



MOUNTAIN VIEW COMMUNITY ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE (ARC)

**RESTATED
DESIGN GUIDELINES
Dated: January 27, 2021**

This document is very important to all homeowners as it sets forth the rules to be followed when making additions or changes to your home and landscaping.

For any questions, please call our Property Manager, Amy Dankel, at (951) 973-7519

I. OBJECTIVES

This document is a guide for the members of Mountain View Community Association Architectural Review Committee, hereinafter known as the "ARC", and **Mountain View Community Association**, hereinafter known as "HOA". It is hoped that this manual will increase the Homeowners' awareness of the ways in which the integrity of the Community Plan is preserved and the responsibilities the Homeowners must assume. The Guidelines address exterior improvements for which Homeowners must submit applications and receive approval. This is not intended to be all inclusive.

The specific objectives of this manual are:

- A. To provide uniform guidelines to be used by the ARC in reviewing applications for conformance to the standards set forth in the legal documents of the Mountain View Community Association.
- B. To assist residents in preparing an application to the ARC.
- C. To increase residents' awareness and understanding of the CC&R's, Bylaws, and Articles of Incorporation.
- D. To maintain and improve the quality of the living environment in the Mountain View Community.
- E. To illustrate basic design principles which will aid residents in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.

The intent of these Guidelines is not to inhibit individuality and creativity, but to ensure design continuity that will help preserve or improve the community's appearance, protect property values, and enhance the overall environment of the Mountain View Community Association.

These Guidelines address only exterior alterations, including landscaping, made by Homeowners to their property.

II. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R's)

- A. The CC&R's establish the Mountain View Community Association. The ARC ensures that proposed exterior alterations comply with the standards set forth in the covenants. This involves the regular review of all applications for exterior alterations submitted by residents.
- B. Every Mountain View Homeowner has received a copy of the CC&R's with the purchase of their home. However, all too frequently, this information is not

provided during a resale or, when provided, not read by the Homeowner. The CC&R's are binding on all Homeowners and all Homeowners are encouraged to read the CC&R's thoroughly for a complete understanding of the responsibilities of Mountain View Community Association and its members.

III. AMENDMENTS

- A. These Guidelines may be amended from time to time. It is anticipated that the changes will not be substantive. However, the existing Guidelines may be amended to reflect changing conditions or technology.
- B. The ARC may conduct an annual evaluation of the Guidelines to determine if amendments are required.

IV. ARCHITECTURAL REVIEW COMMITTEE APPROVAL

Approval from the ARC is required for any additions or alterations to the following:

- A. **All exterior structures, landscaping, front, side and rear yards, including fences and walls.**
- B. Any change to the exterior appearance of one's property must be approved by the ARC. Further, once a plan is approved, any modification to said plan must be approved by the ARC prior to installation.
- C. It is important to understand that ARC approval is not limited to major alterations such as adding a room or deck to a house, but includes such items as changes in color and material, etc. Approval is also required when an existing item is to be removed.
- D. Each application is reviewed on an individual basis. There are no "automatic" approvals. A Homeowner who wishes to construct a deck, for example, identical to one that has already been approved by the ARC, will be required to submit an application and may or may not receive ARC approval.
- E. In every case, an application must be submitted and reviewed in order to consider specific implications of location and impact on surroundings.
- F. The ARC evaluates the individual merits of the application. In addition to evaluation of the particular design proposal, this includes consideration of the characteristics of the house type and the individual site. There may be an acceptable design for one exterior which is not acceptable for another house type

and/or site. The ARC decides what is and is not acceptable **subject to review by the Board of Directors of the HOA.**

- G. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
- H. The review or approval from the ARC does not assess the means nor the method of construction. Nor is it approving the installation or providing any type of guarantee to the Homeowner. This is the sole responsibility of the Homeowner and/or the contractor.
- I. The Homeowner has sole responsibility for obtaining any necessary government permits (City of Moreno Valley, etc.) and the ARC does not review for compliance with government requirements.
- J. **Failure to comply with architectural requirements:** When the ARC finds that improvements have been made for which plans have not been submitted to, nor approved by the committee, or that work was not done in compliance with plans approved by the committee, the Homeowner will be expected to remedy the noncompliance in response to notice from the Association. If the Homeowner thereafter fails to remedy the noncompliance, the committee will report the matter to the Board of Directors, which may set a hearing date to resolve the issue or take other appropriate action. Also see the "GENERAL" section, paragraph A "Enforcement" at page 9 hereof.

V. MANAGEMENT COMPANY

The Management Company for the Mountain View Community Association is **FirstService Residential**, located at **25240 Hancock Avenue, Suite 400, Murrieta, CA 92562**. There is someone available 24 hours a day for emergency service at **1-888-596-4984**, and during regular business hours for emergency or non-emergency service can be reached via phone at **951-296-2272**; via fax at **951-296-2099**; or via e-mail Amy Dankel at Amy.Dankel@fsresidential.com, or phone 951-973-7519

VI. DISRUPTION OF COMMUNITY COMMON AREA

Community Common Area (Corporation Property) which is damaged or disrupted due to installation/construction of an individual Homeowner's improvement must be restored to its original state at the Homeowner's expense. Any improvement plan requiring placement of electrical lines, sewer lines, yard drains or gas lines over or under the Community Common Area, including work which affects front yard landscaping and

irrigation, must fully detail the exact location of such lines in relation to Homeowner's lot or unit. Please ascertain that your added irrigation is not connected to the Association installed irrigation. Any costs to disconnect a Homeowner installed system from the "common" system will be borne by the Homeowner.

VII. GOVERNMENT PERMITS

Approval by the ARC for any improvement does not waive the necessity of obtaining required government permits. Obtaining government permits does not waive the need for ARC approvals. The ARC does not review for compliance with government requirements.

VIII. ARCHITECTURAL REVIEW COMMITTEE CRITERIA

The ARC evaluates all submissions on the individual merits of the application. In addition to the evaluation of the particular design proposal, the characteristics of the house type and the individual site will be considered. What may be an acceptable design for an exterior in one instance may not be acceptable for another.

- A. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details, etc.
- B. ARC will consider the potential effect of the proposed improvements in regards to maintaining the property values and aesthetic continuity in the neighborhood.
- C. Each neighborhood has individual characteristics and the proposed alteration must complement existing structures and improvements.
- D. The ARC will decide what is acceptable and what is not acceptable per the Design Guidelines.

IX. PROCEDURAL STANDARDS

A. Application Procedure and Requirements

- 1. All requests are to be made to the Mountain View Management Company and brought to the attention of the ARC on the standard Home Improvement Form which is included in these Guidelines. Copies of forms may be downloaded from the Community Website at

www.mountainviewhoa.org. Hardcopies are located in the clubhouse library. Forms may also be obtained by contacting the Management Company or any ARC member.

2. Effective January 1, 2018, a nonrefundable application fee of \$50 is required for each Home Improvement Form filed with the Management Company. Any Home Improvement Form must be submitted to Management along with a \$50 check. Home Improvement Forms and checks are not to be submitted to members of the ARC. Home Improvement Forms submitted with no check attached will be returned to the homeowner with no action taken on the form as submitted.
3. Approved applications may remain open for a period of six months. After six months, an extension may be obtained for uncompleted work on an application for an additional six months not to exceed one year. After an uncompleted application reaches one year, a new application and an additional nonrefundable application fee of \$50 must be submitted to the Management Company.

Below are the projects that homeowners may complete without submitting any paperwork:

1. Removing trees as long as the one required tree remains in the front yard.
2. Replacing plants with like plants in the front or back yards.
3. Replanting plants in back yard.
4. Touch up painting of house, existing shutters, doors, and wooden fences, with the same previously approved paint or stain.
5. Removing grass in backyard and replacing with xeriscape or artificial turf.
6. Changing color in flower bed with the seasons.
7. Adding same rock or decomposed granite (DG) to yard that needs to be refreshed as long as the rock and DG were originally approved.

The following projects must be submitted to the ARC for approval but no fee is required:

1. Replacing tree in front yard with a tree from the approved list in the guidelines.
2. Repainting house with existing approved colors
3. Installing security doors (front, garage or back) [color must coordinate with house colors.]
4. Installing solar screens, awnings, or film on side or rear windows.
5. Installing security camera system.
6. Installing motion-activated lighting.

7. Installing visible trellises.
8. Adding or replacing rain gutters (color must match the house).
9. Putting a cover on an existing, approved patio cover.

All other projects not on the above lists will be required to be submitted to the management company along with the nonrefundable \$50 application fee.

4. All ARC submittal packages are to include the items listed on the attached Application Procedures form included in this manual. Submittal packages will be returned if deemed incomplete. ARC reserves the right to request additional information.
5. **Neighbor Notification:** Neighbor signatures do not indicate approval or disapproval; they merely indicate awareness of the proposed improvements. Homeowner is solely responsible for Neighbor Notification; a good faith effort to notify your neighbor must be documented and notification should have been attempted no fewer than three (3) times.

NO APPLICATION WILL BE CONSIDERED COMPLETE UNTIL THE NEIGHBOR NOTIFICATION CONDITION HAS BEEN SATISFIED.

6. Neighbors objecting to a proposed improvement can submit written opposition to the ARC in care of the management company. Written comments must be received within 5 days of the presentation of the plans to the neighbor.
7. **Right of Entry:** If construction work requires the use of common area for purposes of transporting labor and materials, and/or for the temporary storage of materials for the work, the applicant must obtain written permission from the Mountain View Community Association for the right to enter during construction. A copy of the letter granting permission must be submitted to the ARC prior to commencement of construction. A security deposit or bond, as deemed necessary by the ARC may be required from the Homeowner. Unused deposits will be refunded after completion of work and final acceptance by the ARC. Payment will be refunded by U.S. Mail within 30 days after ARC's final acceptance.
8. **Submittals:**
 - a. Within 45 days of the ARC's receipt of a complete application, a decision will be rendered, either approving or disapproving the application.

- b. When the plans are approved by the ARC, one (1) set of the approved plans will be returned to the Homeowner and the other two (2) sets will be retained by the Management Company and the ARC.
- c. Applicants are prohibited from commencing construction prior to obtaining a written approval of the application by the ARC.

B. Remodel, Modification, Restoration or Repair

- 1. Any alteration of exterior elevation or drainage, including that caused by any proposed remodel, modification, restoration, or repair effort, must be approved by the ARC prior to taking action.
- 2. Any interior remodel/modification does not require ARC action, so long as the interior remodel/modification does not alter the exterior appearance of the property.
- 3. All requests for ARC review of a plan for Remodel, Modification, Restoration or Repair shall be done in the same manner prescribed in PROCEDURAL STANDARDS, paragraph A.1 at page 6 hereof. Simply mark your Structure and Landscape application "Remodel, Modification, Restoration or Repair of Original Application which was approved on _____(supply initial approval date)".

C. Construction

- 1. **Time Period:** Work shall commence within 120 days and be completed within six (6) months of the date of approval. If the scope of the job warrants more time, the ARC may extend the construction period as necessary. A construction phasing plan and schedule indicating a longer construction period shall be submitted by the applicant.
- 2. **Final Review:** Upon completion of the improvements, applicant will have sixty (60) days in which a Notice of Completion (NOC) form is submitted to the Management Company. Once received the Management Company will forward such form to the ARC for final review. Such review will be completed within sixty (60) days of receipt.

X. GENERAL

A. Enforcement

1. Improvements that are installed without the necessary approval from the ARC constitute a violation of the CC&R's and may require modifications or removal of work at the expense of the Homeowner, including but not limited to any legal fees incurred. Remedies will be pursued to the fullest extent permitted by the CC&R's and the law.
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.
3. Continued non-compliance may result in fines escalating on a monthly basis from \$100 up to \$500 per month in addition to the fines set forth above, until compliance is achieved. Remedies will be pursued to the fullest extent permitted by the CC&R's and the law. (Fine Policy Adopted March 27, 2010 sent to homeowners yearly).
4. Fines may only be imposed after notice and a hearing before the Board. Homeowners will receive a notice of hearing, the nature of the alleged violation for which the member may be fined, and a list of the sanctions which may be imposed at the hearing. The notice will also contain a statement that the member has a right to attend the hearing, and may address the Board at that time, or that the member may submit a statement of defense to the Board in advance of the hearing, or present a statement of defense and supporting witness at the hearing. Hearings will be held in Executive Session. Within 15 days of the hearing, the Board will mail a statement of decision to the Homeowner. No disciplinary action against a Homeowner may take effect until at least 5 days after the hearing.

B. Violations

All Homeowners have the right and responsibility to bring to the attention of the ARC any violations of the Mountain View Community Association Design Guidelines by contacting the Management Company.

C. **Damage**

Homeowners shall bear monetary responsibility for any damage caused to the streetscape or open space areas as a result of construction improvements. This includes construction debris and other materials used in making said improvements. All refuse must be removed from the premises to a regulated disposal area.

D. **No Waiver of Future Approvals**

The approval, conditional approval, or disapproval, by the ARC of any proposals, plans, specifications or drawings will not bind the ARC to approve or disapprove the same or similar improvement or matter in the future. The ARC specifically reserves the right to reject the same or similar plans, specifications, or proposals subsequently submitted by the same or any other person.

E. **Notice of Completion**

Within **sixty (60) days** of completion of all improvements, the applicant will forward the Notice of Completion, provided by the Management Company, to: Mountain View Community Association, Attention: ARC, c/o FirstService Residential, 25240 Hancock Avenue, Suite 400, Murrieta, CA 92562.

F. **Appeal Procedure**

Commencing January 1, 2005, a Homeowner whose application for ARC approval of additions or alterations is denied by the ARC shall have a right to appeal the denial to the Board of Directors for reconsideration. The request for reconsideration shall be in writing, and must be mailed to the Board within 30 days of the date the denial is mailed to the Homeowner. Mailing to the Board shall be c/o the current Management Company. As of the date of adoption of this appeal procedure, the correct address is **c/o FirstService Residential, 25240 Hancock Avenue, Suite 400, Murrieta, CA 92562.**

XI. LANDSCAPE GUIDELINES

A. Landscape & Irrigation

1. Initial side and rear yard landscaping must be installed no later than twelve (12) months after the close of escrow by the original purchaser.
2. Plans for subsequent improvements must be submitted and approved prior to any changes to the front, side and rear yard landscaping.
3. Plants are not to encroach on walkways or block walkway lighting.
4. Irrigation lines must be subterranean unless they are "drip" systems.
5. Appropriate drainage shall be installed so as to be directed to the street, and prevent run-off onto adjacent or common area properties. There should be a slope/drainage of 2% away from the building, and water should be collected in a landscape drainage system that is cored and drilled through curb to street (minimum 3").

The guidelines require that positive uninterrupted drainage be maintained and that Homeowners must allow water to drain from adjoining common properties over their property and through their drainage lines. Homeowner installed improvements, such as walls, fences, patios and other raised areas must provide positive drainage. The ARC will closely review all such improvements and may require modifications and additions to the existing drainage system.

Plans for modifying rear yard walls or fences will require a detailed explanation of the treatment of drainage. Whenever rear property line walls are built, it is the responsibility of the Homeowner to maintain uninterrupted drainage from the common area outside of the enclosed backyard over the property to the nearest street. More than one drain, or a concrete drainage channel, may be required in particularly large or unusually shaped areas. The ARC will review each such installation on-site to assure that the natural, designed and approved drainage of common and neighboring property are not adversely affected or interrupted.

6. Sprinklers must be adjusted so as to spray landscaped areas only.

B. Parkway Trees

Each homeowner is required to have a minimum of one (1) tree in the front yard.

INFORMATIONAL NOTE:

Certified Arborists recommend the following pruning techniques:

7. Crown Cleaning: Select to remove of dead, diseased, broken, or weakly attached branches from a tree crown.
8. Crown Thinning: Select removal of branches to increase light penetration and air movement through the crown, and reduce weight.
9. Crown Reduction: To reduce the size of a tree by cutting limbs back to their point of origin or back to laterals capable of sustaining the remaining limb and assuming apical dominance.

C. Applications for Landscape Must Include:

10. Listing of plant material and size.
11. Site plan showing house (plot plan) and location of the proposed landscaping (plant materials).
12. Planters and retaining walls with dimensions, materials, color/finish.
13. Hardscape, such as concrete, walkways and patios, deck, patio covers with elevations (side views) and construction detail.
14. Drainage plan including location of drain inlets and water flow direction.

D. Drainage

All surface water must have positive drainage away from the building and be collected in a landscape drainage system. Drain inlets must be located throughout landscape areas including side yards. The ARC is not responsible for installation of proper drainage. It is the sole responsibility of the Homeowner and/or his contractor to insure proper drainage. It is the responsibility of the Homeowner to insure continued and uninterrupted water flow. It is suggested that drainage systems be checked periodically.

E. Minimum Front Yard Requirements and Responsibilities

The following are minimum requirements for Homeowner Front Yards:

15. Sod, grass, turf and Xeriscape yards are accepted.
16. Automatic Sprinkler systems.
17. One (1) tree (which include the Parkway Tree see Landscape Guidelines Section B entitled "Parkway Trees").
18. Ground cover to control erosion, dirt, dust and weed growth and a minimum of eight (8) flowering plants and/or shrubs.
19. The Homeowner must maintain the natural **contour** of the yard.
20. Patches of dirt or excessive weed growth are not permitted.
21. Artificial and/or plastic flowers, plants or plant materials are not permitted.

F. Minimum Rear Yard, Side Yard and Slope Area Requirements and Guidelines

22. A complement of any of the following:
 - a. Concrete (slab and/or sidewalk)
 - b. Sod, grass, turf or artificial grass
 - c. Rocks
 - d. Decomposed granite
 - e. Ground cover

- f. A minimum of five (5) one (1) gallon flowering plants and/or shrubs
 - g. Xeriscape that adheres to accepted environmental standards.
The goal of Xeriscaping is to create a visually attractive landscape that uses plants selected for their water efficiency. Xeriscape can save a tremendous amount of water. An established, properly maintained Xeriscape needs about one-third the water of a traditional turf-based landscape. Contrary to popular misconception, Xeriscape does not mean rock and a cactus. Look on the web to find out more information.
23. Homeowner must maintain the natural **contour** of the yard and or slope.
24. Patches of dirt or excessive weed growth are not permitted.

G. Yard/Lawn Maintenance Responsibilities

25. Homeowner shall be responsible for maintaining:
- a. Mowing
 - b. Edging
 - c. Trimming
 - d. Watering
 - e. Feeding
 - f. Weed and lawn disease control
 - g. Removal and replacement of dead or diseased plants, trees and shrub
26. Landscape Alternatives with the addition of "Xeriscape Yards"
Xeriscape Yards: Homeowners may submit an application to the ARC for a proposed Xeriscape front yard that adheres to accepted environmental standards. The goal of Xeriscaping is to create a visually attractive landscape that uses plants selected for their water efficiency as well as varying sizes of rock. Xeriscape can save a tremendous amount of water. An established, properly maintained Xeriscape yard needs about one-third the water of a traditional turf-based landscape. Contrary to popular misconception, Xeriscape does not mean rock(s) and a cactus.

Xeriscaping (less commonly known as **Xeriscape**) is landscaping and gardening that reduces or eliminates the need for supplemental water from irrigation. It is promoted in regions that do not have easily accessible, plentiful, or reliable supplies of fresh water, and is gaining acceptance in other areas as water becomes more limiting. Xeriscaping may be an alternative to various types of traditional gardening.

In 1981, a Denver water employee coined the term Xeriscape, which is a portmanteau of *xeros* ξήρος (Greek for "dry") and *landscaping*, and *xeriscape* is used for this style of garden. Xeriscape is a registered trademark of the water department of Denver, Colorado.

In some areas, terms such as water-conserving landscapes, *drought-tolerant* landscaping, and *smart scaping* are used instead. Plants whose natural requirements are appropriate to the local climate are emphasized, and care is taken to avoid losing water to evaporation and run-off. The specific plants used in Xeriscaping depend upon the climate. Xeriscaping is different from natural landscaping, because the emphasis in Xeriscaping is on selection of plants for water conservation, not necessarily selecting native plants.

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. ARCHITECTURAL GUIDELINES

The Declarant installed fencing/walls cannot be modified without prior approval of the ARC. Neighbors wishing to replace "shared fences" with the same material/color as Declarant installed can do so at their own discretion.

A. Air Conditioners

1. Air Conditioning units extending from windows are not permissible.
2. Compressors and equipment shall be screened from public view by fencing or landscaping.
3. If air conditioning was offered as an option and was not installed by the builder at the time of purchase, equipment must be located in the same area in which the optional unit would have been installed, unless otherwise approved by the ARC.
4. The sound must be buffered from adjacent properties and streets pursuant to the existing government regulations.

B. Awnings and Patio Roll Up Shades

1. Awnings may be attached to any window(s) on the house. Awnings shall be of a size, design and color that complement the existing house architecture and color.
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. Awnings, shades or solar screens must not sag, fade, or deteriorate. Any sagging, fading, dented or shredded awnings, shades or solar screen must be replaced.
5. Awnings may be fabric or metal.
6. Samples of color and material must be included with the Home Improvement Form submitted to ARC.

C. Barbecues - Permanent

1. Permanent barbecues are to be located in the rear or side yards only.
2. The application will provide the following information:
 - a. Dimensions
 - b. Material and color (Material and color must be consistent and complementary with the design of the home).
 - c. Elevation drawings
 - d. Location of barbecue in relation to the house and property lines

D. Basketball Hoops

Permanent or portable basketball hoops and courts are not permitted.

E. Dog Houses

Dog houses are to be located in rear or side yards only. Dog houses are also to be located out of sight or screened from any surrounding property.

F. Fireplaces, Chimneys, Flues & Roofs

The exterior appearance of a fireplace, chimney, flue or roof must match the existing or new structure.

G. Flagpoles

The installation of flagpoles shall be subject to review and approval by the ARC.

1. Flag poles must be installed in rear yards.
2. Flags being displayed in the front of Homeowner's property must be attached using a bracket and placed on the fascia or stucco surrounding the garage door.

H. Freestanding Structures

1. With the exception of patio covers, freestanding structures taller than the height of the fence are not permitted.
2. Garden sheds are permitted, once approved by the ARC. However, if they are to be installed against a boundary wall or fence, the height of the garden

shed shall not exceed the wall or fence height or be visible from the street.

I. Garage Doors and Driveways

1. Garage doors must be compatible in scale, material, color and design with the Homeowner's existing garage door. A sample or descriptive literature/brochure of the material and color must be included with the ARC application.
2. Approval for driveway improvement projects will be at the discretion of the ARC. Factors to be used in ARC decision will include but are not limited to:
 - a. Continuity of surrounding properties
 - b. Materials to be used.
3. Twelve inch extensions on either side of driveway for ease of access to vehicle may be approved by the ARC, at their discretion.

J. Golf Screens/Netting

Installation of golf ball screen/netting must be approved by the ARC. The approval for golf netting will be on an as needed basis. The lot requesting the netting will be inspected for justification and approval by the ARC. The only netting that will be approved is transparent golf netting. The Neighbor Notification process, which is part of the Structure and Landscape application procedure, is particularly important when considering installation of golf ball protective screens/netting. With regard to this issue, disagreement between neighbors will be resolved by the ARC or brought before the Board prior to installation of golf ball protective screen/netting.

K. Gutters and Down Spouts

1. Gutters and down spouts must be painted to match existing trim or stucco.
2. Run-off from gutters shall not affect adjacent property and/or common areas and shall be directed to the street or connected to underground drainage system where possible.

L. Holiday Decorations

Holiday Decorations are permitted three (3) weeks prior to the holiday and must be removed two (2) weeks after the holiday with the exception of the Christmas/Hanukkah/Kwanza season which beginning the week prior to Thanksgiving and runs through January 15th.

M. House Painting

Homeowners desiring to repaint their residences shall comply with the following procedures:

- Painting may not commence until the “Home Painting Proposal” form and any photos or sketches have been reviewed by the Architectural Committee and the homeowner is notified of the Committee’s approval.
- Homeowners are encouraged to repaint their homes using the color pallet used by the Developer.
- Homeowners will be given the choice of using an existing color scheme in its entirety (stucco trim, fascia trim, shutters, front door and garage door).
- Color schemes may not be interchanged with other color schemes.
- Stucco and trim color finishes must be flat or lusterless, no glossy or semi-glossy finishes may be used.
- Accent colors (if used) may have either a satin, semi-gloss or flat finish.
- The Architectural Committee will have the final approval using the adjoining home as their guidelines to see that color scheme proposed is not the same or in conflict.

Shutters & Front Doors

Homeowners are required to repaint their front doors in compliance with the Collection, Model and Scheme as originally painted.

1. Repainting the original shutters and front door is acceptable with the following provisions:
 - a. There are two (2) Collections here in Mountain View. They are the Lake Collection (Tahoe, Superior, Victoria) and Summit Collection (Whitney, McKinley, Everest). They each have their own color pallet for shutters and front doors.
 - b. Homeowners may choose a door and shutter color combination from their collection pallet, keeping in mind the stucco and trim colors of

their home.

- c. 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.

N. Illuminated House Numbers (“IHN”)

It is the responsibility of each Homeowner to maintain the IHN installed by the builder. The IHN shall be maintained in working order and free of any plant or tree obstruction.

O. Lawn Art

It is the Homeowners responsibility to use reasonable judgment in form, number and placement of all permitted lawn/yard art including plant containers. Because lawn/yard art is subjective ARC will monitor and/or review so as to meet the existing standards of the Community. In the case of Homeowner’s unreasonable judgment, the Property Manager will notify the Homeowner.

1. Yard art includes statues, birdbaths, water fountains, spinners on stakes, manmade objects, and plant containers. Yard art shall complement existing landscaping and house colors.
2. Plant containers of proportional size to the area where it is to be located and acceptable colors are allowed and shall be used in a reasonable quantity for the area where they are placed.
3. Plant containers may be terra cotta, ceramic glazed, or plastic. They shall be in a color that complements the color of the home and landscape. Terra Cotta containers shall be replaced as they deteriorate. Plastic containers shall be replaced when their colors fade. Plastic containers that the plants come in from the nursery are not allowed.
4. Empty containers are not allowed. A reasonable time will be allowed for homeowners to replace dead or diseased plants.
5. Front yard seating is allowed. It must complement the color of the home and landscape. The seating material may be wrought iron, stone, pre-cast

concrete, outdoor fabric, or wood. Seating must be replaced if paint fades or chips, or fabric sags or fades.

6. Wishing wells, windmills, plastic flowers, pink flamingos, etc., are not acceptable lawn/yard art.

P. Exterior Lighting and Security Cameras

Exterior lights and cameras must be approved by the ARC prior to installation.

1. Lights and cameras are to be directed onto applicant's property. Lights are to be screened to limit light on adjacent property. Minimum intrusion upon neighbors' privacy should be given every possible consideration.
2. Proposed fixtures are to be compatible with applicant's house in style and scale. Any conduits must be painted to match the color of the house stucco.
3. Lighting wattage must be included with application.
4. Location of lights and area they will illuminate must be included with application.
5. Light/s or camera/s on the front wall of the unit may be allowed if the fixture coordinates with existing lights that were installed by either the Declarant or the Homeowner after ARC approval. Motion detector/security lights shall be installed in the least intrusive location and should be properly adjusted to preclude inadvertent activation.
6. Decorative Post Lamp fixtures are to be a maximum of seventy-two (72") inches in height.
7. Low voltage or solar lights are permitted in the front yards leading to the front door and side gates only. It is the Homeowners responsibility to use reasonable judgment in form, number, and placement of all permitted solar lights. Because solar lights are subjective, ARC will monitor and/or review so as to meet the existing standards of the Community. In the case of Homeowner's unreasonable judgment, the Property Manager will notify the Homeowner. Low voltage or solar lights are not to be used along the front side walks, or to outline driveways. The installation shall conform to the following:
 - a. Lights shall be a minimum of four (4) feet apart.

- b. Maximum height shall be no more than eighteen (18) inches, measured from the grade to the top of the light.
- c. Lights must be of same design and color.
- d. Wiring shall be buried and approximately four (4) inches back from the sidewalk.

Q. Patios and Decks

- 1. Materials shall be harmonious with applicant's house.
- 2. In designing the deck or patio, minimum intrusion upon neighbors' privacy should be given every possible consideration.
- 3. Adequate drainage must be installed if any improvement is made to rear/side yard, to prevent standing water and run-off onto adjacent properties. Drainage must be directed to the street with 3" drains cored through curbs.
- 4. Wooden decks are to be stained and/or sealed to preserve natural color or painted to match existing trim.
- 5. Application for patio or deck is to include the following information:
 - a. Site plan (top/aerial view) indicating location of patio or deck in relation to existing house.
 - b. Listing of materials colors and finishes (to include paint/stain chips).
 - c. Location of drains showing direction of water flow must be included in the application. Adequate drainage must be installed to prevent standing water and run-off onto adjacent properties.
 - d. Dimensions (side views)
 - e. Elevation drawings (side views)

R. Patio Covers

- 1. The Homeowner has sole responsibility for obtaining any necessary government permits (City of Moreno Valley, etc.) and the ARC does not review for compliance with government requirements.
- 2. Patio covers may be free-standing or attached to existing structure.
- 3. Acceptable materials for patio covers are:

- a. Wood
 - b. Alumawood
4. Unacceptable construction materials for structures in this section shall include the following:
- a. Corrugated plastic
 - b. Corrugated fiberglass
 - c. Metal
 - d. Plastic webbing, split bamboo, reed or straw-like materials
 - e. Asphalt/Asbestos
 - f. These materials are not all inclusive.
5. Application for patio covers must include:
- a. Location of cover in relation to house (top/aerial view)
 - b. Materials and color (color should be the same as the fascia trim or stucco, or white or a variation of white)
 - c. Dimensions and elevation drawings (side view)

S. Room Additions

1. Room additions must be compatible in scale, materials, and color with the applicant's existing structure. Room additions will be limited to the side and rear yards only, and must adhere to Moreno Valley City Codes.
2. Pitched roofs must match or be complementary to the existing structure in slope and form.
3. No improvement (unless chimney improvements) shall exceed the roof heights of the existing structure.
4. New windows and doors are to be compatible with existing exterior openings.
5. Changes in grade which will affect drainage are to be indicated in the application. Adequate drainage must be installed to prevent standing water and run-off onto adjacent properties. Drainage must be directed to the street with 3" drains cored through curbs. (See "A" above).
6. Materials for construction shall be stored in the least conspicuous area. Excess debris and material shall be removed from the site daily.

7. Major features of the existing house such as the vertical and horizontal lines, projections and trim details, are to be reflected in the design of the proposed addition.
8. Application for room additions must include:
 - a. Location of room addition in relation to house (top/aerial view)
 - b. Materials and color (color should be the same as the fascia trim or stucco)
 - c. Dimensions and elevation drawings (side view)

T. Screen Doors and Security Doors

1. Plans and specifications for screen doors and security doors must be submitted to the ARC for approval.
2. All screen doors must be installed within the existing doorjamb in a style or color which matches the existing dwelling unit (excluding the color of the roof).
3. A sample or descriptive literature/brochure of the material and color for the screen or security door must be included with the ARC application.

U. Solar Energy Equipment

Plans for solar equipment must be submitted to the ARC for approval. Plans shall include location of roof panels and must conform to the following guidelines:

1. Solar collectors are to be placed flush with and in the same plane as the roof slope. If panels cannot be flush mounted, then supports must be solid and painted to match the house.
2. All plumbing lines from collectors to tank must be concealed.
3. Collectors must be non-reflective in nature.

V. Swimming Pools, Spas and Fountains

1. Permanent above-ground pools are prohibited.
2. Pool, spa and fountain equipment must be placed so as not to disturb

adjacent properties by noise or view of structures and be no taller than the height of the fence.

3. Spa or pool equipment shall be enclosed by fencing at least 5' in height and screened from view (i.e. plants, fence or wall)
4. Plumbing lines to spa, pool or fountain must be subterranean or concealed.
5. Application for a spa, pool or fountain must include the following information:
 - a. Location of the spa, pool or fountain in relation to the existing structure
 - b. Dimensions of spa, pool or fountain
 - c. Drainage, electrical and plumbing details
 - d. Material for decking
 - e. Location of equipment and screen (noise and view) detail
 - f. Detail on fencing to surround pool or spa
 - g. Means of access to the proposed construction

W. Trash Cans

No trash may be kept or permitted upon the Homeowners lot or on any public street abutting or visible from the Homeowners lot except in containers located in appropriate areas screened from view. Such containers may be exposed to the view of neighboring Lots only when set out at a location approved by the ARC for a reasonable period of time (not to exceed twelve (12) hours before and after scheduled trash collections hours). No Homeowner may store building materials or other bulk materials in the Properties. However, if the ARC has authorized construction on a Homeowners lot, the Homeowner may temporarily store materials used for the project in areas designated or approved by the ARC.

X. Walkways

Homeowner may install or resurface a walkway from the driveway to the fence/wall gate and/or front door. Color, material and texture shall be specified on the application submitted to the ARC if different than Declarant installed concrete.

Y. Walls and Fences; Fence Painting

1. Acceptable material for fencing and walls:
 - a. Masonry or Stucco
 - b. Vinylwood
 - c. Wood
 - d. Wrought Iron

2. Unacceptable fencing materials 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:
 - 1. Homeowners are required to maintain their wood fences which are subject to inspection from time to time.

2. If the fence is to be completely repainted the Architectural Committee has approved 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).
 3. If you are only touching up or making minor repairs to your fence, you may use the same color it was last painted, which included the following in Solid or Semi Transparent:

| | |
|---------------------|---------------|
| Adobe Brown | - Behr DP-387 |
| Cedar Naturaltone | - Behr DP-533 |
| Redwood | - Behr DP-330 |
| Redwood Naturaltone | - Behr DP-534 |
- 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 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.

Z. Windows and Window Treatments

1. Exterior wrought iron bars are not permitted.
2. No reflective materials may be used to create a mirror effect from the outside. No materials such as sheets, paper, or foil will be permitted.
3. New windows are to be compatible with existing exterior openings.

AA. Wooden Front Doors

Homeowners are required to repaint their front doors in compliance with the Collection, Model and Scheme as originally painted.

1. Replacing the original front door with a wooden front door is acceptable with the following provisions:
 - a. Wooden Door Application will be on a case by case basis and must meet the standards of the ARC.
 - b. Pamphlets and/or brochures of the proposed door shall be attached

to the Home Improvement Application submitted to FirstService Residential.

- c. An acknowledgement from the homeowner that when, in the future the wooden door needs to be refinished, it will be refinished as originally approved. If painted, it will be re-painted with the color of the property's approved color scheme.

Views - Please note, you are not guaranteed the right to an unobstructed view.

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.

These Design Guidelines Are Not All Inclusive And Are To Be
Used In Conjunction With The Controlling Declaration of
Covenants, Conditions
And Restrictions (CC&R's) For
The Mountain View Community Association.