

ARCHITECTURAL STANDARDS AND GUIDELINES

**CASTA DEL SOL HOMEOWNERS ASSOCIATION, INC.
Mission Viejo, California**



TABLE OF CONTENTS

INTRODUCTION	3
Scope.....	3
Purpose	3
Variance	3
Application Form	4
Application Processing Fee	5
Homeowners Association Escrow Inspection	5
Association Maintenance Responsibilities	5
Homeowner Maintenance Responsibilities	6
1.0 EXTERIOR CONSTRUCTION	7
1.1 Atriums.....	7
1.2 Attic/Living Conversion	7
1.3 Disability/Accessibility Rails and Ramps	7
1.4 Driveways, Walkways and Porches.....	7
1.5 Patio Enclosures or Sunrooms	8
1.6 Roofing.....	8
1.7 Room Additions	8
1.8 Skylights and Solar Tubes	8
1.9 Solar Energy Systems.....	8
1.10 Temporary Containers.....	8
1.11 Accessory Dwelling Unit (ADU)/Junior Accessory Dwelling Unit (JADU)	9
2.0 PATIOS	9
2.1 Patio Structure	9
2.2 Patio Knee Wall	10
2.3 Patio Sheds.....	10
2.4 Patio Slab/Decking	10
2.5 Sun Screens and Sun Shades	10
2.6 Irrigation	11
2.7 Rain Gutters and Downspouts.....	11
3.0 DOORS FENCES, GATES, AND WINDOWS.....	11
3.1 Doors.....	11
3.2 Garage Door Replacement	11
3.3 Fences	11
3.4 Gates.....	12
3.5 Privacy Screening	17
3.6 Windows	17

3.7	Window Additions.....	17
4.0	EXTERIOR ENHANCEMENTS.....	17
4.1	Exterior Paint.....	17
4.2	Awnings.....	18
4.3	Decorative Items and Flowerpots.....	19
4.4	Dwelling Numbers.....	20
4.5	Flower Boxes and Shelves.....	20
4.6	Holiday Décor.....	20
4.7	Mailboxes.....	20
4.8	Ornamental Items (Wall Décor).....	21
4.9	Shutters.....	21
5.0	OUTDOOR ELECTRICAL AND PLUMBING.....	22
5.1	Exterior Lighting.....	22
5.2	Landscape Lighting.....	22
5.3	Patio Structure Lighting.....	22
5.4	Air Conditioners.....	22
5.5	Electric Vehicle Charging Station.....	22
5.6	Outdoor Conduit.....	22
5.7	Satellite Dish/Digital TV Antennas.....	23
5.8	Surveillance Cameras.....	23
5.9	Spas.....	23
5.10	Water Heaters.....	23
5.11	Water Outlets.....	23
5.12	Water Softeners.....	23
6.0	Signs.....	23
6.1	Flags and Banners.....	23
6.2	Political Signs.....	24
6.3	Real Estate Signs.....	24
7.0	Unightly Articles.....	25
7.1	Items Generally Deemed Unightly.....	25
7.2	Examples of Unightly Articles.....	25
7.3	Trash Containers.....	25
INDEX	27

INTRODUCTION

Scope

The scope of this document is limited to exterior architectural features and modifications of the dwelling within a homeowner's property boundaries. The Casta del Sol Homeowners Association (Association) has Architectural Standards & Guidelines (S&G) which were drafted by the Architectural Committee (Committee) and approved by the Casta del Sol Board of Directors (BOD). The BOD has granted the Committee the authority to administer the rules and regulations, as defined in the S&G.

Purpose

The purpose of the S&G is to keep Casta del Sol's community appearance pleasing and presentable while maintaining property values. To that end, the Committee periodically inspects each dwelling to ensure compliance with the S&G and mails out Courtesy Notices to non-compliant homeowners. All exterior modifications must harmoniously complement the aesthetics of the Casta del Sol community.

All modifications, feature changes, alterations or improvements to the dwelling's exterior require a detailed application form entitled "Architectural Application for Exterior Modification", per the Association's Covenants, Conditions and Restrictions, (CC&Rs), Article III, Section 3.17 and Article VIII, Section 8.02. This form is to be completed by the homeowner and submitted to the Committee for review and approval before any project may proceed.

The CC&Rs and S&G list, but are not limited to, those modifications, feature changes, etc., that are deemed permissible. All applications are reviewed on a case-by-case basis, and even though a modification is permitted, it may not be approved solely based on the impact the modification would have on the aesthetics of the Community or the style of the dwelling.

All modifications to be considered must be within the property lines of the homeowner's Lot. Property boundary information is available at the Planning Commission Office in Mission Viejo.

Variance

A permanent or temporary variance allowing the homeowner a permanent or temporary exemption from a guideline in the S&G may be approved by the Committee. However, when the dwelling is sold or there is a transfer of deed, the temporary variance becomes invalid and the homeowner is responsible for all expenses to correct, restore, or remove the feature(s) to comply with the current S&G.

Application Form

An “Architectural Application for Exterior Modification” form **MUST** be submitted and approved, in writing, **PRIOR** to proceeding with **ANY** exterior modification. The standards and guidelines outlined within this document do not grant permission to proceed with any modification, addition, or removal of any exterior feature. The application submitted by the homeowner is reviewed by the Committee to ensure compliance with the S&G.

All applications submitted **MUST** address the project(s) in detail and include dimensions, photos, material sample(s) and/or description, color sample(s) and/or description, location(s), elevation, and project cost. Incomplete applications will be returned to the homeowner and will **NOT** be submitted for review by the Committee until the homeowner returns a completed application addressing the required items.

Upon approval, the homeowner will be notified and provided with a copy of the approved application. The homeowner **MUST** post the copy in a visible location, such as the front window or front door, while work is in progress. **NOTE:** The homeowner may be fined for failure to post the copy.

Upon denial of a proposed application, the homeowner will be notified in writing. Notification of the completed project must be returned to Recreation Center 1 within two (2) weeks of completion.

IMPORTANT All approvals from the Association must be in writing. All work being performed on the exterior of the dwelling without a Committee-approved application on file will result in a “Stop Work” notice. Additionally, a fine may be assessed as determined by the BOD, and the homeowner may be required to restore the exterior to its original condition at the homeowner’s expense.

The homeowner is responsible for managing the permitting process and following all codes for state and local agencies.

The homeowner is responsible for any modification to drainage patterns and must ensure proper drainage is maintained. The homeowner must provide a detailed drainage plan addressing any modification to the current drainage. Drainage plans will be reviewed by both Architectural and Greenbelt committees and an alternate drainage plan may be required, prior to approving the Application (refer to HOA CCRS section 3.10).

The “Architectural Application for Exterior Modifications” form is available at Recreation Center 1 or by downloading a copy from the Casta del Sol website.

Application Processing Fee

A fifty-dollar (\$50) application processing fee is required for each modification that is expected to cost the homeowner over one thousand dollars—(\$1,000). An ADU/JADU modification, ranging from a simple room addition, to a major interior remodel or exterior modification will require a non-refundable application fee of five hundred dollars (\$500). Plus a deposit of \$1,500 to cover the cost to retain a consulting architect to review the ADU/JADU application. The amount for the review will vary between \$500-\$1500, should the amount billed by the architect for their review be less than the deposit, the Association will refund the difference to the applicant. Upon submission of an application, a check may accompany the application, or the fee may be paid by credit card at Recreation Center 1.

Review by Committee

The Committee will review the completed application within sixty (60) days of receipt of all required information, documents, plans, etc.

Reconsideration by the BOD

If an application is denied by the Committee, a written notification is sent to the owner within thirty (30) days. The applicant (homeowner) is entitled to seek reconsideration by the BOD. The homeowner must submit a written request within thirty (30) days to the BOD for reconsideration and a hearing. The BOD will schedule the requested hearing to take place within forty-five (45) days from the date of the receipt of the written request from the homeowner. The decision of the BOD will be made in writing within fifteen (15) days from the date of the hearing.

Homeowners Association Escrow Inspection

A mandatory escrow inspection is performed by the Association Management before the sale of any dwelling in Casta del Sol. The inspection is limited to the exterior of the premises and is performed to determine if there have been any variances, unauthorized alterations, additions, or modifications that violate the current S&G. Any visible violations will be documented and reported to the seller and the seller will be required to correct all noted violations prior to the close of escrow.

Association Maintenance Responsibilities

The Association is responsible for the following:

1. Painting of dwelling exterior, garage door, entry doors (excluding custom doors), and trim, which will be completed by the Association per the scheduled paint cycle.

2. All grouped and cluster mailboxes, and individual (single) mailboxes originally installed by the builder.
3. Casta del Sol Common Areas.

Homeowner Maintenance Responsibilities

The homeowner is responsible for the maintenance, correction, repair and/or replacement of the following, but not limited to:

1. Patio slabs, patio structures, patio roof covers, patio walls, and patio lattice.
2. Windows and sills, sliding doors and frames, screens, and custom exterior doors.
3. Awnings.
4. Individual (single) mailboxes installed by the homeowner.
5. Debris in rain gutters, downspouts, and tunnel drains.
6. The extermination and control of pests, such as birds, termites, rats, mice, bees, ants, and other insects, etc. on the homeowner's property.
7. Roof repair and replacement.
8. Skylights, solar tubes, and solar panels.
9. Water and gas lines.
10. Driveway repair and replacement.
11. All fencing and gate repair and replacement.
12. Debris on patios, porches, side yards, and driveways.
13. Wood fascia, trim, flower boxes, planter shelves, and shutters.
14. Cracks in stucco, concrete floor/foundation.

1.0 EXTERIOR CONSTRUCTION

1.1 Atriums

An atrium is a space bordered on four (4) sides by the inner and outer walls of a structure or building with an open ceiling or skylight. Modifications to atriums are permitted with the following guidelines:

- a. Closed Roof
Must match existing roof tiles.
- b. Open Atriums
All open atrium trim must be painted to match trim or stucco.

1.2 Attic/Living Conversion

Attic space room additions constructed within the existing area of the dwelling are permitted.

1.3 Disability/Accessibility Rails and Ramps

- a. A metal handrail, guardrail, or banister can be added by a temporary variance.
- b. Color must be black, white, or consistent with color scheme of the dwelling. Handrails must not exceed forty-two (42) inches in height.
- c. A concrete ramp may be added from driveway to porch. (see requirements listed in section 1.4).

1.4 Driveways, Walkways and Porches

A driveway, walkway or porch replacement or modification is permitted. Finish may be of a patterned or interlocking configuration, must be non-graphic and non-symbolic and must complement hardscape.

Poured slab with overlay/inlay of tile, brick, stamped or coating is permitted with the following guidelines:

- a. A sample must be submitted for any color added to the concrete mix PRIOR to pouring.
- b. Painting of concrete slab is not permitted; however, stained concrete is permitted with submission and approval of a sample.
- c. Paver blocks installed on a tamped sand bed is permitted.
- d. Driveway width may be extended no farther than the edge of your dwelling.

- e. Walkway width may be extended no further than the edge of your property line or swale.

1.5 Patio Enclosures or Sunrooms

Enclosure of a patio or addition of a sunroom, regardless if permanent or temporary, is not permitted.

1.6 Roofing

The homeowner is responsible for all roof repairs, and/or roof replacement when needed.

- a. Roof repair must match existing roof.
- b. For attached homes, the new roof must match the adjoining dwelling roof in both style and color.
- c. New roof replacement material can be clay tile or cement tile.

1.7 Room Additions

Room additions may be permitted with the following guidelines:

- a. All room additions will be considered on a case-by-case basis.
- b. Roof style, pitch and material must be consistent with the existing dwelling.
- c. Second story room additions are not permitted on any model in Casta del Sol.

1.8 Skylights and Solar Tubes

- a. The frame of skylights, either fixed or vented, must not exceed six (6) inches above roofing tiles.
- b. Solar Tubes: color of the frame must match the roofing material.

1.9 Solar Energy Systems

Solar energy systems designed for residential use are permitted.

1.10 Temporary Containers

1. Dumpsters

- a. A permit must be obtained for temporary trash disposal container(s) at Recreation Center 1.
- b. Location is restricted to the resident's driveway.
- c. Limited to no more than thirty (30) days.

2. PODS

- a. A permit for a temporary storage container must be obtained at Recreation Center 1.
- b. Location is restricted to the resident's driveway.
- c. Limited to no more than thirty (30) days.

1.11 Accessory Dwelling Unit (ADU)/Junior Accessory Dwelling Unit (JADU)

An accessory dwelling unit (ADU) or a junior dwelling unit (JADU) is permitted on a case-by-case basis and requires complete architectural plans as well as city and government permits which meet all of the requirements of the City of Mission Viejo and Government Codes Sections 65852.2 and 65852.22. The Association seeks to comply with Civil Code 4751 and any applicable statutes in their entirety. The Committee may request reasonable changes to the exterior plans in order to comply with the current Casta del Sol Homeowners Association Official Information and Rule Book and S&G of Casta del Sol.

Listed below are a few of the changes that may be requested, but are not limited to:

- a. Paint
- b. Finishing materials, e.g., stucco, wood trim
- c. Roof style and material
- d. Egress of doors and/or window placement

2.0 PATIOS

Yard patio areas are defined as space exclusively within the homeowner's property boundary lines, less a setback of twelve (12) inches. A side yard patio area is the area between dwellings that is given by easement to the homeowner with the exit door.

2.1 Patio Structure

A patio structure including, but not limited to, a cover or roof and supporting structures, (herein referred to as "the patio structure") may be approved with the following guidelines:

- a. Roof lines must be appropriate to the structure of the dwelling.
- b. Roof cover may be solid, lattice, tile, or a combination of these.
- c. Patio structure must be a neutral color to the base color, or white, and must consistently complement the Association's currently approved color scheme.

- d. No metal or corrugated sheeting can be used for roofing material.
- e. Outdoor draperies/curtains are not permitted.
- f. No temporary or pop-up canopies can be permanently placed in the patio area.

2.2 Patio Knee Wall

A knee wall constructed of concrete block, slump stone, stacked stone, or brick may be approved with the following guidelines:

- a. Knee wall must be capped by an approved material, not to exceed thirty (30) inches in height from the top of the patio slab and have an opening of a minimum width of thirty-six (36) inches for an exit.
- b. An unfinished concrete block knee wall must have stucco applied or be painted to match the dwelling.

2.3 Patio Sheds

Storage sheds must not be more than seventy-six (76) inches tall. Storage sheds may only be placed within a side yard or patio and must be of a color and style which complements the aesthetics and character of the Community.

2.4 Patio Slab/Decking

Concrete slab, fabricated decking of wood or an alternate material such as tile, brick, pavers, stamped concrete, or coating is permitted.

2.5 Sun Screens and Sun Shades

Sun screens and sun shades are permitted with the following guidelines:

- a. Sun screens and sun shades must be made from a solid color fire-resistant material.
- b. All exterior sun screens and sun shades must match.
- c. Sun screens and sun shades must be well maintained.
- d. Sun screens and sun shades are not meant to be used to enclose a patio.
- e. Sun screens and sun shades must be a neutral color or one that matches the stucco or trim.
- f. Plastic slatted or bamboo shades are not permitted.

2.6 Irrigation

The drip system **MUST NOT** be attached to the Association watering system. Drip irrigation is permitted with the following guideline:

- a. Any tubing attached to the dwelling must match the surface color to which it is attached.

2.7 Rain Gutters and Downspouts

Rain gutters and downspouts must match the surface of the dwelling to which they are attached.

3.0 DOORS, FENCES, GATES, AND WINDOWS

3.1 Doors

Entry doors may be solid or have a glass insert. Doors may be stained or painted to match the dwelling trim or an Association-approved entry door color.

- a. Screen doors and security doors may be white, black, bronze, or match the dwelling trim, stucco, or siding.
- b. Screen doors may be fixed or retractable.
- c. All patio door replacement locations, additions and styles must be reviewed by the Committee.

3.2 Garage Door Replacement

- a. Replacement doors with a paintable surface may be painted white or to match the dwelling trim, stucco, or siding.
- b. Replacement doors with a non-paintable surface must be white or must consistently complement the Association's current color scheme.
- c. Replacement doors may have decorative glass windows across the top panel only.
- d. Decorative hardware is not permitted.

3.3 Fences

Consideration must be made by the homeowner while choosing an Association-approved color scheme so that fences consistently complement the new color scheme. Fences may be made of wood, vinyl, metal, tempered glass or clear polycarbonate sheeting with the following guidelines:

1. Color

2. Paintable surfaces may have a natural stain or be painted to match the dwelling stucco or trim.
3. Non-paintable surfaces must be white or must consistently complement the Association's current color scheme.
4. Metal may be white, black, bronze or match the dwelling trim.
 - a. Fences cannot exceed sixty-six (66) inches in height including the knee wall, if any.
 - b. Solid wood or vinyl fences are not permitted.
 - c. Fencing must be erected on a concrete slab or knee wall.
 - d. No temporary fencing, chain link, chicken wire, mesh or dog runs are permitted at any time on any portion of the Lot, foundation, or landscape easement area.

3.4 Gates

Consideration must be made by the homeowner while choosing an Association-approved color scheme so that gates consistently complement the new color scheme.

1. Fiesta and Casta Model Gates:

- a. Fiesta model side yard fence and gate may be made of wood or vinyl only.
- b. Posts must not be attached to neighboring dwelling.
- c. Repairs to neighboring dwelling must be made during replacement, which includes stucco patching and painting.
- d. Solid fence and gate height must be a minimum of forty-eight (48) inches and a maximum of sixty (60) inches. (*See FIGURE 1*)
- e. Decorative lattice and solid portion of the gate must not exceed seventy-two (72) inches in total height (excluding posts).
- f. Gate must be a minimum width of thirty-six (36) inches.
- g. Colors of the fence and gate must match and may be white, natural wood or match the dwelling stucco or trim.
- h. Non-paintable surfaces must be white or must consistently complement the Association's current color scheme.
- i. Vinyl gate hardware must match the color of vinyl.

2. Carmel Model Gates:

- a. Carmel Model gates may be one (1) of two (2) existing styles. (*See FIGURES 2A and 2B*).

- b. A custom metal gate may be approved on a case-by-case basis and must be non-graphic.
- c. All gates must be painted black, white, or the dwelling base or trim color.
- d. Gate height must be appropriate to the height of the wall.

FIGURE 1 - FIESTA AND CASTA MODEL GATE

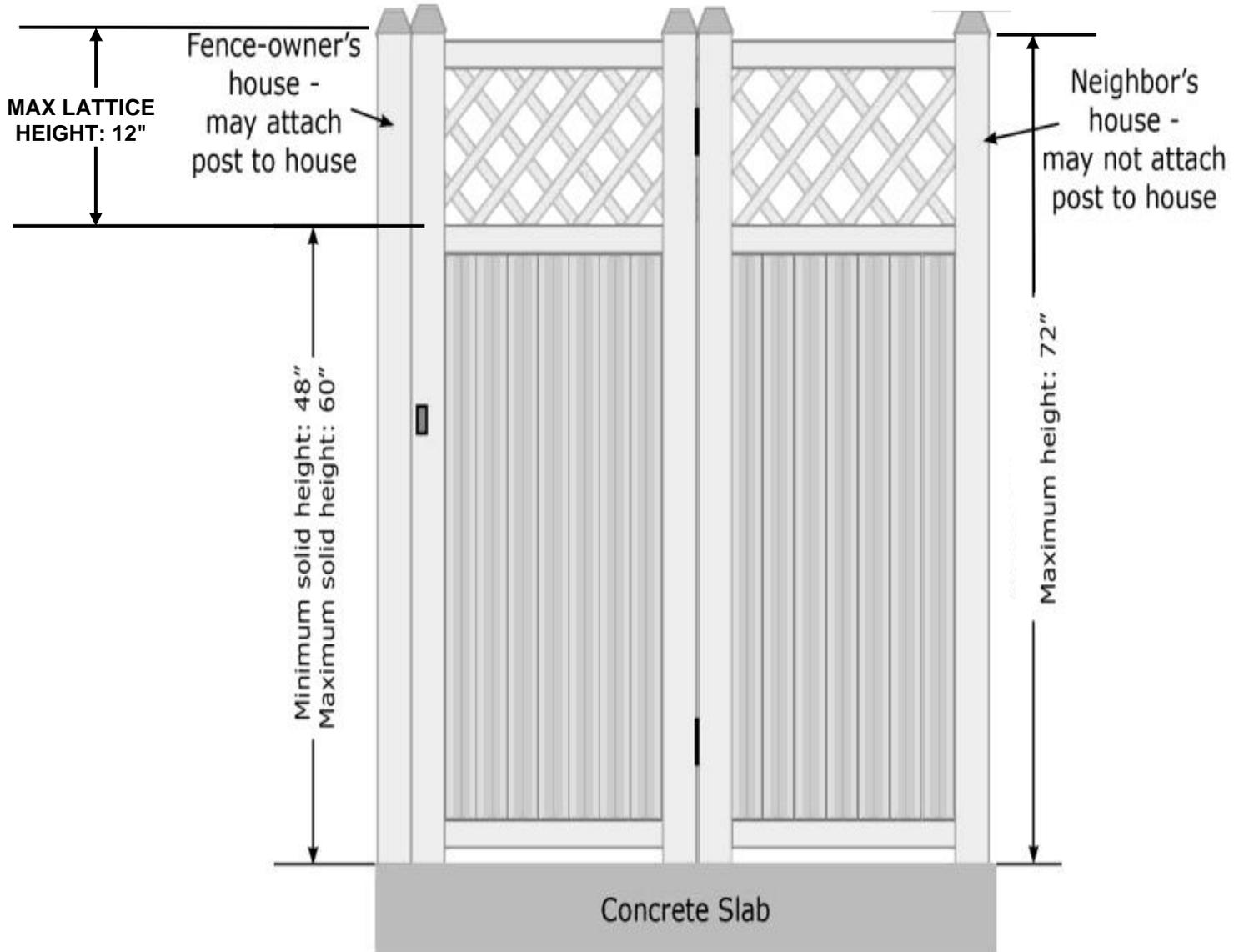
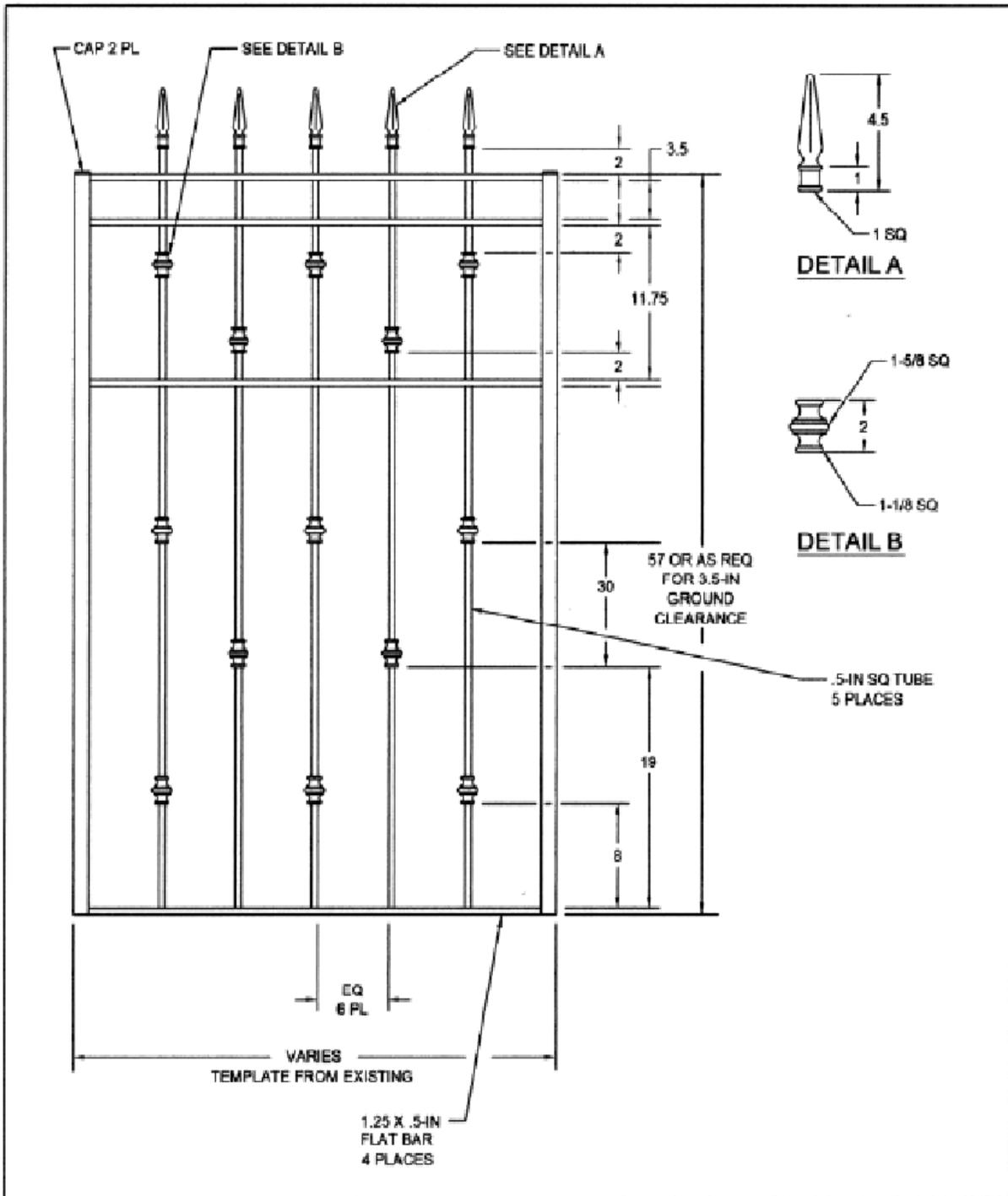


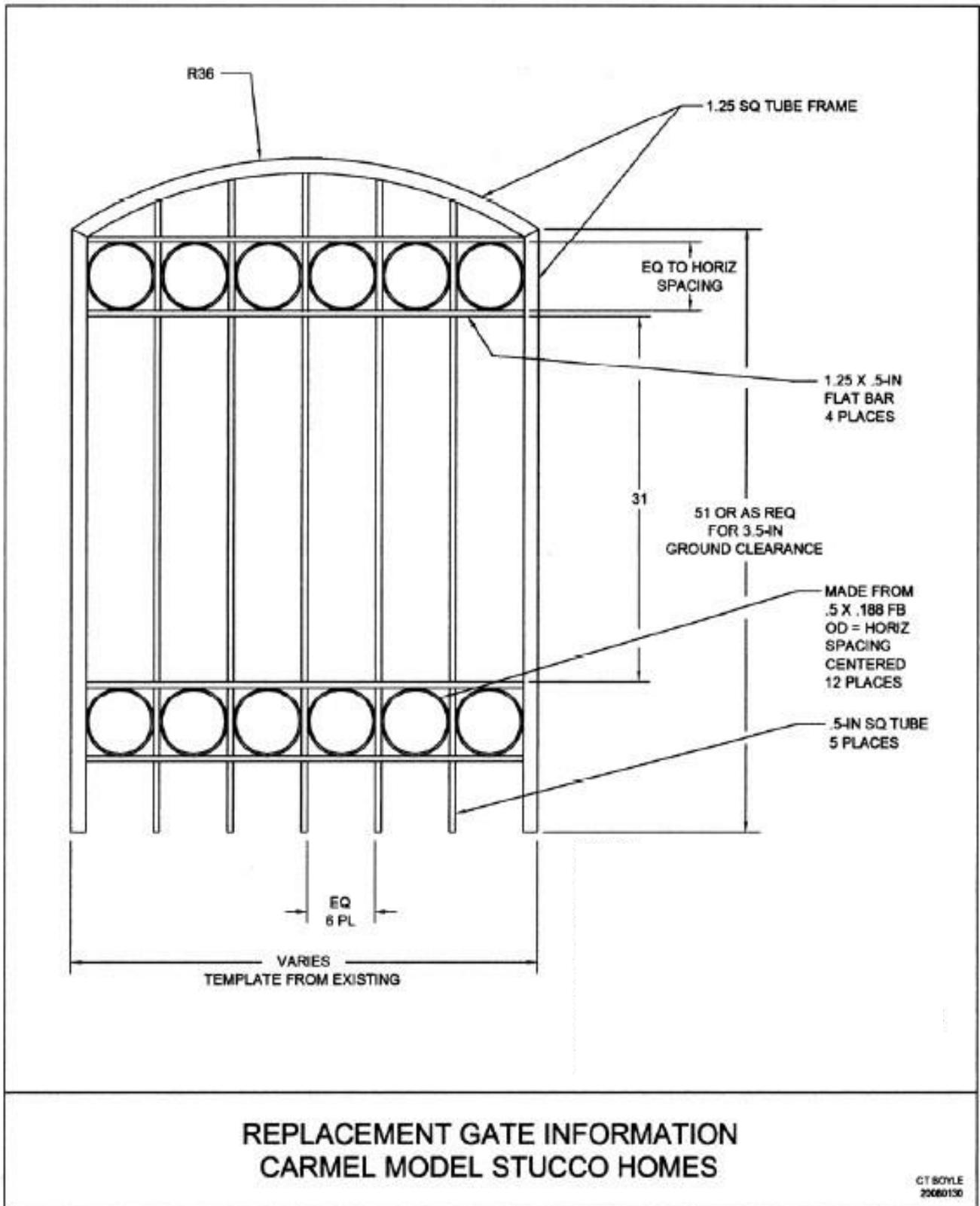
FIGURE 2A - CARMEL MODEL GATE - STYLE A



**REPLACEMENT GATE INFORMATION
CARMEL MODEL SIDING HOMES**

CF BOYLE
26000101

FIGURE 2B - CARMEL MODEL GATE - STYLE B



3.5 Privacy Screening

A privacy screen may be made of wood, metal, or vinyl with the following guidelines:

- a. Cannot obstruct a neighbor's natural view.
- b. Cannot exceed sixty-six (66) inches in height including the knee wall, if any.
- c. Sections must be framed and supported to prevent warping and sagging.
- d. Cannot be solid.
- e. Color must match the dwelling trim or stucco or be white.
- f. Non-paintable surfaces must be white.
- g. Privacy screens must be erected on a concrete slab or knee wall.

3.6 Windows

Window replacements are permitted with the following guidelines:

- a. All windows and glass doors on the same side of the dwelling must be replaced at the same time.
- b. All frames must be the same material and color.
- c. Professional tinting of window glass may be permitted; reflective or mirrored finishes are not permitted.

3.7 Window Additions

Any window addition will be considered on a case-by-case basis and must not infringe on your neighbor's privacy.

For illumination purposes, a non-opening solid glass window addition that abuts an easement granted to a neighboring property may be permitted with the following guidelines:

- a. Installed window must be a minimum height from the foundation base of seventy-two (72) inches.
- b. Window size may not be larger than twelve (12) inches high by forty-eight (48) inches wide.
- c. Window glass must be of an obscured material.

4.0 EXTERIOR ENHANCEMENTS

4.1 Exterior Paint

A selection of Association-approved color schemes for dwelling exterior, trim and accent colors has been selected for all models.

The painting of dwelling exterior, garage doors and entry doors (excluding custom exterior doors, patio structures, fences, and knee walls) will be completed by the Association per the scheduled paint cycle.

Prior to the scheduled paint cycle the homeowner, at their expense, is required to repair any cracks in the stucco and repair all wood damage.

The homeowner is responsible to move all personal items away from the dwelling to allow accessibility by the workers.

Consideration must be made by the homeowner while choosing an Association-approved color scheme so that all fences, gates, patio covers, shutters, window frames and awnings consistently complement the new color scheme. Therefore, some changes may be required, either by paint or replacement of the aforementioned items, to accommodate the new color scheme, and will be solely at the expense of the homeowner.

Any surface material attached to the dwelling by the homeowner, such as vinyl siding, stone facing, etc., which by nature of the product does not require painting OR in doing so voids the warranty of the product, becomes the homeowner's sole responsibility for maintenance of that surface material.

An additional trim color may be permitted within a color scheme, on a case-by-case basis, and requires an approved "Application for Exterior Modification". The additional color paint cost is at the homeowner's expense.

A selection of approved accent colors is available which can be used on entry doors and shutters.

Attached dwellings must be painted the same base color. However, within the attached dwelling selected Association-approved color scheme, different trim colors may be permitted on each dwelling unit.

4.2 Awnings

- a. Awnings, either fixed or retractable, must be of a solid-colored fabric. Color must match the dwelling stucco, siding, trim, door, roof tile, or may be black.
- b. All awnings on a dwelling must be of the same color, material, and style.
- c. Location, color, and size must be reviewed.

4.3 Decorative Items and Flowerpots

4.3.1. Foundation Areas

The foundation area surrounding the dwelling is for the planting of bushes and flowers. For consistency and aesthetic purposes of the Community, decorative item(s) should be limited and meet the following guidelines:

- a. Growers pots, nursery pots and empty pots must not be visible.
- b. Decorative items and/or flowerpots must be similar in style, theme, or color and be harmonious with the dwelling color scheme.
- c. Decorative items and/or flowerpots must not be used in a way that replaces the foundation plantings, or as a replacement for landscaping.
- d. Faded artificial plants, dead or dying plants are not acceptable.
- e. Temporary border edging, such as wood, wired wood, plastic, or wired fencing, is not permitted.

4.3.2. Front Porches and Driveways

Decorative items and flowerpots may be placed on a front porch with the following guidelines:

- a. Clutter is not permitted to accumulate on the porch area.
- b. No item on the front porch should impede traffic to the dwelling. A minimum thirty-six (36) inch wide path to the front door is required.
- c. Decorative items or flowerpots must be of appropriate size for the porch.
- d. Growers' pots, nursery pots, and empty pots must not be visible.
- e. Decorative items or flowerpots must be similar in style, theme, or color.
- f. Faded artificial plants, dead and dying plants, are not acceptable.
- g. One (1) decorative flowerpot may be placed on either side of the garage, maximum of two (2).

4.3.3. Knee Walls

Decorative items and flowerpots may be placed on a knee wall with the following guidelines:

- a. Decorative items and/or flowerpots must not be used in lieu of a privacy screen.
- b. Grouped flowerpots must be of similar style, theme, or color.
- c. Growers' pots, nursery pots and empty pots must not be visible.
- d. Faded artificial plants, dead or dying plants are not acceptable.

4.4 Dwelling Numbers

Dwelling numbers must be a minimum of four (4) inches high and be of a complementary contrasting color to the finish beneath them.

4.5 Flower Boxes and Shelves

The color of flower boxes and shelves must match the dwelling trim, stucco, or an Association-approved entry door color, siding, or be black or white.

4.6 Holiday Décor

Holiday decorations and lights may be displayed only during a period of thirty (30) days prior to the first day of the applicable holiday, and fifteen (15) days after the last day of the holiday.

4.7 Mailboxes

a. Association-Owned Mailboxes

Grouped and cluster mailboxes are owned and maintained by the Association, and therefore cannot be altered in any way by the homeowner. If maintenance or repair is required, it must be done by the Association, except for the mailbox lock and key mechanism (contact USPS for this repair).

b. Homeowner-Owned Mailboxes

Individual (single) mailboxes on the streets listed in *TABLE 1* below are Homeowner-owned mailboxes and posts, and are to be maintained by the homeowner with the following guidelines:

1. Mailbox and post are to be painted one (1) color, either black or white. No decoration, customized painting or magnetic decoration is permitted.

2. Replacement mailbox opening must face the street.
3. Replacement mailbox style must be consistent with the style of Casta del Sol.

TABLE 1 – Homeowner-Owned Mailbox Street Location

This table lists the streets that have individual (single) mailboxes. Homeowners are responsible for maintaining their mailbox and post if you live on one (1) of the streets listed below.

Via Acuna	Via Agustini	Via Bella	Via Bonalde	Calle Casal
Via Castro	Via Cernuda	Via Chabas	Via Chocano	Via Congora
Via Dario	Via Enriquez	Via Garfias	Via Herrera	Via Hierro
Via Larrea	Via Lopez	Via Lugones	Machado	Via Maragall
Calle Marin	Via Mistral	Calle Neruda	Via Nervo	Via Pellicer
Via Pondal	Via Prados	Via Rivas	Via Silva	Via Storni
Via Tirso	Via Unamuno	Calle Valdes (between Casta del Sol and Via Agustini)		

4.8 Ornamental Items (Wall Décor)

Ornamental items (wall décor) on the front porch are permitted on the inside wall(s) only with the following guidelines:

- a. Not more than 25% of the wall space is to be covered.
- b. Suggested ornamental material may be made of clay, metal, or wood.
- c. Colors and styles must complement the aesthetics and character of the Community.

No ornamental items (wall décor) are permitted on any portion of the front of the dwelling or your neighbor’s side wall. The front of the dwelling is defined as that portion of the house and garage that face the street.

4.9 Shutters

The color of shutters can be black, white, or an Association-approved entry door color and must harmoniously blend with the color scheme.

5.0 OUTDOOR ELECTRICAL AND PLUMBING

5.1 Exterior Lighting

Exterior lighting must be approved by the Committee. Lighting modifications, alterations, or additions are permitted with the following guidelines:

- a. Lighting must be installed in a manner so as not to broadcast on the neighboring dwellings.
- b. High intensity exterior lighting is not permitted.

5.2 Landscape Lighting

Low intensity landscape lighting is permitted with the following guideline:

- a. Lighting must be installed in a manner so as not to broadcast on the neighboring dwelling.

5.3 Patio Structure Lighting

Low intensity outdoor-rated decorative lighting can be hung with the following guidelines:

- a. Lighting must be attached to the underside of the patio structure.
- b. Lighting must not swag or drape.
- c. Power cords attached to the dwelling must be painted to match the surface to which it is attached.
- d. Flood lights/security lights may be permitted with appropriate motion detection sensors.

5.4 Air Conditioners

Air conditioning units may NOT be relocated from the original location without approval of the Committee.

5.5 Electric Vehicle Charging Station

An electric charging station is permitted in a location obscured from view from the front of the street when not in use.

5.6 Outdoor Conduit

Electrical conduit, gas or water lines installed on the exterior of the dwelling must be painted to match the surface to which they are attached.

5.7 Satellite Dish/Digital TV Antennas

To the extent possible, all cables must be securely attached to the outside walls of the dwelling and must be painted to match the surface to which they are attached.

5.8 Surveillance Cameras

Surveillance cameras to monitor the exterior of a dwelling are permitted but must be installed in a fixed position so that they do not view a neighbor's yard or window.

5.9 Spas

A portable spa can be located on a patio slab/deck with the following guidelines:

- a. Must be set back a minimum of eight (8) inches from the end of the slab/deck, and completely located within the homeowner's Lot boundaries.
- b. Complete details of how the spa is to be drained must be stated on the submitted "Architectural Application for Exterior Modification."

5.10 Water Heaters

Water heaters are not permitted in front of the dwelling, within view of any other residence, or from the street.

5.11 Water Outlets

A relocation of an exterior water outlet, or addition of an exterior water outlet may be permitted; however, visibility from the street must be minimal.

5.12 Water Softeners

Water softeners and all related conduit/lines installed on the exterior of the dwelling may be permitted but must be hidden from view and not located on the front of the dwelling.

6.0 Signs

No commercial signage, except for real estate signs and home security signs, are permitted.

6.1 Flags and Banners

Flags and banners are permitted with the following guidelines:

- a. Unfurled flag is not to exceed thirty-six (36) inches by sixty (60) inches.
- b. Banners may not be larger than fifteen (15) sq. ft.
- c. Banner or flag must have sewn edges on all four (4) sides, with no damaged, faded, or frayed edges.
- d. Banner or flag must be hung from a pole in a flagpole holder or hung unfurled from a bracketed rod.
- e. No freestanding flagpoles are permitted.

6.2 Political Signs

Political sign dimensions must be in accordance with Civil Code Section 4710. Political signs are permitted during election cycles with the following guidelines:

- a. Political signs may be placed in the foundation area only and must not be larger than nine (9) sq. ft.
- b. Political banners must not be larger than fifteen (15) sq. ft.
- c. Political signs are not permitted in the Common areas.
 - d. Political signs may be in place not more than forty-five (45) days before election day and must be removed no later than five (5) calendar days after election day.

6.3 Real Estate Signs

Real estate signs must be placed in the foundation area closest to the dwelling with the following guidelines:

- a. Signs may not exceed two (2) feet high by three (3) feet wide in size.
 - b. One small sign or name rider is permitted but may not exceed four (4) inches by ten (10) inches in size and must be attached to the real estate sign.
 - c. One (1) real estate sign per property is permitted.
 - d. Post hole signs are not permitted, staked signs only.
 - e. Flyer box, if any, must be attached to the real estate sign.
 - f. Sign must be removed no later than three (3) days after close of escrow.
 - g. No "Open House" signs are permitted.
 - h. Real estate signs are NOT permitted in the Common Areas.

7.0 Unsightly Articles

7.1 Items Generally Deemed Unsightly

Unsightly articles, as defined in Article III, Section 3.13 of the CC&Rs, are not permitted to remain on dwelling porches, patios, foundation areas, driveways, front yards, side yards and rear yards, where they are visible from any area surrounding the property. Articles deemed unsightly by the Association must always be kept in an enclosed structure or screened from view, except when in actual use.

7.2 Examples of Unsightly Articles

Listed below are some examples of articles deemed unsightly, but are not limited to:

- a. Scrap, refuse, trash, or bulk building materials.
- b. Clutter of any kind including, but not limited to, the storage of boxes or household items not in use.
- c. Ladders, yard tools, power, and other tools, when not in immediate use.
- d. Temporary window coverings such as: foil, sheets, paper, or plastic sheeting.
- e. Window coverings that are torn, discolored, or stained.
- f. Broken shutters.
- g. Awnings that are discolored, torn, stained or sagging.
- h. Damaged screens.
- i. Non-operating vehicles parked in the driveway, unless maintained in a clean condition, or covered with an appropriately sized car cover.
- j. Boats, trailers, bicycles, and mopeds must be stored in an enclosed location.
- k. Weeds, overgrown shrubs, dead plants, or unkempt plants in the foundation areas surrounding the dwelling.
- l. Broken tiles, damaged wood, or stucco.

7.3 Trash Containers

Trash containers when not placed on the street for scheduled pickup must be stored out of view from the street. Options for storage of containers may include:

- a. Garage.
- b. Approved enclosed structure or screen on a side yard or patio.
- c. Side yard behind a gate or fence.
- d. Behind an adequately sized shrub.

Note: Trash containers must not be placed at the curb earlier than one day prior to scheduled pickup and must be removed no later than the morning after pickup.

INDEX

Accessory/Junior Dwelling Units	9
Air Conditioners	22
Application Form	4
Application Processing Fee	5
Atriums	7
Attic/Living Conversion	7
Awnings	18
Cameras, Surveillance	23
Conduits, Outdoor	22
Decorative Items and Flowerpots	19
Decorative Items, Front Porches and Driveways	19
Decorative Items, Knee Walls	20
Disability Rails	7
Disability Ramps	7
Doors	11
Doors, Garage Replacement	11
Driveways	7
Dumpsters	8
Dwelling Numbers	20
Electric Vehicle Charging Station	22
Escrow Inspection	5
Fences	11
Flower Boxes and Shelves	20
Foundation Areas	19
Gates	12
Gutters and Downspouts	11
Holiday Décor	20
Irrigation	11
Lighting, Exterior	22
Lighting, Landscape	22
Lighting, Patio	22
Mailboxes	20
Maintenance Responsibilities, Association	5

Maintenance Responsibilities, Homeowner	6
Ornamental Items.....	21
Paint	17
Patio Decking.....	10
Patio Enclosures.....	8
Patio Knee Wall.....	10
Patio Sheds	10
Patio Slab.....	10
Patio Structure.....	9
Patio Sun Screens	10
Patio Sun Shades.....	10
PODS.....	8
Porches	7
Privacy Screening.....	17
Roofing	8
Room Additions	8
Satellite Dish.....	23
Shutters	21
Signs, Flags and Banners	23
Signs, Political	24
Signs, Real Estate	24
Skylights.....	8
Solar Energy Systems	8
Solar Tubes	8
Spas	23
Sunrooms	8
Trash Containers.....	26
TV Antennas	23
Unsightly Articles.....	25
Variance.....	3
Walkways.....	7
Wall Décor	21
Water Heaters	23
Water Outlets	23
Water Softeners.....	23
Windows.....	17