILLOSA	COYOTE MINT	LOW	N. A.
Shrub	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	N. A.
Shrub	MUHLENBERGIA RIGENS	DEER GRASS	LOW	N. A.
Shrub	MYRSINE AFRICANA	AFRICAN BOXWOOD	LOW	N. A.
Shrub	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	N. A.
Shrub	MYOPORUM PACIFICUM	PACIFIC MYOPORUM	LOW	N. A.
Shrub	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	N. A.
Shrub	NANDINA DOMESTICA 'COMPACTA'	COMPACT HEAVENLY BAMBOO	LOW	N. A.
Shrub	NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF HEAV. BAMBOO	LOW	N. A.
Shrub	NOLINA PARRYI	PARRY'S NOLINA	VERY LOW	N. A.
Shrub	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	LOW	N. A.
Shrub	NERIUM OLEANDER 'PETITE RED'	PETITE RED OLEANDER	LOW	N. A.
Shrub	NERIUM OLEANDER 'PETITE WHITE'	PETITE WHITE OLEANDER	LOW	N. A.
Shrub	OENOTHERA SPECIOSA 'CHILDSII'	MEXICAN EVENING PRIMROSE	LOW	N. A.
Shrub	OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR	VERY LOW	N. A.
Shrub	OPUNTIA PARRYII	SNAKE CHOLLA	VERY LOW	N. A.
Shrub	OPUNTIA PROLIFERA	COASTAL CHOLLA	VERY LOW	N. A.
Shrub	PORTULACARIA AFRA 'AUREA'	YELLOW RAINBOW BUSH	LOW	N. A.
Shrub	PORTULACARIA AFRA FORMA MACROPHYLLA	LARGE LEAF ELEPHANT FOOD	LOW	N. A.
Shrub	PORTULACARIA AFRA 'PROSTRATA'	DWARF ELEPHANT FOOD	LOW	N. A.
Shrub	PORTULACARIA AFRA 'VARIEGATA'	RAINBOW BUSH	LOW	N. A.
Shrub	PENSTEMON HETEROPHYLLUS	CALIFORNIA PENSTEMON	LOW	N. A.
Shrub	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	LOW	N. A.
Shrub	PHORMIUM TENAX	NEW ZEALAND FLAX	LOW	N. A.
Shrub	PORTULACARIA AFRA	ELEPHANT'S FOOD	LOW	N. A.
Shrub	PYRACANTHA COCCINEA	FIRETHORN	LOW	N. A.
Shrub	PROSOPIS GLANDULOSA	CHILEAN MESQUITE	LOW	N. A.
Shrub	PYRACANTHA KOIDZUMII 'SANTA CRUZ'	SANTA CRUZ FIRETHORN	LOW	N. A.
Shrub	PYRACANTHA 'FORTUNEANA'	FIRETHORN	LOW	N. A.
Shrub	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW	N. A.
Shrub	RHAMNUS CALIFORNICA	COFFEEBERRY	VERY LOW	N. A.
Shrub	RHAMNUS ILICIFOLIA	HOLLYLEAF REDBERRY	VERY LOW	N. A.
Shrub	RHUS OVATA	SUGAR BUSH	VERY LOW	N. A.
Shrub	RIBES AUREUM	GOLDEN CURRANT	LOW	N. A.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION DROUGHT TOLERANT PLANT PALETTE

TYPE	BOTANICAL NAME	COMMON NAME	H2O RATING	GROUND SETBACK
	WRB = With a Root Barrier Ground Setback Number Given in Feet	N. A. = Not Applicable o.c. = On Center Triangula Spacing	Esp. - Espalier Grnd. Cvr. = Ground Cover	
Shrub	RIBES INDECORUM	WHITE FLOWERING CURRANT	LOW	N. A.
Shrub	RIBES MALVACEUM	CHAPARRAL CURRANT	VERY LOW	N. A.
Shrub	RHUS INTEGRIFOLIA	LEMONADE BERRY	VERY LOW	N. A.
Shrub	RIBES SANGUINEUM	RED FLOWERING CURRANT	LOW	N. A.
Shrub	RIBES VIBURNIFOLIUM	CATALINA PERFUME	LOW	N. A.
Shrub	RHUS LAURINA	LAUREL SUMAC	VERY LOW	N. A.
Shrub	ROSMARINUS OFFICINALIS 'M. JESSUP'S UPRIGHT'	ROSEMARY	LOW	N. A.
Shrub	ROMNEYA COULTERI	MATILJA POPPY	VERY LOW	N. A.
Shrub	ROSMARINUS 'LOCKWOOD DE FOREST'	LOCKWOOD ROSEMARY	LOW	N. A.
Shrub	ROSMARINUS OFFICINALIS	ROSEMARY	LOW	N. A.
Shrub	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	LOW	N. A.
Shrub	RIBES SPECIOSUM	FUCHSIA FLOWERING CURRANT	LOW	N. A.
Shrub	SALVIA ALPINA	WHITE SAGE	VERY LOW	N. A.
Shrub	SALVIA CLEVELANDII	CLEVELAND SAGE	VERY LOW	N. A.
Shrub	SALVIA GREGGII	AUTUMN SAGE	LOW	N. A.
Shrub	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW	N. A.
Shrub	SALVIA MELLIFERA	BLACK SAGE	LOW	N. A.
Shrub	SALVIA SPLENDENS	SCARLET SAGE	LOW	N. A.
Shrub	SANTOLINA ROSMARINIFOLIA (S. VIRENS)	LAVENDER COTTON	LOW	N. A.
Shrub	SEMPERVIVUM ARACHNOIDEUM 'COBWEB BUTTONS'	COBWEB HOUSELEEK	LOW	N. A.
Shrub	SEDUM ANGLICUM	ENGLISH STONECROP	LOW	N. A.
Shrub	SENECIO CINERARIA	DUSTY MILLER	LOW	N. A.
Shrub	SEDUM DENDROIDEUM	STONE TREECROP	LOW	N. A.
Shrub	SENECIO MANDRALISCAE	BLUE FINGERS	LOW	N. A.
Shrub	SEDUM PACHYPHYLLUM	JELLY BEAN PLANT	LOW	N. A.
Shrub	SEDUM RUBROTINCTUM	PORK AND BEANS	LOW	N. A.
Shrub	SENECIO SERPENS	BLUE CHALKSTICKS	LOW	N. A.
Shrub	SENECIO VITALIS	NARROW-LEAF CHALKSTICKS	LOW	N. A.
Shrub	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	LOW	N. A.
Shrub	SIMMONDSIA CHINENSIS	JOJOBA, GOATNUT	VERY LOW	N. A.
Shrub	SEDUM KAMTSCHATICUM 'VARIEGATUM'	KAMTSCHATICUM STONECROP	LOW	N. A.
Shrub	SALVIA LEUCOPHYLLA 'POINT SAL'	POINT SAL PURPLE SAGE	LOW	N. A.
Shrub	SEMPERVIVUM MONTANUM	HOUSELEEK	LOW	N. A.
Shrub	SEDUM MORGANIANUM	DONKEY TAIL	LOW	N. A.
Shrub	SAMBUCUS MEXICANA	BLUE ELDERBERRY	LOW	N. A.
Shrub	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	N. A.
Shrub	SPHAERALCEA AMBIGUA	APRICOT MALLOW / DESERT MALLOW	LOW	N. A.
Shrub	SEDUM RUPESTRE 'ANGELINA'	SEDUM 'ANGELINA'	LOW	N. A.
Shrub	SEDUM SPATHIFOLIUM	PACIFIC STONECROP	LOW	N. A.
Shrub	SEDUM SPURIUM 'VOODOO'	VOODOO STONECROP	LOW	N. A.
Shrub	SEMPERVIVUM TECTORUM 'GREENII'	HEN AND CHICKENS	LOW	N. A.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION DROUGHT TOLERANT PLANT PALETTE

TYPE	BOTANICAL NAME	COMMON NAME	H2O RATING	GROUND SETBACK
	WRB = With a Root Barrier Ground Setback Number Given in Feet	N. A. = Not Applicable o.c. = On Center Triangula Spacing	Esp. - Espalier Grnd. Cvr. = Ground Cover	
Shrub	SENECIO TALINOIDES 'JOLLY GRAY'	HYBRID KLEINIA	LOW	N. A.
Shrub	TAGETES LEMMONI	MOUNTAIN MARIGOLD	LOW	N. A.
Shrub	TEUCRIUM FRUTICANS	BUSH GERMANDER	LOW	N. A.
Shrub	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	VERY LOW	N. A.
Shrub	VERBENA LILACINA	CEDROS ISLAND VERBENA	LOW	N. A.
Shrub	WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	N. A.
Shrub	YUCCA GLORIOSA	SPANISH DAGGER	LOW	N. A.
Shrub	YUCCA WHIPPLEI	OUR LORD'S CANDLE	LOW	N. A.
Vine / Esp	ARBUTUS UNEDO (ESPALIER)	STRAWBERRY TREE	LOW	N. A.
Vine / Esp	BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	LOW	N. A.
Vine / Esp	CALLISTEMON CITRINUS (ESPALIER)	LEMON BOTTLEBRUSH	LOW	N. A.
Vine / Esp	LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	LOW	N. A.
Vine / Esp	MACFADYENA UNGUIS-CATI	CAT'S CLAW	LOW	N. A.
Vine / Esp	PYRACANTHA COCCINEA (ESPALIER)	FIRETHORN	LOW	N. A.
Grnd. Cvr.	ACACIA ONGERUP	PROSTRATE ACACIA	LOW	6" o.c.
Grnd. Cvr.	CRASSULA MULTICAVA	LONDON PRIDE	LOW	30" o.c.
Grnd. Cvr.	LONICERA JAPONICA	JAPANESE HONEYSUCKLE	LOW	12" o.c.
Grnd. Cvr.	LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	LOW	12" o.c.
Grnd. Cvr.	MYOPORUM PACIFICUM	PACIFIC MYOPORUM	LOW	6" o.c.
Grnd. Cvr.	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	18" o.c.
Grnd. Cvr.	ROSMARINUS OFFICINALIS	ROSEMARY	LOW	24" o.c.
Grnd. Cvr.	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	LOW	24" o.c.
Grnd. Cvr.	SENECIO MANDRALISCAE	BLUE FINGERS	LOW	30" o.c.
Grnd. Cvr.	SENECIO RADICANS	FISH HOOK SENECIO	LOW	30" o.c.
Grnd. Cvr.	VERBENA PERUVIANA:	PERUVIAN VERBENA	LOW	18" o.c.

SUBMITTAL CHECKLIST

NORTHWOOD POINTE MAINTENANCE ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE APPLICATION

(Owner to Complete)

This checklist must be completed by Owner and be attached to the Architectural Review Committee Application. Failure to complete and include this checklist constitutes an incomplete submittal. The ARC will return all incomplete submittals without review.

A description of what must be included on each of the drawings required below may be found in the Design Guidelines.

By submitting this application, the Owner hereby represents and warrants to the Architectural Review Committee and the Association that the plans and specifications submitted in connection with their application do not violate any governing provision of 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.

.....
PART I - ALL IMPROVEMENTS

The following is a list of submittal requirements for **All Improvements** which must be included with any and all submittal requests.

- Completed Architectural Review Committee Application Form – Exhibit ‘A’ (3 pages)
- Signed Neighbor Awareness Form – Exhibit ‘B’ (2 pages)
- Submittal Checklist
- Plot Plan – 3 sets (***Not necessary for window replacement only submittals***)
- Improvement Security Deposit Fee of \$500.00
- Architectural Review Committee Review Fee of \$125.00; \$62.50 Minor Improvements/Color Custom Changes; Dunn Edwards Pre-approved Paint Schemes \$0

.....
PART II - LANDSCAPE IMPROVEMENTS

The following must be completed by all applicants for improvements involving all landscaping in any yard (i.e.: plant material, hardscape, spa or pool, fences and walls).

- Part I submittal requirements
- Landscape Plan (may be included on plot plan)

.....
PART III - EXTERIOR IMPROVEMENTS

The following must be completed for exterior alterations including room additions, trellis and sunshades, gazebos, balcony, window and door treatment and exterior color or material changes.

- Part I submittal requirements
- Exterior Elevations (***Not necessary for window replacement only submittals***)
- Floor Plans (in the case of detached structures such as gazebos, floor plans may be included on the plot Plan).

.....
PART IV – RESIDENTIAL REMODEL

The following must be completed for space improvements such as room additions, large decks and room conversions affecting the exterior appearance of the home.

- Part I submittal requirements
- Exterior Elevations
- Floor Plans (may be included on plot plan)
- Building Section(s)
- Roof Plan*

EXHIBIT 'A'
**NORTHWOOD POINTE MAINTENANCE ASSOCIATION
 ARCHITECTURAL REVIEW COMMITTEE APPLICATION**

(Owner to Complete)

Please complete this request form, the submittal checklist form and attach three (3) copies of your proposed improvement plans. **Incomplete applications will not be considered and will be returned.** To assure prompt consideration, review all submittal materials for completeness before sending them to the Architectural Review Committee: Mail or deliver to the Association's Management Company

From _____ Date _____
 : _____ : _____
 Owner

Mailing Address _____ City _____ Zip _____
 (_____) (_____)
 Area Code Home Phone Number Area Code Work Phone Number

Property Address: _____

Unit No: _____ Email Address: _____

Architect, Engineer or Owner's Representative: (If applicable)

Contact _____ Company Name _____
 Address: _____

Phone #: _____

Type of Work: (Check all that are appropriate)

- | | | |
|--|---|--|
| <input type="checkbox"/> Room Addition | <input type="checkbox"/> Sundeck or Balcony | <input type="checkbox"/> Patio Cover, Trellis, Cabana, Calif. Room |
| <input type="checkbox"/> Pond, Fountain, Waterfall | <input type="checkbox"/> Pool / Spa | <input type="checkbox"/> Fireplace / Fire Pit |
| <input type="checkbox"/> Barbecue | <input type="checkbox"/> Drainage System | <input type="checkbox"/> Fence, Wall, Gate |
| <input type="checkbox"/> Patio Area | <input type="checkbox"/> Rear Yard | <input type="checkbox"/> Trellis/Arbor |
| <input type="checkbox"/> Tubular Steel | <input type="checkbox"/> Driveway Paving | <input type="checkbox"/> Planter, Retaining Wall |
| <input type="checkbox"/> Exterior Low Voltage Lights | <input type="checkbox"/> Irrigation | <input type="checkbox"/> Seat Wall |
| <input type="checkbox"/> Window Replacement | <input type="checkbox"/> Exterior High Voltage Lights | <input type="checkbox"/> Planting |
| | <input type="checkbox"/> Railing | |

Pre-Approved Color Schemes: Scheme must be noted on application

Custom Color: Requires photos of neighboring homes with submittal

Other:

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.

EXHIBIT 'A' – PAGE 2
**NORTHWOOD POINTE MAINTENANCE ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE APPLICATION**

(Owner to Complete)

I UNDERSTAND AND AGREE THAT:

1. No work on this request shall commence until written approval of the Architectural Review Committee has been received.

The "General Conditions of Approval" section of the Design Standards shall apply to any approval.

By submitting this application, the Owner hereby represents and warrants to the Architectural Review Committee and the Association that the plans and specifications submitted in connection with their application do not violate any governing provision of 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.

SIGNATURE: _____
Owner Date

Received by the Architectural Review Committee: _____
Date

(Do Not Write Below Line. This is to be completed By Architectural Review Committee Only)

ACC Comments:

APPROVED

CONDITIONAL APPROVAL

DISAPPROVED

CC&Rs, Section _____

Incomplete Submittal

Notes on plans

Require Additional Information

Appearance Evaluation Review Checklist

Appearance Evaluation Review Checklist

Letter dated _____

RETURNED TO APPLICANT/OWNER

Neighbor Review Signature

Date: _____

Other _____

Other _____

ACC Signature(s):

Signature

Date

Signature

Date

Signature

Date

COMMENTS:

**EXHIBIT 'A' – PAGE 3
NORTHWOOD POINTE MAINTENANCE
ASSOCIATION**

REQUIRED WITH PAINTING APPLICATION
*Indicate the name and number of the paint color in
the appropriate boxes.*

DATE: _____
PROPERTY ADDRESS: _____
SUB-ASSOCIATION NAME: _____
PAINT SCHEME # _____

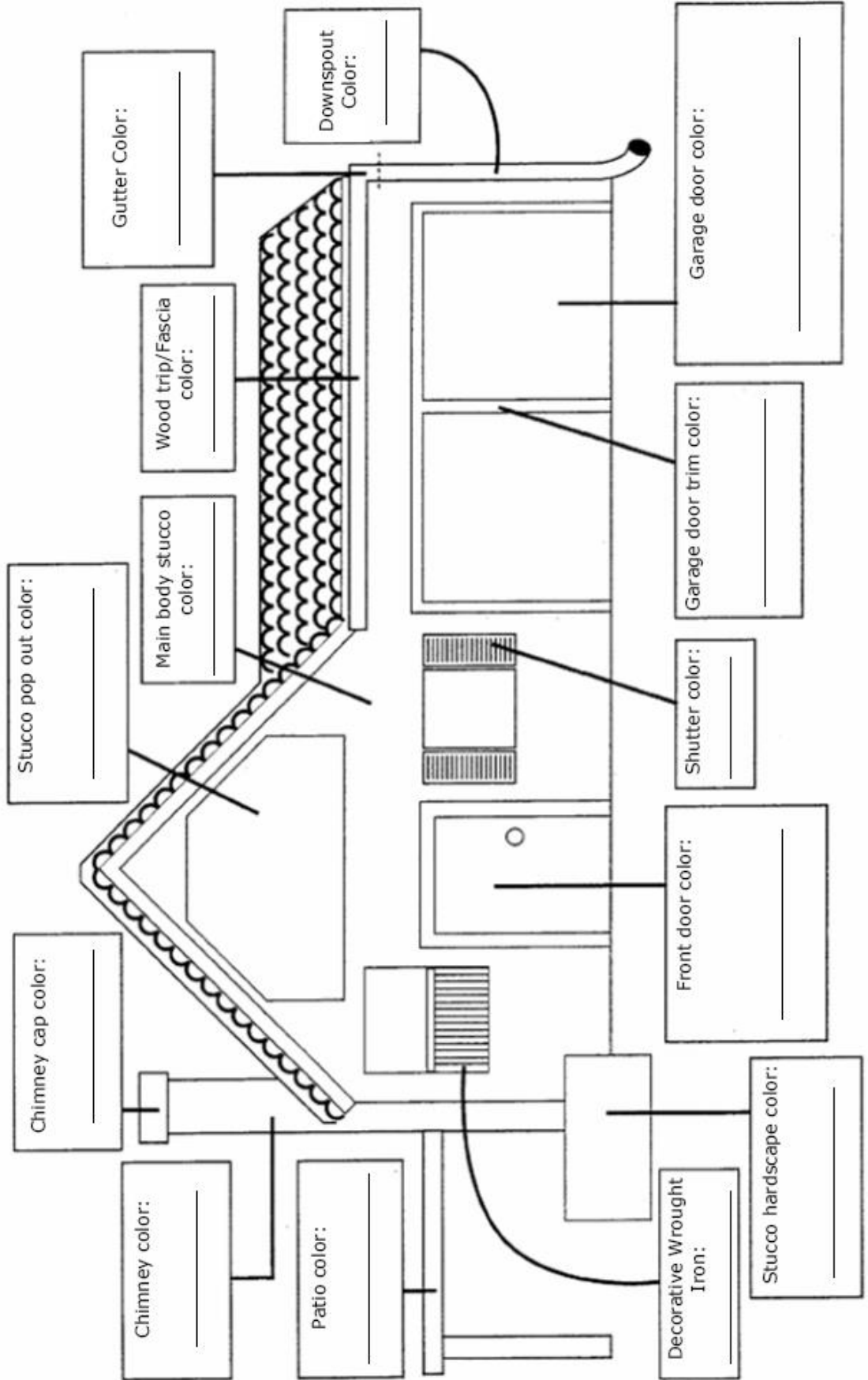


EXHIBIT 'B'
**NORTHWOOD POINTE MAINTENANCE ASSOCIATION
NEIGHBOR AWARENESS FORM**

(Owner to Complete)

NEIGHBOR AWARENESS - The intent is to advise your neighbors who own property adjacent to your unit (property) line or unit. Neighbors must sign this form and may add their comments or concerns in the space provided below OR may independently submit their comments or concerns in writing. Each neighbor must also initial each set of plans.

NEIGHBOR'S NAME / UNIT # / ADDRESS

UNIT TO THE: *(Check One)*

LEFT RIGHT BEHIND ACROSS BACK LEFT CORNER BACK RIGHT CORNER

SIGNATURE

DATE

COMMENTS:

NEIGHBOR'S NAME / UNIT # / ADDRESS

UNIT TO THE: *(Check One)*

LEFT RIGHT BEHIND ACROSS BACK LEFT CORNER BACK RIGHT CORNER

SIGNATURE

DATE

COMMENTS:

NEIGHBOR'S NAME / UNIT # / ADDRESS

UNIT TO THE: *(Check One)*

LEFT RIGHT BEHIND ACROSS BACK LEFT CORNER BACK RIGHT CORNER

SIGNATURE

DATE

COMMENTS:

EXHIBIT 'B' – PAGE 2
NORTHWOOD POINTE MAINTENANCE ASSOCIATION
NEIGHBOR AWARENESS FORM

NEIGHBOR'S NAME / UNIT # / ADDRESS

UNIT TO THE: *(Check One)*

LEFT RIGHT BEHIND ACROSS BACK LEFT CORNER BACK RIGHT CORNER

SIGNATURE

DATE

COMMENTS:

NEIGHBOR'S NAME / UNIT # / ADDRESS

UNIT TO THE: *(Check One)*

LEFT RIGHT BEHIND ACROSS BACK LEFT CORNER BACK RIGHT CORNER

SIGNATURE

DATE

COMMENTS:

NEIGHBOR'S NAME / UNIT # / ADDRESS

UNIT TO THE: *(Check One)*

LEFT RIGHT BEHIND ACROSS BACK LEFT CORNER BACK RIGHT CORNER

SIGNATURE

DATE

COMMENTS:

EXHIBIT 'C'
**NOTICE OF COMPLETION & SECURITY DEPOSIT RETURN
REQUEST FORM**
NORTHWOOD POINTE MAINTENANCE ASSOCIATION

Date: ____ / ____ / ____ Unit #: _____

Owner / Residence: _____
Address Where Work Took Place: _____

Owner / Residence: _____
Mailing Address: _____

Daytime Phone: (____) ____ - _____ Evening Phone: (____) ____ - _____

Notice is hereby given that the undersigned is the owner of the property where the work took place and that they are to be the legal recipient of any refundable funds from the security deposit. The work was completed on the date specified below:

Date Work was completed: ____ / ____ / ____

Applicant's Signature: _____

Applicant's Name: _____
(Please Print)

ATTACH PHOTOS OF ALL IMPROVEMENTS TO THIS FORM

(Do Not Write Below Line. This is to be completed By Architectural Review Committee Only)

ACC Signature(s):

Signature _____ Date _____

Application Form Complete _____
Initials

Notice of Completion Form Complete _____
Initials

Voted on By Board: ____ / ____ / ____ *(Date Vote Took Place)* **Approved**
Denied

Reason for Denial: _____

See Attached Sheet
 Check Number _____ **Check Date:** ____ / ____ / ____
 Check Sent Date: ____ / ____ / ____