

**San Joaquin Hills Community Association**  
**Architectural Guidelines**  
**March 2007**

**Conditions Not Defined:**

Any condition or material not defined within these Guidelines will become a matter of judgment on the part of the Board of Directors unless described in the CC&R's. See the CC&R's for general use restrictions. In the event of a conflict between these Standards and the CC&R's, the CC&R's shall prevail.

**Landscaping:**

1. Formal Architectural Committee approval is necessary for general landscaping, as well as other improvements. Such improvements must be compatible with the aesthetic plan and design of the community and must be completed within ninety (90) days from the close of escrow.
2. All landscaping work, plantings and installation of permanent irrigation systems by an owner shall remain aesthetically consistent with the design and plan of the community.
3. Trees, hedges and shrubs which restrict sight lines for vehicular traffic or which unreasonably obstruct the view from neighboring lots shall be cut back or removed.
4. Planters will be permitted consistent with the Developer's guidelines regarding drainage and modifications of your lot. Materials used shall conform to type, quality, character and detailing established in existing dwellings.
5. No grading, excavation or landscape modification shall be commenced until the plans showing the nature, kind, shape, height and location of the same shall have been approved by the Architectural Committee.
6. All non-slope areas must be irrigated by underground sprinkler systems.
7. Paved areas shall be made of any of the following materials: wood decking (rear and side yards only), masonry, to conform to existing dwelling, textured concrete, exposed aggregate, brick pavers.
8. No planter walls shall be attached to the existing dwelling. Planter walls must be built at least one-half inch (1/2") away from the existing dwelling.
9. Consult your "COMMUNITY ASSOCIATION GENERAL GUIDELINES FOR EXTERIOR IMPROVEMENTS" prior to the design and installation of any landscaping improvements.

**Drainage:**

There shall be no interference with the rain gutters, downspouts, or drainage system originally installed by the Developer, or any other interference with the established drainage pattern over any Lot or Common Area within the Residential Area, unless an adequate alternative provision previously approved in writing by the Architectural Committee is made for proper drainage. For the purpose hereof, "established" drainage is defined as the drainage pattern and drainage improvements which exist at the time the Lot or Common Area, as the case may be, is conveyed to an Owner by the Developer or later grading or drainage improvement changes which are shown on plans approved by the

Architectural Committee. There shall be no violation of the drainage requirements of the City, notwithstanding any approval of the Architectural Committee.

Consult your "COMMUNITY ASSOCIATION GENERAL GUIDELINES FOR EXTERIOR IMPROVEMENTS" prior to the design and installation of any exterior improvements.

**Patio Structures, Covers, Sunshades, Trellises, Awnings, Gazebos and Sundecks:**

1. Such structures shall be designed to (a) continue and/or compliment architectural features of the dwelling and (b) to the extent possible, not create visual impact to the adjacent properties. Heights may be varied subject to the control and approval of the Architectural Committee.
2. Structures shall be of wood construction with exception of vertical supports, which must be encased in wood.
3. Horizontal covers shall be constructed of wood or match the roof of existing dwelling. Covers to be attached to the dwelling below the roof line except where the patio is less than nine feet (9') in height.
4. Exposed surfaces shall match one of the existing exterior colors and materials of the main dwelling.
5. Unacceptable construction materials for patio and awning structures shall be but may not be limited to:
  - A. Metal structures
  - B. Corrugated plastic
  - C. Fiberglass
  - D. Plastic webbing
  - E. Feed or straw-like materials
6. Patio construction must meet City specifications.
7. Fabric awnings not consistent with the overall architectural elevations or colors will not be permitted. All awnings must be well maintained at all times. Submit color for approval.
8. Sundecks are not permitted on or over any portion of a two-story roof and heights of sundecks will be limited to the lowest adjacent fascia line of the dwelling.

**Walls:**

In order to maintain the aesthetic appearance of the San Joaquin Hills Community, the Architectural Committee has established specific wall requirements.

In addition to the architectural approval submittal requirements outlined in these guidelines, homeowners shall conform to the wall requirements as indicated below:

1. Acceptable materials for boundary walls will be:
  - A. Slumpstone with matching cap
  - B. Wrought iron, acceptable color
2. Unacceptable materials for fencing include but may not be limited to:

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- A. Aluminum or sheet metal
  - B. Chicken wire
  - C. Metal or plastic chain link
  - D. Plastic or fiberglass panels
  - E. Plastic webbing, reed or straw-like materials
  - F. Wood grapestake
3. No wood panels for sound walls.
  4. No double walls will be approved. All walls are to be constructed contiguous to the lot line.
  5. Perimeter walls or wrought iron over six feet (6') shall require various approval by the Architectural Committee and City. On side and rear yards, wrought iron colors shall be consistent with the perimeter fencing. All other wrought iron shall be consistent with the house colors.
  6. All wall additions must be approved by the Architectural Committee before work begins, and shall be designed to minimize any encroachment or unreasonable view blockage or other homeowners.
  7. Consult your "COMMUNITY ASSOCIATION GENERAL GUIDELINES FOR EXTERIOR IMPROVEMENTS" prior to the design and installation of any walls or wall additions.
  8. Wall construction must meet City specifications.
  9. No modifications (i.e., stucco) shall be made to any of the existing walls. If any modifications are made they must be removed at the owner's expense.

**Remodels and Additions:**

All alterations and additions shall be in keeping with the overall aesthetic nature of the community. Exteriors shall be constructed with materials that conform to type, quality, character and detailing established in the existing dwelling.

1. Roof Plan
  - A. Show plan of all existing and new roofs with pitches and overhangs noted.
  - B. Show materials of all existing and new roofs.
2. Floor Plan
  - A. Indicate all walls, columns, openings and any condition or feature that will affect the exterior design of the building.
  - B. Indicate exterior landscape or other details affected.
3. Elevations
  - A. Indicate all exterior elevations of all buildings existing and with all members drawn to scale.
4. Drawings shall, in any case, show the nature, kind, shape, dimensions, materials, exterior colors and location of proposed improvements.

**Antennae:**

No exterior radio antenna, television antenna, "C.B." antenna, "satellite dish", microwave transmitting or receiving antenna or other antenna, transmitting or receiving device of any type shall be erected or maintained on any Lot or Common Area in the Residential Area unless it is (a) completely screened from view from any public or private street and from anywhere outside of the Lot or Common Area in which it is located and (b) approved in writing by the Architectural Committee.

**Architectural Review Committee Decision**

Pursuant to Article VIII, Section 8.9 of the CC&R's, the Board hereby adopts the following policies and procedures should an Owner seek to appeal a decision made by the Association's Architectural Review Committee:

"In the event that the Architectural Review Committee denies and/or conditionally disapproves plans and specifications submitted to the Architectural Review Committee and the submission is in compliance with the procedural requirements of the Association's governing documents, the Owner making such submission may request reconsideration, in writing, to the Board of Directors. The Board of Directors must receive the written request for reconsideration not more than fifteen (15) days following the date the final decision of the Architectural Review Committee is mailed, via first-class mail, to the Owner.

The appeal must contain a written description of the reason(s) for which the Owner is seeking the appeal, as well as a complete copy of all documents previously submitted to the Architectural Review Committee. Only the Owner submitting the plans and specifications to the Architectural Review Committee can appeal to the Board of Directors. The Board can choose to submit such request for appeal to the Architectural Review Committee for its review and written recommendations.

Within forty-five (45) days following receipt of a timely and complete request for appeal, the Board of Directors shall render its written decision. The failure, of the Board of Directors, to render a decision within forty-five (45) days after the date the Board of Directors receives all required materials shall be deemed a decision in favor of the decision made by the Architectural Review Committee."

**Construction Pass/Entry Procedures:**

1. Resident service personnel are allowed into the community Monday through Friday from 7:00 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 5:00 p.m. There is to be NO construction admittance on Sundays and Holidays. ALL DEVELOPER (S&S) construction traffic must enter through the REAR GATE.
2. Work is NOT allowed on Sundays and Holidays.
3. The following holidays are NO work days:

New Year's Day	Independence Day
Labor Day	Thanksgiving Day
Memorial Day	Christmas Day
4. Service passes will be issued to all contractors retained to perform work in the community (outside the construction site). Construction passes must be visible when entering the gates, and at all times while in the community.
5. Contractors reported to be abusing their privileges while in the community are to be reported on an Incident Report to Accell Property Management, Inc.

**Miscellaneous:**

1. **Rooftop Appliances:** Rooftop appliances will not be permitted except for solar panels as approved. Solar panels may be approved if they are mounted directly on the roof and are of a color, size and shape consistent with the roof line. Color should be as unobtrusive as possible. Solar systems must meet the requirements of the applicable governmental agencies and its design must be approved in writing by the Architectural Committee.
2. **Exposed Equipment:** No water softeners, air conditioners and other such equipment shall be exposed to public view.
3. **House Numbers:** House numbers shall be uniform. House numbers other than those originally installed or those approved for the Association by the Architectural Committee will not be permitted. House numbers must also comply with any City/County regulations pertaining to visibility and safety.
4. **Lighting:** Yard lighting must be low voltage. Higher voltage lighting may be approved if it is not directed, or if it is placed so that it does not create any annoyance to the neighbors, as determined by the Architectural Committee.
5. **Painting:** Any improvements may be repainted without Architectural Committee approval, so long as the improvement is repainted with the original color and quality which it was last painted.
6. **Playground Equipment:** Swings, playhouse and other playground equipment shall remain unobtrusive.
7. **Basketball Standards and Sports Apparatus:** Only acrylic (clear) basketball backboards attached to the home are permitted. All metal/wood supports must be painted to match/blend with the adjacent surface color at the point of attachment. Manufacturer's logos, decals or advertising on the backboard will not be allowed. Safety disclaimers posted on the backboard by the manufacturer are acceptable. Basketball backboard netting must be white, and no chain netting is allowed. The basketball backboard and netting must be maintained at all times in a first-class condition and in accordance with the applicable Architectural Rules. Architectural approval must be obtained prior to installation. NO PORTABLE OR ROLL AWAY Basketball standards are permitted.
8. **Tetherball:** All tetherball apparatuses must be stored out of sight when not in use.
9. **Mailboxes:** Are the responsibility of the individual homeowner. Mailboxes are to be maintained in an aesthetically pleasing manner. If replaced, mailboxes should be replaced with a like style.

**View Obstructions:**

Each owner, by accepting title to a Lot hereby acknowledges that (a) there are not protected views within the properties, and no Lot is assured the existence or unobstructed continuation of any particular view, and (b) any construction, landscaping or other installation of improvements by Developer or other owners may impair the view from any Lot and the Owners hereby consent to such view impairment.

**Temporary Buildings:**

No outbuilding, tent, shack or other temporary building may be placed on the Property, either temporarily or permanently.

*Any inconsistencies exist between these Community Guidelines and the CC&R's; the CC&R's shall prevail.*

**Violation and Architectural Enforcement Procedures**

Please report violations of the CC&R's and Community Guidelines in writing to the Board of Directors in care of the Management Company.

The Board has the right to impose a fine following *the* procedures below:

<i>First Infraction</i>	A first notice of warning is mailed
<i>Second Infraction Non-compliance</i>	Hearing and subject to a \$100.00 fine and/or towing of vehicles where applicable
<i>Third Infraction Non-compliance</i>	Fine subject to double (\$100.00 + \$200.00 = \$300.00)
<i>Fourth Infraction Non-compliance</i>	The fine will double after each infraction or continued non-compliance of the CC&R's, Community Guidelines or Architectural Guidelines (\$100.00 + \$200.00 + \$400.00 = \$700.00)