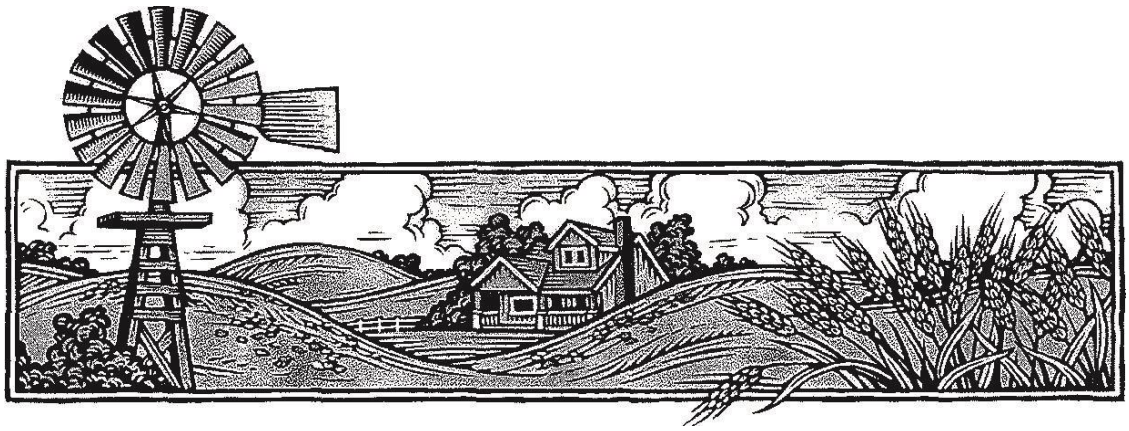

Orangecrest Country

Community Association

Architectural Guidelines

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1. INTRODUCTION

1.1 Orangecrest Community Association Responsibilities

One of the responsibilities of the Orangecrest Community Association ("Association") is enhancing the desirability and attractiveness of living in the Orangecrest community ("Community") by preserving the architectural and thematic character of the community. The Association is granted the power to administer and enforce architectural controls within the Community by Article VIII of the Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Orangecrest Country recorded on March 10, 2000 as Instrument Number 2000-089902 of Official Records of Riverside County, California, and any amendments or restatements thereto (the “Declaration" or "CC&Rs").

The Association administers and enforces all architectural rules through the Architectural Committee (the "Committee"). The Committee is composed of three (3) to five (5) Members appointed as set out in Section 8.1 of the Declaration. The Committee has the authority to (i) review and approves all plans and specifications for new construction, as described in Section 8.3 of the Declaration; (ii) establish and administer general architectural guidelines; and (iii) assess reasonable fees for review and approval of proposed construction plans.

As indicted above, the CC&Rs authorize the establishment of "Architectural Guidelines" to be administered by the Committee. The CC&Rs provide authority to establish procedural rules and to assess reasonable fees appropriate to the type and nature of the proposed Improvement for which drawings have been submitted.

Unless otherwise defined in these Architectural Guidelines (“Guidelines”), all capitalized terms used herein shall be interpreted in a manner that is consistent with their definitions in the Declaration.

1.2 Purpose of Architectural Guidelines.

NOTE: The Architectural Committee reviews proposed Improvements for aesthetic purposes only. It is the Owner's responsibility to follow all applicable federal, state, and local building codes.

These Guidelines are designed to implement the theme of Orangecrest by providing specific design criteria for home Improvements throughout the Community. The Guidelines are intended to help the Owner and the Association establish a high quality of appearance, to assure compatibility, to direct character and form, and to preserve the Property's overall value. They must be followed by all Owners for their architectural, landscaping and all other exterior Improvements.

1.3 Enforcement and Violations.

Failure to obtain the necessary approval for any Construction Activity from the Committee may constitute a violation of the Declaration and could result in the Association requiring the modification or removal of the Improvement (regardless of whether it has been completed) at the expense of the Owner. All residents have the right and the responsibility to bring to the Committee's attention any violations of any provision or standard that the Board of Directors of the Committee has adopted.

1.4 Amendments to Guidelines.

These Guidelines, along with the provisions set forth in the Declaration, form the basis for evaluation of plans and specifications for any Construction Activity submitted by an Owner to the Committee for review and approval. Any items or issues not addressed in the Association's governing documents are matters left to the discretionary judgment of the Committee acting in good faith and in the best interests of the Association as a whole.

2 EXTENT OF COMMITTEE REVIEW

2.1 When is Committee approval of plans and specifications is required?

Committee approval is required for all work that will change the exterior appearance of your property. Written approval must be obtained prior to the start of any work. Completing projects without prior approval places the Owner at risk of a $250.00 fine and or potential additional cost for tear-out and rebuild.

The Committee may condition its approval on such changes it deems appropriate and may require submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications.

Upon approval, disapproval or if the Committee requests clarification or additional information, all submissions shall be distributed as follows:

- Approved plans: one (1) set of approved plan shall be placed in the Association files and two (2) sets of approved plans shall be returned to the Owner to be kept at the work site during the course of construction until a final inspection of the construction has been made on behalf of the Committee.

- Disapproved plans: Two (2) sets of disapproved plans which are not in compliance with the Guidelines and/or requiring clarification or additional information shall be returned to the Owner. Said plans shall be included with subsequent submissions. One (1) set of disapproved plans will be placed in the Association's files.

2.2 Inspections of work in progress and issuance of notices of noncompliance

Inspections of work in progress may be made and/or notices of noncompliance may be issued by the Committee or its designated agents (e.g., community manager ("Manager")). Absence of such inspection and notification during construction does not constitute either Committee approval of the work in progress or compliance with these Guidelines or the approved plans. Inspections may also be initiated by neighbors by submitting a written complaint to the Committee or a designated representative.

The Committee or its designated representatives may inspect completed Improvements once the Owner has notified the Committee that the Improvements have been completed. This notice of completion should be made promptly after completion of the Improvement(s), and any subsequent inspection must be made as provided in Section 8.8.1 of the Declaration. If it is determined that an Improvement was not constructed and/or installed in substantial compliance with the approved plans, the Committee shall notify the

Owner in writing of such noncompliance within sixty days after receipt of Owner's notice of completion, specifying in reasonable detail the particulars of noncompliance. The Owner shall remedy the noncompliance within sixty (60) days after receipt of the notice of noncompliance.

If the Owner fails to remedy the noncompliance within sixty (60) days of receipt of the Committee's notice of noncompliance, the Committee shall notify the Board in writing of such failure. The Board, upon Notice and Hearing, shall determine whether a noncompliance exists, and, if so, the nature thereof and the estimated cost of correcting or removing the noncomplying Improvement(s). If a noncompliance exists, the Owner must remedy or remove same within a period of not more than forty-five (45) days from the date that notice of the Board's ruling is given to the Owner. If the Owner does not comply with the Board's ruling within that period, the Board may commence a lawsuit for damages or injunctive relief, as appropriate, to remedy the noncompliance.

The Committee's review of plans and specifications only extends to conforming to the Declaration and these Guidelines. By approving plans and specifications, neither the Committee, Association, Board, Manager or the Association's designated representatives assumes liability or responsibility for the architectural or engineering design or for any defect in any structure constructed from the Owner's plans and specifications.

3 REVIEW AND APPROVAL PROCEDURE

3.1 Submission of Improvement Plans

All requests for Committee approval of Improvements must be made on the standard form provided by the Committee and should be mailed, emailed or delivered to the Committee through the Manager. At the time of adopting these Guidelines, the Manager for the Association is: Action Property Management, 1250 Corona Pointe Court, Suite 404, Corona, CA 92879.

Telephone inquiries should be directed to Action Property Management at 800.400.2284.

All packages submitted to the Committee must be submitted by a Member of the Association (i.e., the Owner; not renter or other resident) and must contain the following items:

- Completed Home Improvement Form (Exhibit "A");
- Completed Facing and Adjacent Neighbor Statement (Exhibit "B");
- Submission Fee if applicable (See section 3.9 below);
- Three complete sets of preliminary plans or final drawings prepared according to the Submission Standards (see section 5 below); and
- Any other information/documentation required by these Guidelines.

The foregoing items shall be collectively referred to herein as the "Application."

The Committee will not review incomplete submissions. Incomplete submissions will be returned to the applicant along with a copy of a checklist noting the areas of deficiency.

3.2 Notification of Committee Action

The Committee shall transmit its decision (e.g., approval, conditional approval, or disapproval) and the reasons therefore or a request for further information to the Owner at the address furnished by the Owner, within thirty (30) days after the date of the receipt issued by the Committee for the Application submitted to the Committee. If the Committee fails to approve, conditionally approve, or disapprove the plans submitted by an Owner within thirty (30) days after receipt of all materials requested, such plans and specifications shall be deemed APPROVED. The thirty (30) day period does not begin until the Committee receives a complete Application. Unless otherwise provided herein, no construction may begin prior to receipt of WRITTEN Committee approval.

Do not start construction or work until you receive written confirmation that your plans are approved! Starting work prior to receiving written confirmation may result in extra expenses to you to bring your construction in adherence to the Declaration or these Guidelines.

You should keep your copies of all correspondence with the Association regarding architectural matters.

Final approval by the Committee shall be issued in writing under the following conditions that shall be affixed as a legend to the approved plans:

Approval of these plans relates solely to the architectural design and scheme thereof, and no representations are made, nor any responsibility assumed by the Committee or Association regarding the legality or structural quality or soundness of the work proposed. It is the sole responsibility of the Owner, Owner's Architect and Owner's Builder to examine the Lot and to undertake adequate structural design for all Improvements and thereafter construct and maintain the Improvements in accordance with the approved plans and applicable governmental codes, laws, ordinances and regulations. Approval of these plans does not alter or modify Owner's obligation to comply with all established building requirements for the Lot and with all laws, ordinances, rules and regulations now or hereafter made by any governmental authority affecting the Lot. In case of any conflict between the same, the stricter requirement shall apply.

Plans must be clear, complete and prepared in accordance with applicable building codes. Applications that are not clear and comprehensive will be denied. Preliminary plans should be submitted to the Committee for work involving major additions, initial construction or rebuilding of major Improvements, demolition, or work requiring variances, to allow the Committee's comments and conditions for preliminary approval to be incorporated in the final drawings. Final drawings must be submitted to the Committee for review and approval along with current photos of proposed area to be changed.

3.3 Neighbor Awareness

The intent of the neighbor statement is to advise adjacent neighbors of the Owner’s proposed work in order to avoid potential conflicts. This form requires the Owner to request the signature of the Owner’s neighbor(s) adjoining the Lot. An Application will not be considered complete until the neighbor statement has been completed. Notwithstanding the foregoing, the Committee may consider an Application where the Owner has contacted his or her neighbor(s) and the neighbor(s) has unreasonably refused

to acknowledge the proposed work. A signature on the neighbor statement does not constitute an approval by the neighbor, only an acknowledgement that the neighbor is aware of the proposed Construction Activity and has reviewed the Application.

3.4 Neighbor Protest

If an adjacent neighbor does not agree with the plans, he or she may protest to the Committee via written correspondence with the nature and/or reason of his or her concerns. The Committee shall take reasonable concerns under advisement when considering an Application.

3.5 Appeals

If an Application is disapproved by the Committee, the Owner submitting the Application may appeal in writing to the Board no later than thirty (30) days following the final decision of the Committee. Within sixty (60) days following receipt of the request for appeal, the Board shall render a written decision. The failure of the Board to render a decision within the sixty-day period shall be deemed a denial. If the Board is acting as the Committee, no appeal will be granted.

3.6 Variances

The Committee may recommend variances from compliance with any of the architectural provisions of the Declaration or these Guidelines, including, without limitation, restrictions upon height, size, floor area or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variances must be approved by the Board, evidenced in writing, and signed by at least two (2) officers of the Association certifying such Board approval, and are effective upon Recordation. No violation of the Declaration shall exist with respect to any Construction Activity for which a variance has been granted. The granting of such a variance does not waive any of the terms and provisions of the Declaration for any purpose except as to the particular Lot and particular provision of the Declaration covered by the variance, nor does it affect the Owner's obligation to comply with all applicable governmental codes, law, ordinances and regulations.

3.7 Prosecution of Construction Activity

Construction Activity on an approved Application shall commence within six (6) months of the Committee's approval of such Construction Activity. If the Owner is unable to commence Construction Activity within the six-month period, the Owner shall provide the Committee with written notice of the Owner's inability to commence within the six-month period and shall request a reasonable extension. The Committee may, in response to Owner's request for an extension, require that Owner submit a new Application.

All Construction Activities shall be performed as promptly and diligently as possible. Unless an earlier completion date is specified in the Committee's approval, all Construction Activity must be completed within one (1) year after the date on which the Construction Activity commenced.

3.8 Notice of Completion

Within thirty (30) days following the completion of the Improvements as indicated in the approved Application, the Owner shall submit a Notice of Completion ("NOC") to the

Committee and request final inspection and approval. Failure to submit a NOC may result in the Owner being called to a Hearing.

3.9 Fees

The fees to be submitted with each request for Committee approval are as follows:

First submission $25.00 The $25 application fee will be refunded upon a Notice of Completion being provided to Management within 30 days of completion of the project.

Resubmission $50.00

Rush Request $150.00 (Emergencies and Approved paint schemes exempt)

This schedule may be amended from time to time as the cost of review varies. In addition, the Committee may require an additional fee to cover the costs of hiring an architect to evaluate the proposed modification.

4 SITE DEVELOPMENT GUIDELINES

The following site development guidelines apply to all construction undertaken by Owners.

4.1 Heights:

4.1.1 Dwelling Units:

Maximum height of any building shall be consistent with applicable governmental codes, laws, ordinances and regulations.

No current or future views from any lot, residence or any portion of the community are guaranteed and the Architectural Committee is not required to take the impact of any view into consideration in connection with the approval of any Improvement.

4.1.2 Dwelling Unit Improvements:

Heights of Improvements are restricted to the maximum height of the existing structure and must be compatible with the extent of the existing structure with respect to massing and enclosure. Room additions and monitor windows extending above existing building heights are subject to special review by the Architectural Committee regarding impacts on neighbors' privacy and community appearance. The intent is to protect privacy and to retain an attractive community appearance with a balance of buildings and open space.

4.1.3 Additional Dwelling Unit (ADU)

ADUs are permitted to curb housing shortages as long as the state of California allows them. ADUs are subject to state and local guidelines found in the Accessory Dwelling Handbook as set forth by the California Department of Housing and Community Development, as well as any Guidelines adopted by the Board. All required setbacks must be adhered to, and respect privacy of adjacent neighbors. ADUs must match primary

dwelling with respect to elevation, paint, and roofs in color, material, and design. ADUs subject to Architectural Committee review and county/city permits. If the state of California ends ADU authorization, this section shall be revoked in full.

4.1 Setbacks:

Minimum setback standards for the community are established by the local government in conformance with the applicable building and zoning codes (some of which can be found in "Riverside Setback and Height Restrictions" on the Homeowner Portal https://resident.actionlife.com/).

These standards affect all Improvements including, but not limited to: buildings, garages, pools, recreation facilities, parking areas, awnings, patio covers, balconies, stairs and decks.

The Committee may establish front, side and rear yard setbacks, consistent with the approved minimum guidelines, to allow alternative siting of the Improvement. Room additions extending beyond existing building setbacks are subject to special review by Architectural Committee regarding impacts on neighbors' privacy and community appearance.
Side Property line must have 3' setback of planted material if adding cement/pavers.

Front Property line at walkway must have 5' setback for any cement/pavers.

4.3 Garages:

Garages must be enclosed with an operable roll-up sectional door of metal construction. The door shall be of solid design or incorporate windows in the top panel only. No mirrored panels shall be allowed (See ARC Guidelines, § 4.6). The design must be consistent with architecture of the dwelling. Metal garage doors with "Woodgrain" appearance are permitted so long as the color of the garage door is in line with current paint palette for each community. Carports, awnings, and EZ-ups are not permitted.

4.4 Exterior Building Walls:

Exterior cover material treatment used on the building walls must be consistent on all elevations of the residence in order to achieve a uniform appearance.

Stucco is to be the predominant exterior surface. Siding without any color finish, Masonite or hardboard panels with battens, vinyl siding, and exposed concrete block (including split block and textured or scored block) are prohibited.

The material, color, and texture of new exterior walls shall be compatible with the existing house walls. Any newly added fascia must match any existing fascia. Enhanced wall finish, such as brick and stone, must be designed to wrap corners and to appear to be integral to the house design, rather than as applied decoration.

Standard or Common Red Brick (brick that is solid red with limited variation in color from brick-to-brick) is not permitted, as any use of red brick should be distressed or vary in color to be compatible with other uses of red brick within the community.

New building features, such as planters, pot shelves and solariums must be compatible with the color and design of the existing home.

4.5 Roofs:

The slope, material, color, and texture of any new roof shall be identical to the existing roof. Mansard and flat roofs are not permitted. Gazebos may have solid roofs, providing the roof material is similar in appearance to the material on the house roof.

4.6 Reflective/Gloss Finishes:

No reflective/gloss finishes may be used on the exterior surfaces (excluding clear glass), including but not limited to mirrored/reflective window tint or window covering, roofs, projections above roof, retaining walls, doors, trim, fences, pipes, equipment, paving, garage doors and driveways.

4.7 Windows and Doors:

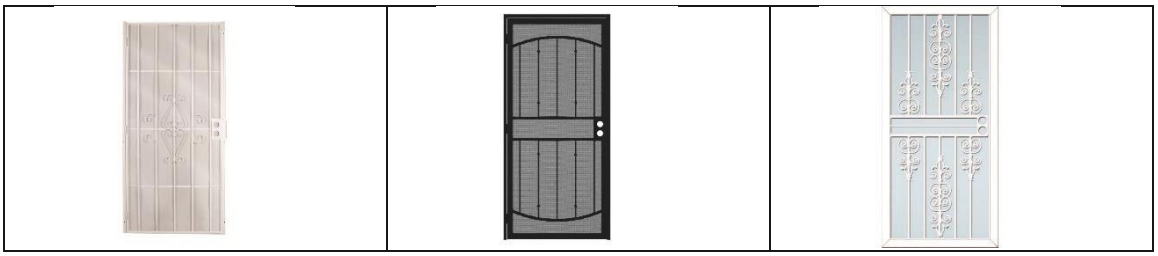
The size, location, material, and color of new exterior windows and doors shall be compatible with the exterior windows and doors of the existing house. Recessed window and door openings are encouraged. New accent windows and doors, such as greenhouse windows or French doors must be compatible with the color and design of the existing house. Features such as large areas of glass block are not permitted.

Changes to existing windows and doors, such as glass tinting (see ARC Guidelines, § 4.8.1)in windows visible from the front and decorative front doors, must be compatible with the color and design of the existing house. Door frames must be constructed of wood, metal or fiberglass and shall be painted in accordance with the current paint palette. Black windows frames are permitted upon ARC approval. Door frames of aluminum finish and reflective glazing material are prohibited. Window frames must be uniform in color.

Replacement window types shall be of new construction or retrofit. In addition, all windows shall be maintained in the original condition. Any dividers or trim within windowpanes that have cracks or are out of position, shall be deemed unmaintained and will require window repair or replacement.

4.7.1 Security/Screen Doors:

All security doors must be submitted to the Architectural Committee for approval prior to installation and such approval shall not be unreasonably withheld if similar in appearance and construction to the following examples:



The color of the door must be compatible with the existing house colors. Other ornate/decorative doors will be considered based on adherence to the architectural and thematic character of the community

4.8 Window Covers:

Windows can be covered only by drapes, shades, blinds or shutters and cannot be painted or covered by aluminum foil, sheets, cardboard or similar materials. Plastic roll-up shades are not permitted. Exterior shades of any kind are not permitted. All window décor must be maintained in its original condition.

4.8.1 Window Tint:

Glass tinting or shading must be compatible with the existing treatment and paint palette. Mirrored glass, reflective glass film/tint are not permitted. Window tinting of quality grades are permitted. Window tint may include brown, black, and grey and must be approved by ARC. All window tinting/shading shall be maintained in new appearance and standards. Bubbling, cracks, delamination, and fading shall be deemed in violation and will require removal and/or replacement.

4.9 Chimneys:

Heights: No chimney may extend higher than the minimum height as required by the local Building Code.

Exterior Dimensions: The exterior dimensions of chimneys should be minimized so as to avoid unreasonable obstruction of light and air to other Residences.

Flashing: All chimney flashing should be colored to match the integral or applied color of the chimney.

4.10 Overhangs or Other Projections:

Cornices, eaves and windows projecting above the footing of the Residence may not project more than two and one-half feet into any front, side or rear yard setback.

4.11 Fences, Walls and Hedges:

All alterations or modifications of the fences or walls require prior written approval of the ARC Committee.

Planted windbreaks, screening, and hedges shall not exceed six feet in height, and shall not encroach on neighboring property or impact fence or walls.

All shared fences bear the responsibility of each homeowner at 50% for maintenance and replacement purposes, except as otherwise provided in California Civil Code section 841.

Prefab wood sections are not permitted.

Fences and walls may not exceed six feet in height. The height of all fences, hedges, and walls shall be measured vertically from the average finished grade at the base of the fence,

hedge or wall. If neighboring properties have different elevations, the maximum height of the fence shall be measured from the neighbor with the higher elevation. Tops of all fencing, walls or hedges installed on level ground must be level. Tops of fencing, walls or hedges installed on slopes, where permitted, may be parallel with the slope or stepped ground. A planted windbreak, screen or hedge that does not abut a shared property line with a neighbor is exempt from height restrictions.
Fences and walls that abut any existing wall or fence may not exceed the height of the existing wall or fence, unless otherwise required by building codes for protection of swimming pools or spas.

No fences, walls, hedges, chairs, chain link or temporary structures are permitted in the front setback or across the driveway.

Association-maintained fencing or walls may not be modified without the expressed written approval of the Board of Directors.

Structural framing or unfinished sides of fences or walls may not be exposed to any public right-of-way, Association property or other residence.

Slump Block, split face block or float finish stucco walls require a simple and clean design.

Accent tile capping and/or banding is required to provide a finished look and details.

Wood fencing shall be painted or stained front, back, and top to maintain uniformity and provide maximum durability. Paint and stain must be maintained to avoid deterioration, including but not limited to, chipping, fading, cracking, warping or separation.

All wood fencing visible from street must be stained in accordance with ARC guidelines.

Types of stain include Semi-Transparent and Solid. Dated, stained, faded or replacement sections of fence must be repainted a solid color to conform and match. New fences or replacement fences, in whole, may be of semi-transparent or solid stain.

Wood fencing should be painted, stained, and waterproofed to protect against irrigation staining. Any brand of solid or semi-transparent wood fence stain that falls under one of the following color schemes is pre-approved: Cedar, Redwood or Chestnut. In addition, natural wood tones including browns, gray, and tans are approved.

Metal (wrought iron) and metal-like fences with designs and ornamentals is subject to Committee approval. Spikes are not a permitted style of ornamentation. All metal (wrought iron) fencing must include screened backing to reduce backyard visibility. All wrought iron is to be galvanized or bonderized.

Columns, pilasters, and gates should be judiciously used to break up wall facades and fences.

Vinyl fencing color and construction materials should follow the house/neighborhood color scheme and is subject to approval by Committee. Examples include but are not limited to tan and white.

For wood and vinyl fencing, gates should match the fencing and should be solid in style. Wrought Iron gates can have solid or screened backings.

4.12 Patio Structures, Sunshades, Gazebos and Trellises:

A patio cover is defined as a structure attached to a house, with an open wood roof, open slat alumawood or solid alumawood roof in a horizontal plane. It shall be a maximum of 12 feet from the original finish grade to the top of the highest point on the patio cover, unless specified otherwise by engineered plans. Approved building materials are wood, aluminum, and vinyl.

Patios should be designed as integral parts of the architecture of the residence. Structures shall be of wood or alumawood construction except for the vertical supports.

Patio covers may have a solid flat roof, so long as they are constructed of alumawood.

Wood-constructed patio covers with a solid cover will be allowed, so long as they are sloped to match the pitch of the existing roof. When roof material is appropriate, roof materials shall match those of the home (tile, composite shingle, etc.). These covers can exceed the 12-foot requirement but must not exceed the height of any existing gabled portion of the house.

Acceptable materials for gazebos, pavilions, trellises, and sunshades shall include wood, metal, and canvas-like material. In addition, all detached shade structures must be kept in their original clean appearance. Chipped paint, rust, cracks, holes or tears are considered disrepair and require removal, replacement or repair. Deteriorating roofs must be repaired or replaced.

Unacceptable construction materials for patios, sun shades, gazebos, pavilions and trellises include corrugated plastic, fiberglass and plastic webbing. No plastic or tarp sunshades permitted.

A gazebo is defined as a free-standing structure not attached to a house. It shall be a maximum of 12 feet from the original finish grade to the top of the highest point on the gazebo.

The color of the patio cover, gazebo or trellis must match the paint palette and be compatible with the house.

No objects such as urns, pots or planters may be placed on top of any structure. All such 'adornment' must be located under, around or suspended within the structure.

4.13 Accessory Buildings:

All permissible accessory buildings and uses must be approved by the Committee and must be compatible in design with the Residence. See section 4.27.

4.14 Sundecks/Balconies:

A sundeck or balcony is defined as a roofless, outdoor terrace at the second-story floor level. It shall not exceed the maximum building height per zoning and shall be subject to special review by the Architectural Committee.

No sundecks are permitted on or over any portion of a two-story roof. Heights will be limited to the existing living levels.

All sundecks must be directly accessible from the living area level.

All portions of proposed structures that are decorative cannot be occupied and exceed the height limit. They are and will be subject to special review and may not be permitted.All sundecks shall be located to the rear of the dwelling. No sundecks are permitted in the front or side of the dwelling.

4.15 Paved Areas and Hardscape:

The non-living elements of landscaping, such as but not limited to paved areas, driveways, walkways, brick/stone/cement curbs, pony or retaining walls, planter curbs, large steppingstones or fountains (the "Hardscape") should not exceed a total area of more than 33% of the front yard total square footage unless exceeded by the original builder. If the original builder exceeded 33% of the front yard total square footage with hardscape then an improvement may continue to exceed 33%, up to 50%, so long as it is reasonably in line with the existing hardscape and approved by ARC Committee. A detailed plan with front yard dimensions is required with an application from the homeowner. Walkways to front doors should not exceed an average width of five feet (5'). Permitted paving materials include cement, concrete, brick, and flagstone. There must be a minimum three-foot buffer of planted area along each side yard property line. Any new paved area must have a five-foot setback from the front sidewalk. No pavers or any form of bricks permitted in driveway. Driveways cannot exceed the width of the sidewalk drive area. Decomposed Granite (DG) or rock is considered hardscape when there is more than a three-foot gap between mature foliage.

4.16 Trash Containers:

Trash containers must be completely screened from streets and adjacent properties. Trash containers should be of a plastic material to reduce collection noise.

4.17 Exterior Colors/Paint

Exterior colors of buildings, fences, walls, and structures, as originally applied, must remain unless an application to change colors is completed and approved by the Architectural Committee prior to beginning any work. Any color changes must be from the community-approved palette within your existing community. Homeowners may repaint their homes with the exact same colors as originally applied, without having to choose a new color from the approved palette. Homeowners must still submit an application to ARC along with color pictures of all sides of their home and receive an Architectural Approval letter prior to beginning any work. A Notice of Completion (NOC) must be provided once the project is finished and must include color photos showing all four sides of the completed house paint, along with the original photos from the application.

You can find approved color schemes at Dunn-Edwards Paints or you can review the colors online at www.orangecrestcountry.com. Paint schemes must be applied as depicted; no substitutions. The homeowner can choose the garage door, front door, and shutter (if applicable) paint from available colors on the website (at the end of the palette options).

Original stucco colors are not the same as paint colors. They do not match the paint palette colors. Therefore, stucco colors must be color matched to approved community paint palette.

You may also visit the Dunn Edwards showroom directly. Be sure to tell them you are from the Orangecrest Country Community Association (OCCA) in Riverside, and what community you reside in. They have the approved community palettes in their system.

All paint palettes and stucco may be color-matched if Dunn Edwards paint is not utilized.

Homeowners must submit an application to ARC and receive an architectural approval letter prior to painting any building, structure or dwelling on perspective property. This is regardless of changing paint color, painting for the first time or matching present paint or stucco colors (See CC&Rs, § 8.3).

Please be aware, online colors will appear differently depending on your computer monitor/device settings.

Dunn Edwards provides a FREE paint service called Rendering of Property. You may take photos of your home, visit Dunn Edwards showroom, and ask for a Professional Color Advisor (PCA). Tell them you are from the OCCA and what community you reside in. They will give you a digital rendering of your home with the various paint palettes to aid in your paint decisions.

Once paint is complete, a Notice of Completion (NOC) is required to be submitted with color photos showing all four sides of completed house paint.

4.18 Exterior Lighting:

Any exterior lighting, such as decorative wall fixtures, lanterns on short columns, Malibu lights, uplights and light posts, must be compatible with the design of the house. They must be simple in design and color.

Overly ornate light fixtures (such as Victorian globes) or commercial light fixtures (such as contemporary light bollards with glass block) that establish an independent theme that conflicts with the overall street scene are not permitted.

All flood lights and other utilitarian light fixtures must be screened from view of the street and adjacent homes. Light fixtures operated by motion detectors are permitted if approved by Architectural Committee and if the fixture design is compatible with the architecture.

Mercury vapor lamps or lamps that emit light of a similar character, exposed fluorescent lamps, flashing lights, color lights, unshielded exterior lights and lights which result in excessive glare are prohibited.

4.19 Diverters/Down Spouts/Gutters:

Galvanized iron or copper diverters, downspouts or similar items, if attached to the building or Improvement, must be painted to match roof vents or surrounding material and must be tied to the yard drain system.

4.20 Flashing, Sheet Metal and Vents:

All sheet metal, vent stacks and pipes must be painted to match adjacent building surfaces.

4.21 Solar Energy Devices and Systems:

Solar energy system installations require the prior approval of the Committee. The system design must be in accordance with applicable government and utility codes and regulations

as well as these guidelines. The owner shall obtain and provide the association with a copy of the building permit issued by the City of Riverside.

Roof-mounted solar panels are to be integrated into the roof design to respond to the roof slope, and designed to minimize the profile of the collector (as much as is practical) while maintaining good engineering design and optimal power production. All conduits must be hidden from view as much as possible, including routing under the solar arrays and within/under the eaves. Frames must be of original manufactured color or, if painted, must be colored to compliment the roof.

Auxiliary equipment such as conduits, pipes, disconnects, sub panels, solar meters, inverters, motors, battery chargers, battery storage systems, and mechanical systems should be fully screened from view. When the equipment is visible from the street, it must be painted to match the house unless the exterior of the component cannot be painted or would violate codes and regulations.

The following solar requirements must be complied with:

1) Roof-mounted conduits and junction boxes shall be painted to match the roof and be hidden as much as possible, by being routed under solar arrays, through attic space (when possible), and under eaves.

2) Inverter and backup battery shall be placed inside the garage or behind the fence.

3) All panel boxes and conduits shall be painted to match the body of the home.

4) Conduits shall be routed from panels, up the side of the home, under eaves or through the attic. Wrapping conduits around the roof is prohibited.

5) It is the homeowner's responsibility to relay these requirements to the solar company before installation.

Immediately after installation is completed, a homeowner must complete and submit a NOC. The NOC must include pictures of the installed solar energy system.

4.22 Play Equipment:

All play equipment, including but not limited to the following: playhouses, swing sets, trampoline enclosures, and portable basketball hoops. All play equipment must be set back a minimum of five feet (5') from adjacent property lines, to limit impact to the neighboring property. To limit impact to the neighboring property, an additional five-to-ten-foot setback may be required, depending on neighboring property and orientation. Maximum height of all play structures is nine feet, excluding portable basketball hoops and jungle gym play equipment, which may be up to 12' at its highest peak. An additional 5-to-10 feet setback may be required, depending on neighboring property and orientation.

All play equipment visible must be kept in original condition. Cracked, ripped, torn, discolored or deformed equipment are examples of disqualifying play equipment and must either be removed, repaired or replaced.

All portable basketball hoops while in use shall be limited to the back yard and front driveway only.

The use and/or storage of basketball hoops on sidewalks and streets is prohibited under Riverside Municipal Code 6.15.020 section I part 1 & 2 and Code 13.04.050.

4.23 Pools, Spas, Hot Tubs, and Ponds:

Spas and similar water features (swimming pools, reflecting pools, and koi ponds) are permitted in private yards not visible from the street.

All accessory equipment, except solar collector panels, must be located, screened or recessed in such a manner, so as not to be viewed from any street. Noise should be controlled to minimize the impact on neighbors.

Heaters must be stack-less or low-profile in configuration.

Solar collector panels, including racks and distribution components, are subject to approval as to materials and method of installation. Solar collector panels must be placed in a manner, which minimizes visual impacts. Colors must be compatible with the house. All supports and piping must be enclosed or screened from view.

Rock formations, including slides, are permitted, so long as impacted neighbor privacy is respected and limited to the maximum height of eight feet.

Water features must not encroach on neighboring property or property owned and/or maintained by the Association.

4.24 Fountains

Fountains may be incorporated into the design of your front and/or rear yard with prior written approval of the Committee, provided they meet certain guidelines.

The size, location, material, and color of fountains/waterfalls must be compatible with the design of the home.

The acceptable types of fountains are those identified as natural rock formations, Spanish or Mediterranean style, two-tiered or three-tiered, terra cotta style, without statuary.

Fountains are to be no greater than five feet (5') in height and no wider at the widest point than four feet (4').

Fountains must be mounted on a solid, level base and kept in functional appearance and condition, containing water at all times.

All architectural forms, plot plans, measurements, and pictures/drawings of the proposed fountain must be submitted and approved before installation can begin.

All approved water features are listed in this section and are subject to ARC recommendations and approval.

4.25 Other Recreational Items:

The Committee may consider privacy rights and possible detriment to other Residences when reviewing proposed outside recreational use or activity areas. Such review may also include potential noise and light intrusion.

4.26 Wrought Iron:

Refer to section 4.11.1 under Walls and Fencing

4.27 Storage Sheds/Utility Buildings

Note: All storage sheds and screening must be approved by the Architectural Committee prior to installation.

All storage sheds must match the color of the dwelling and are not to exceed a height of nine feet measured from the bottom of the fence line and no larger dimension than 10'x12'. Sheds visible two feet (24 inches) or less above the fence line do not require screening and must also match the color of the dwelling. If the shed is visible more than two feet (24 inches) above the fence line from any street, sidewalk or community property, it must be properly screened from all views. Homeowners must permanently plant trees or vines that will grow to screen shed roof line and branch to shield the structure. Minimum setback from all fences is five feet. An additional five-to-ten-foot setback may be required depending on property size and conditions. Riverside Municipal Code 19.440.

Approved plants must be planted immediately upon installation of the shed to screen the view of the structure and provide year-round coverage.

Visible coverage from said planting must occur within 120 days of installation of the shed.

All sheds and utility buildings must be maintained in the original condition. If the shed should fall into disrepair, i.e.; chipped paint, cracked wood, deteriorating roof and materials, homeowner will be asked to remove, repair or replace shed to make the necessary repairs to bring the shed into compliance.

If the screening plants cease to adequately screen the shed, the homeowner will be required to submit application and replant adequate screening of shed.

4.28 Landscaping:

No trees, bushes, shrubs or other plants may be planted or installed until the Committee has approved the plans and specifications. The plans must show the proposed locations, container size (e.g. 1-gallon, 5-gallon, etc.), elevations and heights at maturity of said trees, bushes, shrubs or plants, including location, elevation and height in relation to other Residences.

The Committee shall have the right, but not the obligation, to require any Owner to remove, trim, top or prune any tree, bush, shrub or plant.

Changes to the landscaping located on a Lot shall not violate the provisions contained in the California Solar Shade Act, regardless of whether the landscaping comports with the general height restrictions contained in these Guidelines. The California Solar Shade Control Act generally prohibits the installation of trees and shrubs which cast a shadow greater than ten percent (10%) of the solar absorption area of a neighbor's pre-existing solar energy system at any one time between the hours of 10:00 a.m. and 2:00 p.m.

4.28.1 Trees:

Owners must maintain a five-foot setback from all property lines and install root barriers for all newly-planted trees. Tree stakes in the front yard should be removed once the diameter of the tree trunk is larger than the diameter of the stake.

An application must be submitted for all trees requested and subject to ARC approval. All trees considered will have minimal impact on neighboring property.

When choosing landscape plants please take into account how these choices will affect neighboring properties to avoid neighbor-to-neighbor disputes or legal action.

Any existing homeowner trees causing damage to shared fences, walls, or Association property shall be removed at homeowner's expense. All dead and or dying trees shall be removed by owner at owner's expense. Any existing or new trees causing damage to shared fences, walls or Association property shall be removed at homeowner expense. Regarding trees causing property damage and dead or dying trees, no application is required for removal. It is your responsibility prior to removal, to verify with City of Riverside that the tree is not a City tree. All tree installations require an ARC application.

4.28.2 Plants or Plant Material:

For a few examples of plants that can be planted in the community please refer to the "Plant Palette" on the community website. No cactus or cactus type plantings are allowed.

4.28.3 Mulch/Bark and Rock:

Wood chips, bark mulch, shredded mulch or rubber mulch that is natural, brown, redwood or black in color may be used. Mulch that is made of wood has a higher propensity to fade and may require more frequent replacement to maintain the quality of the improvement.

All planters are required to maintain bark or mulch, DG, rock, pea gravel or plant ground cover. If pitch of planter is too steep to accommodate mulch/bark, approved rock may be used.

Rock colors must be consistent and complimentary with the house colors and natural in color (no painted rock). Some examples include, but are not limited to the following: natural, gray, red, river rock, and pea gravel. Volcanic rock and white rock are prohibited. A sample or accurate color photo of the rock must be submitted to the ARC for review and approval.

4.28.4 Slopes:

Any visible slope (front or back yard) must be planted with groundcover, bushes, shrubs, trees, Mulch or any combination thereof following the landscape requirements of not having plant spacing of more than 3' on center for front yards and plant spacing of 5'on center for back yards.

4.29 Front Yard Landscaping:

ALL corner lots with side strip and slope landscaping must be maintained by homeowners, subject to the front yard landscaping requirements.

Plans submitted to the Committee should include a photo showing location, type of trees or plant material to be removed, and a drawing showing the location and type of plant material to be used to replace the existing landscape. Plans should include plant container [1-gallon, 5-gallon, etc.], size, number of plants to be used to replace existing plants as well as the mulch or rock that are to be used in the landscaping of the area. Plantings should not have any spacing of more than three feet according to the mature plant size.

The use of Fescue grass or artificial turf in large areas is strongly encouraged to maintain the continuity and curbside appeal of the community.

Desert-style landscaping is permitted. Plans must be submitted for this type of landscape.

4.29.1 Landscape Alternatives – Drought-Tolerant Landscape

Due to ongoing drought, drought-tolerant landscaping is generally permitted but is subject to ARC approval.

Drought-tolerant landscapes are an important alternative in our community. Drought-tolerant plants from the "HOA approved drought-tolerant plants" include trees, shrubs, grasses, and plants with a drip irrigation system. Other drought-style plants such as succulents are approved under ARC review. Cactus not exceeding two feet tall at maturity will be permitted. Cactus only landscaping is not permitted.

Plans shall be submitted to the ARC Committee for approval. Plans should be detailed and should show the location, type, size, and number of the plants to be planted. Plans should also show the type of ground cover to be utilized such as river rock, wood chips or a combination thereof. It **should** also include information on the drip irrigation watering system to be utilized. See the approved plant palette and Western Municipal Water District recommendations for drought resistant plant suggestions.

Drought-tolerant landscaping is subject to the front yard landscaping requirements Sec 4.29 and Sec 4.15.

4.29.2 Landscape Alternative – Artificial Turf/Grass

Artificial grass/turf is a product that requires specialized knowledge and skills for installation. The synthetic turf must be made of Polyethylene and must be natural in appearance and have UV protection. It must be a minimum of 1 3/4" in height, and must be a minimum of 48 oz. per square yard of face weight and 80 oz. per square yard of total weight. Turf must be uniformly installed and maintained in all areas that are visibly linked. Plan for artificial turf must also show an adequate drainage plan that does not affect adjacent homeowners. All artificial turf must have a minimum of five (5) years installation and product warranty.

4.29.3 Artificial Turf Application Requirements

All applications for Artificial Turf must contain the following elements to avoid being denied by the Committee:

- Specification sheet for the artificial turf product
- Color photo sample of the turf product

- Detailed description of installation procedures for the turf product from the installer
- Photo of area to be covered by synthetic turf with lines showing placement of artificial turf
- Copy of Warranty

4.29.4 Installation Requirements for Artificial Turf

It is strongly recommended that the installation of artificial turf be done by a licensed contractor with experience in such turf installation. All turf shall be installed in accordance to professional standards. Do it yourself jobs must conform to professional guidelines below. The Committee recognizes that care needs to be taken in placing turf around obstacles such as trees, planters, and concrete walls and edging to ensure that it appears natural against these obstacles. In any case, it should be recognized that installation of artificial turf requires several steps that must be followed by the turf installer:

- Removal of existing grass and/or ground cover followed by an application of a ground sterilant such as Round-Up.
- Application of a minimum 3-inch base of crushed aggregate and/or decomposed granite.
- Application of weed barrier (weed cloth).
- Application of turf using 4" or 6" landscape nails.
- Turf seams to be sealed with outdoor carpet seaming tape or recommended adhesive.
- Application of recommended "top coat" including rubber pellets and/or sand.

5 Antennae and Satellite Dishes:

Satellite dishes and antennas designed to receive video programming services via multi-point distribution services may be installed on an owner's lot, so long as such antennas and satellite dishes are (a) 36" or less in diameter, and (b) installed in the least visually obtrusive portion of an owner's property where an acceptable quality signal can be received.

Antennas designed to receive television broadcast signals may be installed on an owner's lot, so long as (a) the antenna used is the smallest size available that receives an acceptable quality signal, and (b) the antenna is installed in the least visually obtrusive portion of an owner's lot where an acceptable quality signal can be received.

Additionally, satellite dishes and antennae guidelines are as follows:

1) No application, fee or deposit payable to the Association shall be required prior to installation of a qualified satellite receiver.

2) The owner shall maintain the qualified satellite receiver in original condition, i.e., to include but not limited to, keep clean, no rust, dents, chips or missing components.

3) Qualified satellite receivers may not be installed on any part of the association property or common area.

4) No loose or hanging wires.

5) All satellite receivers and antennae not in use must be removed.

6 SUBMISSION STANDARDS

All submissions for Committee review must include, where applicable, the following:

6.1 Preliminary Drawings:

6.1.1 Plot Plan (at no less than 1/8"= 1'):

Show Residence boundary lines accurately as to length, angles and amount of curve. Show all existing and proposed buildings, structures, fences, walls, sidewalks and other Improvements; indicate all required setbacks, easements, streets or rights-of-way and top or toe of slopes.

Show all dimensions on work to be considered, distances between existing and proposed work and distances between proposed work and property lines, setback lines and slopes. If adding Hardscape (see section 4.15) to front yard, include overall front yard dimensions and ALL dimensions of existing Hardscape in order to correctly assess the existing percentage.

Include site photos of all surrounding conditions adjacent to the location of the proposed Improvements including neighboring Residences and Association Property.

6.1.2 Roof Plan (at no less than 1/8" = 1'):

Show all existing and proposed roofs noting slope pitches and overhangs.

Designate existing and proposed roofing material.

Indicate any unusual conditions and details involved in or resulting from the work.

6.1.3 Floor Plan (at no less than 1/8" = 1'):

Indicate all walls, columns, openings and any condition or feature that will affect the exterior design or appearance of the structure.

Show dimensions of proposed work and related existing work; indicate relationship.

Delineate all parts of the exterior that cannot be shown on elevation.

Set out square footage of proposed and existing work.

6.1.4 Elevations:

Provide exterior elevations of all proposed structures. Delineate all height limits in relation to proposed work.

6.1.5 Fence and Wall Plans:

Drawings must include specifications of materials, color and height and should be consistent with the examples of acceptable walls and fences shown on Exhibit A. For alterations or additions, note if finish is to match existing finish. (See 4.11)

Heights should be shown in relation to adjacent ground elevations.

6.2 Construction Drawings and Specifications: Submissions must include, where applicable, the following:

Working Drawings: Include all working drawings and all of the drawings required for the preliminary submission, if utilized, revised as required by the Committee's preliminary review.

Grading Plan: Show contours, flow lines, finish grades and proposed drainage systems.

Changes of finish grade may require a grading plan prepared by a registered civil or professional engineer or landscape architect.

NOTE: Plot and grading plan may be incorporated on the same drawing.

6.3 Landscape/Hardscape Plan:

Include grading, drainage systems, walks and hardscape, planting area, planters, decks, fences and walls, stairs, trellises, arbors, gazebos, ponds, fountains, ground covers, shrubs, trees, slope stabilization, ornamental rock, recreation areas, courts, mechanical apparatus and lighting.

6.4 Pool Plan:

Include pools, spas, hot tubs, heating and filtering equipment and enclosures as well as screening and drainage.

6.5 Mechanical and Solar Energy Plans:

Include all mechanical devices exposed to the exterior and all solar collectors, racks, storage facilities, and distribution components.

6.6 Exterior Colors and Finishes:

For any proposed modification of exterior material and any proposed modification of exterior color requirements the following must be included:

A color sample board or an elevation sheet with 3 sets of color chips attached clearly noting where colors are to be used. All samples must be identified with manufacturer's name, color and/or number.

Samples of masonry and finish roofing materials. Descriptions are acceptable for common materials such as clay or concrete tile.

Color and material samples are not required when drawings indicate "color and material to match existing."

6.7 Specifications:

List material, quality and finishes together with method of installation or application.

7 GENERAL RULES

Each Owner is responsible for ensuring that these rules are followed for all construction on the Owner's Residence.

7.1 Signs:

No signs may be displayed on any Lot other than a sign advertising the property for sale as permitted by the Declaration. This limitation applies to tradesmen's, contractors', and installers' signs of any type, including signs identifying the Lot as the site of their activities or operations.

7.2 Hours of Operations:

All operations must be carried on between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday and 9:00 a.m. and 4:00 p.m. on Saturdays, Sundays and holidays. If local ordinances are more restrictive, the local ordinances shall prevail.

7.3 Temporary Structure:

No structure of a temporary character will be permitted to remain on the Property without the written approval of the Committee.

7.4 Sanitary Facilities:

Owners and builders are responsible for providing adequate sanitary facilities for their construction workers. Portable toilets or similar temporary toilet facilities may be located only on the Owner’s Lot itself in a location approved by the Committee. Location and time period of portable toilet must be referenced on Application.

7.5 Unsightly Items:

All rubbish, debris and unsightly material or objects of any kind must be regularly removed from the Residence and will not be allowed to accumulate thereon. Removal must be made weekly, preferably on Friday, and rubbish will not be allowed to accumulate on Association Property or Common Area (including, but not limited to, the streets). In the event that the Owner fails or refuses to remove rubbish, debris and other unsightly materials or objects from Association Property or the Common Area, the Association may have said materials removed. Any cost associated with the removal of the aforesaid materials may be assessed to the responsible owner in accordance with the Declaration and shall be collectable in any manner provided for in the Declaration and California law.

Owners and builders are prohibited from dumping, burying or burning trash anywhere on the Property. Concrete trucks must wash out in spill pans before leaving the construction site.

7.6 Streets and Walkways:

No construction debris or materials such as sand or bricks may remain on the streets or walkways. All items of such nature must be stored on the Owner's Residence. If any materials are delivered and deposited on the streets or Association Property, the Owner will be held responsible for the costs involved in cleaning and/or restoring the Association Property, streets and walkways.

7.7 Construction Equipment:

Trucks, concrete mixers, trailers, trash bins, compressors and other types of construction equipment, as well as private vehicles of construction crew members, may be parked only in areas designated by the Committee and only for such periods of time as approved by the Committee. The Owner is financially responsible for any equipment removal or necessary repairs required by the Committee.

7.8 Dust and Noise:

The Owner shall be responsible for controlling dust and noise from any construction on Owner's Lot. No loud radio noise or conversation volume which can be heard from Association Property, the Common Areas or neighboring homes is permitted. Common courtesy must be observed at all times. Any construction work which risks damaging or impacting neighboring property such as spray painting, sand blasting, etc., must provide adequate protection to contain the work and protect neighboring property.

7.9 Excavation:

Excess excavation materials must be hauled away.

7.10 Restoration or Repair of Other Property Damaged:

Damage to other property, including without limitation, other Residences, Association Property, or other Improvements shall be repaired or restored promptly at the expense of the person causing the damage or the Owner of the Residence where the construction activity is taking place. Upon completion of construction, each Owner and builder shall clean the construction site and repair or restore all damaged property, including without limitation restoring grades, and repairing streets, driveways, sidewalks, drains, culverts, ditches, signs, lighting and fencing.

7.11 Maintenance of Improvements:

The repair and maintenance of any work of Improvement will be the responsibility of the installing Owner and subsequent Owner.

7.12 Drainage:

Interference with the originally installed rain gutters, downspouts, or other drainage systems (whether surface or subterranean) or any other interference with the established drainage pattern over any of the Property is prohibited, unless an adequate alternative provision is made for proper drainage. As with any exterior change, such changes must be approved in writing by the Committee.

7.13 Workmanship:

All works of Improvement must be performed in a manner consistent with existing structures. Any work deemed by the Committee to be of inferior quality must be reworked or removed and the building restored to its condition prior to commencement of the work by the Owner. If the Owner refuses to rework or remove and restore as called for above, the Committee shall request the Board of Directors to cause such rework or removal and restoration and the cost thereof shall be a Special Assessment against the Owner as provided in the Declaration.

7.14 Additional Requirements:

7.14.1 Construction Activity requiring use of streets

If construction activity requires the use of streets or other Association Property for purposes of transporting labor and materials, or for the temporary storage of materials, the applicant must obtain written permission from the Association for "Right of Entry" during the course of construction. A copy of this letter granting permission shall be filed with the Committee prior to the commencement of construction.

7.14.2 Security Deposits

The Committee may require the posting of a security deposit to cover the costs of restoration or repair of Association Property. Any portion of a security deposit not used for repair of Association Property shall be returned to the Owner after completion of the proposed Improvements. An indemnity or restoration agreement may also be required.

7.14.3 Committee Review and Approval is for Aesthetic purposes alone.

All necessary building permits and other approvals must be obtained, and all applicable governmental regulations must be adhered to at all times. After the Committee has approved the Owner's plans for aesthetic purposes, the Owner must contact local regulatory agencies and be sure that he or she is in compliance with all building and zoning regulations currently in force.

In the event of a conflict between the provisions of these Guidelines and any other ordinance or regulation, the more restrictive requirements shall prevail.

7.14.4 Timetables

Once approval is obtained, construction must commence within (six months) of Committee approval or the approval will expire. All works of Improvement must be completed within one year after the date on which the work commenced, unless otherwise specified in writing by the Committee. If not completed, the application must be resubmitted for approval.