

MOUNTAIN VIEW COMMUNITY ASSOCIATION

DATE: December 22, 2015
TO: Mountain View Membership
FROM: The Board of Directors
RE: Approved Rule Changes

Dear Homeowner,

The Board of Directors met on December 17, 2015 to review correspondence received from homeowners regarding the proposed rule changes to enforcement, xeriscape, fencing as well as awnings and roll up shades. After discussion, the Board of Directors approved the rule changes as written.

Enclosed, please find a copy of the approved rule changes. These approved rules will replace the previous rules for these sections in your guidelines.

Please note that the rules are to be followed from this point forward. For example, if your fence is painted an approved color that is no longer approved per the new rule change, you do not have to repaint/stain your fence right away. You may wait until the fence is in need of repainting/staining or replacement.

If you have any other questions or concerns, please contact Management at (800) 428-5588 or email our Community Manager, Amy Dankel, at amy.dankel@fsresidential.com.

Sincerely,

Board of Directors
Mountain View Community Association

X. GENERAL: A. 2. ENFORCEMENT

X. A Enforcement

- 2.** Unapproved improvements are subject to the fines imposed by the FINE SCHEDULE received in the annual Community Budget Package under the Enforcement Policy. In addition to these enforcement mechanisms, additional disciplinary action may be taken by the Association.

XI. LANDSCAPE GUIDELINES

G. YARD/LAWN MAINTENANCE RESPONSIBILITY

2. XERISCAPE FRONT YARD APPLICATION REQUIREMENTS

Xeriscape Alternatives Application Requirements:

1. Designs will be reviewed on a case by case basis.
2. Photo of existing area.
3. Square footage of existing area.
4. Complete detailed drawing of the project area.
5. Photos, as well as a list, of all natural plants. See www.socalwatersmart.com for ideas.
6. Project must include plants and vegetation as required in XI. LANDSCAPE GUIDELINES, E. Minimum Front Yard Requirements and Responsibilities and at least the amounts required by the EMWD Water Efficient Landscape.
7. Sample of rock and/or bark to be used as a base.
8. Sample of accent rock, decomposed granite, lava rock or bark.
9. For accent boulders provide a description and approximate size. Attach a photo of boulder's color wherever possible.
10. Gravel, pea-gravel, white rock and any kind of paving will not be permitted.
11. Drainage and watering plans should include drip system placement. See ARC Guidelines Article XI, Paragraph D.
12. Sidewalk barrier should be between 2" to 3" deep to alleviate runoff.
13. A description of the method used to kill the grass before you start your project. Remember a quality weed barrier fabric must be used.
14. Weed abatement must be ongoing. Bark and decomposed granite shall be refurbished as needed, at least on an annual basis.

A scheduled meeting with ARC will be required before ARC will approve any application. The ARC will have the final approval using the basic design principles which will aid resident in developing exterior improvements (see our Guidelines) that are in harmony with the immediate neighborhood and the community as a whole.

ANY CHANGES TO AN APPROVED APPLICATION WILL REQUIRE RE-APPLICATION AND APPROVAL BY THE ARCHITECTURAL COMMITTEE.

REMINDER: DO NOT START ANY WORK WITHOUT AN APPLICATION APPROVED BY THE ARCHITECTURAL COMMITTEE.

XII. AA. WALLS AND FENCES to incorporate guidelines for VINYL FENCING and to incorporate XII. F. FENCE PAINTING.

XII. AA. Walls and Fences; Fence Painting

All applications must include photograph of property and adjoining property, color, style, material to be used, and measurements of property.

1. Acceptable material for fencing and walls:
 - a. Masonry or Stucco
 - b. Vinylwood
 - c. Wood
 - d. Wrought Iron
2. Unacceptable fencing materials are include:
 - a. Chain link, barbed wire or plastic
 - b. Aluminum or sheet metal
 - c. Chicken wire or wire mesh
 - d. Galvanized, plastic or plastic coated chain link
 - e. Plastic webbing, netting or straw-like materials and /or bamboo
 - f. Corrugated, ~~or~~ sheets/panels of flat plastic, or fiberglass
 - g. Rope or other fibrous strand elements
 - h. Miniature type fencing
 - i. Plastic, other than the approved vinyl fencing.

This list may not be all inclusive and is subject to ARC review.

3. Fence/wall style, materials, and finished color are to be compatible with the neighborhood decor as determined by ARC. Please include photograph(s) of adjoining property's fencing with your application.
4. Placement of the fence/wall and support structures may not interfere with adjacent Association sprinkler systems, nor shall fences be constructed over Association irrigation lines.
5. Stepped fencing/wall is permissible where the grade slopes.

6. Specific fence/wall requirements:
- a. Wrought Iron at rear and side of property:
 - 1. Must have a finish and design consistent with the original builder's installation and remain black in color. **The builder and the Association's maintenance company use: Rust-Oleum - exterior semi-gloss black.**
 - 2. Welded wire mesh may be applied to the interior side of a fence, and painted to match fence color to restrain small pets and children. Mesh shall not exceed 36" in height. Supplemental landscape must be used to soften the appearance of the wire mesh.

 - b. Wrought Iron at front of property:
 - 1. Shall be black or color to match the approved vinyl fencing.
 - 2. Welded wire mesh may be applied to the interior side of a fence, and painted to match fence color to restrain small pets and children. Mesh shall not exceed 36" in height. Supplemental landscape must be used to soften the appearance of the wire mesh.

 - c. Solid Wood Fence - Vinyl Fencing:
 - 1. Panels, both wood and vinyl must be a maximum of 6 feet high and 8 feet long. Panels must have vertical pattern and style.
 - 2. Straight 4 x 4 posts; standard end caps, top and bottom rails.
 - 3. No lattice work or ornamentations will be considered.
 - 4. Only a single fence between properties will be allowed. Homeowners must agree upon the type of fencing they will use between properties. Neither the ARC nor the HOA Board will have decision authority in such matters.
 - 5. Vinyl color is to be Sandstone. (This name was taken from actual samples from the manufacturer Ply Gem). However, ARC does not recommend a specific manufacturer. Therefore, as colors and their names vary between manufacturers, it is the duty of the ARC to approve the color by a sample, not just a color name.

 - d. Solid Wood Fence Painting:

Homeowners are required to maintain their wood fences which are subject to inspection from time to time. With the approval of Sandstone Vinyl Fencing the Architectural Committee has approved semi-transparent stain (Behr-ST-148) or a solid paint from Behr in Adobe Brown (Behr-SC-148) (though you need not use Behr paint/stain specifically as long as the brand you use is a perfect match).

 - e. Masonry or Stucco:
 - 1. Materials must conform to the quality, color and character of masonry used elsewhere in the community.
 - 2. Stucco walls shall be the color of your home's approved stucco color.

7. Under no circumstances shall any Homeowner remove or alter ~~in any way~~ the walls and fences that have been erected by the Declarant without the prior written consent of the ARC.
8. At no time shall any Homeowner attach to, affix, or hang any item on or over any such fences or walls without ARC approval.

XII. B. AWNINGS AND PATIO ROLL UP SHADES

XII. B. Awnings and Patio Roll Up Shades

1. May be attached to the house rear or side windows only.
2. May be retractable by mechanical or electric means.
3. Awning or Shade can be solid color or stripes, and must coordinate with house and trim colors as determined by ARC.
4. Once installed, it must not be allowed to sag or become deteriorated.
5. A sample must be included with the ARC application.

These Guidelines address exterior improvements for which Homeowners must submit an application and obtain the prior written approval of that application before commencing physical changes or modifications to their separate interest Lot. This is not intended to be all inclusive.