

**PGA WEST RESIDENTIAL ASSOCIATION INC.**

*CUSTOM HOME DESIGN SPECIFICATIONS*

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PGA WEST-RESIDENTIAL ASSOCIATION, INC.  
CUSTOM LOT DESIGN GUIDELINES

INTRODUCTION

Set against a particularly dramatic formation of the Santa Rosa Mountains, PGA WEST offers sweeping views across fairways, rolling hills and lakes. This unique setting demands elegance and unity in architecture and landscape design that is evident at PGA WEST; the purpose of the Custom Lot Design Guidelines and The Architectural and Landscape Committee is to maintain this harmony. Each Custom Lot provides an ideal setting within the overall framework for a truly distinctive residence and lifestyle.

To design, process and implement the Custom Lot building program requires the understanding and cooperation of all individual Custom Lot owners from conception of their design plans to completion of their Custom Homes. It is important for all individual owners to realize and respect that they represent a very visual part of the overall framework that composes the PGA WEST image. To insure that PGA WEST is developed as originally envisioned, this comprehensive set of Design Guidelines and review committee have been established to oversee this program. The objectives are to encourage excellence in architecture and landscaping, to promote an image readily identifiable with quality in development, and to maintain lasting values.

The design, review and processing of each residence will be subject to direction and approval of the Architectural and Landscape Committees. The Architectural Committee and Design Guidelines are intended to enforce reasonable controls with regard to various aesthetic considerations for PGA WEST. These controls are not meant to duplicate or supersede the functions normally provided by public agencies, but rather to coordinate and direct the design and construction of the Custom Lots with different architects, landscape architects, engineers, contractors and their owners so as to achieve a pattern of quality and outstanding character.

The following are some key elements which correspond with design goals set by the Architectural Committee:

1. Compatible architecture. To what exists now at PGA WEST.
2. Simple, elegant, strong architectural statements.
3. Viewed from any angle, a residence should be an integral part of the site and its surroundings.
4. Choice of roof shapes, exterior material, application and architectural detail must all maintain consistent architectural direction.
5. A simple use of materials and details typical of homes found in the Southernwestern United States.

The objectives of the Design Guidelines are to encourage and foster careful design so there is harmony between the homes, their sites and the golf courses, desert environment and overall PGA WEST image. Emphasis is placed on utilizing your property to its fullest potential within these Design Guidelines. To accomplish

1. Guidelines for design and construction should be acknowledged to be for everyone's benefit.
2. A spirit of cooperation between the Architectural Committee and the owner.
3. Guidelines cannot be all encompassing and consequently are meant to encourage, rather than restrict, creativity.

These Guidelines may at first seem rather ominous, particularly because of their length. Much of the content, however, merely lists required items and details that are routinely included by any competent design professional. In addition, you will find that these Guidelines serve as an excellent check list in the planning process for you and your consultants.

SUMMARY OF DESIGN REVIEW PROCESS

1. OWNER PURCHASES LOT RECEIVES DESIGN GUIDELINES.
2. OWNER SELECTS DESIGN TEAM.
3. OWNER AND DESIGN TEAM ORIENTATION MEETING WITH ARCHITECTURAL COMMITTEE REPRESENTATIVE.
4. PRELIMINARY DESIGN SUBMITTAL (APPLICATION AND FEES).
5. ARCHITECTURAL COMMITTEE REVIEW AND APPROVAL (ARCHITECT MAY COMMENCE WITH FINALIZED DRAWINGS).
6. SUBMIT WORKING DRAWINGS TO ARCHITECTURAL COMMITTEE.
7. ARCHITECTURAL COMMITTEE REVIEW AND APPROVAL.  
*If the application is denied, the Owner has the right to request reconsideration/appeal of the Committee's decision by the Board.*
8. SUBMIT ARCHITECTURAL COMMITTEE APPROVED WORKING DRAWINGS TO CITY OF LA QUINTA.
9. CITY OF LA QUINTA WORKING DRAWING APPROVAL.
10. BUILDING PERMIT ISSUED BY CITY.
11. NOTIFY HOMEOWNERS ASSOCIATION A MINIMUM OF 7 DAYS PRIOR TO THE START OF CONSTRUCTION WHEN CONSTRUCTION IS TO COMMENCE.

## I. DESIGN REVIEW

### THE CUSTOM LOT ARCHITECTURAL AND LANDSCAPE COMMITTEE ("Architectural Committee")

The Architectural Committee, established by the PGA WEST Residential Association I, is responsible for reviewing and approving all PGA WEST Custom Lot site improvements and any revision or alteration to those improvements. The goal of the Architectural Committee is to process each submittal fairly, consistently, in a timely manner and, most important, in accordance with the requirements of the Design Guidelines and Covenant, Conditions and Restrictions (CC&R's). The Architectural Committee, however, has the right to modify the Design Guidelines and also to waive any of the requirements on a case by case basis where, in the judgement of the Committee, the circumstances warrant a waiver or modification of the requirements.

#### A. PROFESSIONAL CONSULTANT REQUIREMENTS

1. The owner is requested to use a California licensed professional designer/architect and a California licensed professional landscape architect.
2. It is the owner's responsibility to make sure that his consultants (architect, landscape architect, etc.) process through the Architectural Committee any exterior architectural and landscape construction or revisions.
3. The owner is responsible for making sure his consultants and contractor construct his residence in conformance with approved plans, revisions, & specification.

#### B. DESIGN TEAM ORIENTATION

The design review process begins with an orientation for the lot owner and his consultants with the Architectural Committee representative followed by two plan submittals. The plan submittals are preliminary design and final working drawings.

While it is not required, it is recommended that the lot owner contact the Architectural Committee representative early in the process, prior to selecting his design team. One of the purposes of this contact is to review professional consultant requirements and to discuss architectural and landscape goal and philosophy. It is extremely important that the lot owner be actively involved in the design review process. While the lot owner's designated representatives (usually the architect and landscape architect) will handle most of the subsequent contact with the Architectural Committee, it is the lot owner's ultimate responsibility to understand and comply with the Custom Lot Guidelines.

After the lot owner has selected his architect and landscape architect, a consultants orientation session should be scheduled with the Architectural Committee representative. Besides familiarizing members of the owner's design team with

the design philosophy at PGA WEST, more detailed aspects of the review process will be covered. A number of important items will be reviewed; these include:

1. Drawing submittals and design review applications; these must be complete and in line with submittal requirements before the Architectural Committee will formally accept them for review.
2. A project architect and landscape architect must be assigned to be the only representatives to represent the owner during the plan submittal and building process.
3. A review of site maps and supplementary information necessary to start design work.

C. PRELIMINARY DESIGN:

The Preliminary Design submittal is meant to provide the owner and Committee with drawings that illustrate and communicate a design concept that is well integrated with the site and surroundings. Please note that a material/cover screen board will be required.

The Committee will act on the Preliminary Design submittal within 30 days of submittal date.

After the Committee reviews and approves the Preliminary Design submittal, the Committee Chairman will sign two sets of drawings "AS APPROVED" and return them to the lot owner or his representative.

The Committee will need four sets of Preliminary Design Drawings and one material board for review purposes. As a general requirements, each consultant shall include an information block on all submittal sheets containing:

1. North arrow.
2. Street names.
3. Submission date.
4. Date of each revision, change or plan re-issue.
5. Name and mailing address of the lot owner.
6. Name, address, telephone number and California license number of the architect if applicable.
7. Sheet number and description.

Drawing Requirements and Material Board:

Preliminary Design Drawings must include the following information:

1. Site (1/8" scale) and floor plan (1/4" scale):
  - a. Easements.
  - b. Pad elevation including adjacent pad elevations.

- c. Building and pool setback lines.
- d. Roof overhang line.
- e. Slab elevations.
- f. All service yards and equipment including trash area.
- g. All hardscape including material and color designations.
- h. All utility service locations for the lot and residential meter locations.
- i. Mailbox location (Dual locations may be required by post office).
- j. Rooms designated by name with dimensions.
- k. Retaining or free-standing garden walls, garden gates and their finishes (include top of wall elevations).
- l. Square footage of:
  - living space.
  - covered patio space.
  - garage and mechanical space.
- m. Adjacent lots and streets within 25 feet of lot, including exhausting or proposed improvements in these areas.
- n. Utility locations including electric transformers electric pullbox, water meter box or stubout, telephone and television pullbox or stubout, gas and sewer laterals serving the lot.



2. Exterior Elevations (1/4" scale):
  - a. All four exterior elevations.
  - b. Proposed exterior materials and finishes on walls and roofs.
  - c. Proposed special architectural elements such as skylights, solar panels and covered patios.
  - d. Maximum height of finished structure from pad elevation.
  - e. Typical fascia and soffit details, typical exterior column details if any and typical garden wall details.
  - f. The outline of all garden walls with dash lines as they impact the house elevation.
  - g. Mailbox Design (Must be compatible with others on street).
  - h. Address location.
3. Roof Plan (1/4" scale):
  - a. Flat and sloped roof areas and how they are drained.
  - b. Trellis areas, skylights, mechanical equipment.
  - c. Location of exterior walls and columns in relationship to roof edge.
4. Grading and Drainage Plan (1/8" scale):
  - a. All information from the Site and Floor Plan.
  - b. All existing grade contours, taken from the existing topographic survey on the lot, adjacent lots, golf courses and streets with 25 feet with dash lines at one foot contour intervals and all proposed grades on lot with solid lines at one foot contour intervals.
  - c. The means of achieving positive drainage from all locations on the lot to an approved drainage location.
  - d. Location of all area drains dry wells, and tie-ins to street or golf course drainage systems.

5. Preliminary Landscape Plan (1/4" scale):
  - a. All information from the Site and Floor Plan and Grading and Drainage Plan.
  - b. Proposed trees, shrubs, lawn, berming and ground cover areas. Trees should be identified by form or name (i.e., canopy tree, citrus tree, etc.). When identifying by botanical name, include common name and show or standard trunk. NOTE: All grass areas will be sod.
  - c. Existing or approved trees, shrubs, lawn berming and ground cover, hardscape and house walls on adjacent lots within 25 feet of the owner's lot. NOTE: You may secure planting plan of the existing or approved adjacent lot landscaping from the Architectural Committee. If necessary, verify the information in field.
  - d. All existing trees, shrubs, lawn berming and ground cover on the golf course (or behind lot) within 25 feet of the owners lot. Show other golf course features such as cart paths, sand traps, tees, greens, etc. within this area.
  - e. See Section F under General Landscaping Concepts.

6. Material Board:

Preliminary Design Drawings should be accompanied by one 8 1/2" x 14" color board showings samples of the proposed finishes. Show materials, textures and colors of the building and garden walls, fascia, hardscape, and roof. Actual material samples are preferable.

D. WORKING DRAWINGS

You may submit Working Drawings when you receive the Committee's written approval of the Preliminary Design plans.

Approval Procedure

When you receive the Committee written approval of the Working Drawings, copies of the approved Architectural Committee drawings must be submitted to the City of La Quinta with whatever other information and fees the City requires for review and approval. This is only required for submittal for building permits.

If the Committee does not approve the Working Drawings, it will return them with a written request for corrections and resubmission. The architect and/or landscape architect must provide all additional drawings and details the Committee requires to understand the design fully. The Committee will only review and request corrections twice. Further corrections due to architects inability to make corrections may result in consultation charges.

The Committee will act on all Working Drawing submissions within thirty days of submittal date.

The Working Drawings format is left up to the design professional's discretion; however, the Committee does have certain requirements which should be included. They are as follows:

### Architectural Plans

Minimum Working Drawing sheet requirements include:

1. Cover Sheet:
  - a. Site or Vicinity Map.
2. Site Plan:
  - a. Easements on the lot.
  - b. Dimensioned all building and pool setback lines from property lines. Roof overhang line and dimension from property lines.
  - c. All service yards, trash areas, pool, air conditioning, irrigation and other equipment locations, location of garden gates.
  - d. Utility service locations from the lot, and all utility service entrance locations at the house.
3. The Following Information is Required by the City of La Quinta:
  - a. Lot area.
  - b. Square footage of living area.
  - c. Garage and mechanical room square footage.
  - d. Covered patio area.
4. Grading and Drainage Plan (1/4" scale):
  - a. Include all information from the Preliminary Design Site and Floor Plan.
  - b. All existing grade contours, taken from the existing topographic survey on the lot, adjacent lots, golf course and streets within 25 feet with dashed lines at one foot contour intervals and all proposed grades on lot with solid lines at one foot contour intervals.
  - c. Location of all area drains and dry walls.
  - d. Drainage flows with arrows to property line.
  - e. Elevations on drain inlet and outlets.
  - f. Typical details relating to drainage facilities including drainage inlet and outlet structures, dry well and area drains.
  - g. Means of achieving positive drainage from all locations on the lot in the event all drainage improvements fail.

5. Foundation and Details:  
All slab elevations. Reference and include all details required for the construction of the foundation system and installation of the concrete.
6. Floor Plan and Details (1/4").
7. Exterior Elevations:
  - a. All exterior material and finishes.
  - b. Main entry door, garage overhead door, garden gates, columns, ornamental iron work, exterior trim and special architectural features such as skylights.
  - c. Items that will be evident on the exterior of the finished building including louvers, vents, roof drain and gutter outlets, access openings, meter boxes, electrical fixtures, expansion joints, flashing, tile or masonry feature strips, etc.
  - d. Roof pitch and maximum height of the finished structure.
8. Sections (minimum 1/4" scale).
9. Framing Plan and Details:  
Overhangs and exterior trim including fascia, soffits, frieze boards, columns, trellis and plant-ons.
10. Roof Plan and Details (1/8" scale).
  - a. Roof penetrations including plumbing and HVAC vents, fireplace and miscellaneous equipment flues, skylights, roof access doors.
  - b. Roof-mounted equipment and accessories.
  - c. Gutters, roof drains, scuppers, flashings and related sheet metal.
  - d. Roof Slopes and water flow to drains or gutters or both with directional arrows.
  - e. Roofing materials including manufacturer's names and method of installation.
  - f. Roofing plan details including but not limited to roofing installation sections, equipment or accessories mounted on the roof, metal flashing and counter flashing.
11. Electrical Plan:  
All exterior and interior lighting and provide fixture schedule.  
  
Note: It is very important that exterior lighting be tied into and be compatible to existing street lighting

as we have a dark sky ordinance and there are no regular street lights. The lights will be on timers.

12. Reflected Ceiling Plan:

Complete ceiling systems for exterior overhangs.

13. Glazing, Door and Finish Schedule:

All details necessary to describe the design and construction elements.

14. Landscape Plans (Must be compatible to existing landscaping in area):

- a. All information from the Preliminary Design Site and Floor Plan, and Grading and Drainage Plan.
- b. Proposed trees (note multi or standard trunk), shrubs, espaliers and ground covers, noting size, location, quantity and species in common and botanical names.
- c. Plant legend (key material to legend).
- d. All details and specifications for landscape installed including header boards strips, staking details, etc.
- e. All control and expansions joints on exterior hardscape.
- f. Sections and details through all garden and retaining walls.
- g. All hardscape including material, color and finish.

15. Irrigation Plan:

Location of all irrigation equipment including clocks, valves, shutoffs, backflow preventers and meters: It is requested that your irrigation system be tied to existing HOA system.

16. Pool, Spa, Fountain Plans and Details:

- a. Plan, sections and details for pools, spas, fountains and all other water treatments to be located on the lot.
- b. At least two cross-sections of swimming pool/spa/fountains and all other water treatments to be located on the lot.

17. Landscape Lighting (see electrical plan requirements).

E. ARCHITECTURAL AND LANDSCAPE COMMITTEE INSPECTIONS

After the construction of the lot owner's residence begins, the following formal inspections by the Architectural Committee or its representative are required (see next page).

During the duration of the construction phase, any number of informal inspections of the house and its surrounding improvements may be made by the Committee.

F. DENIAL AND APPEAL

Denial of an application shall be in writing and shall set forth reasons for denial, and the procedure which the Owner may utilize for reconsideration of the Architectural Committee's decision by the Board, at an open meeting of the Association. (Please note that if the Board is serving as the Committee, reconsideration is not required.)

In the event the Owner's application is denied, the Owner may appeal the Committee's decision to the Board. The Owner's written request of appeal must be received by the Board not more than thirty (30) days following the final decision of the Architectural Committee. The Association shall notify the Owner of the date, time and place of the open meeting at which the reconsideration will occur, and shall hear and render a written decision as to such reconsideration within forty-five (45) days following receipt of the request for appeal. (CC&R's, Article VIII, Section (AA).)

INSPECTION

DESCRIPTION

#1 Building Location and Setback Inspection

When the slab formwork is in but before the house slab is poured, the general contractor or job superintendent must call for this to confirm the location of the house is according to plan and within the building setback area. String lines at time of inspection so that accurate measurements between the house and property lines can be taken. Plan conformance will be made by field measurement with the general contractor or job superintendent. Distances between overhangs or trellises and property lines also will be confirmed according to plan at this time. This inspection requires 24-hour advance notice.

#2 Landscape Inspections

Two landscape inspections will be made with the landscape contractor and the landscape architect, or representative, on site. These are:

1) Plant Material and Placement: confirmation of plant species, quantity, size and placement will be made before planting. Location and arrangement of headerboards and special amenities will be inspected at this time, and;

2) Final Landscape Inspection: irrigation system and coverage, grass sod and seeding, ground cover and flower detailing, vine training, landscape lighting, etc. will be examined at this time. It will be the responsibility of general contractor's or job superintendents to call for these inspections at the proper time and coordinate with the Architectural Committee.

INSPECTION

DESCRIPTION

#3 Architectural Committee Conformance Inspection Plan

After Completion of the landscape inspections (above), Architectural Committee inspection will be made to determine if the house and surrounding improvement have been built according to the approved plans and revisions. If these have been complied with, a recordable notice to the effect will be issued

to the owner. This inspection will be made with the general contractor or job superintendent prior to the call for occupancy permit inspection. This inspection requires 48-hour advance notice.



## II. ARCHITECTURAL STANDARDS

### A. EASEMENTS/UTILITIES

1. The Architectural Committee will individually review all improvements planned for inclusion over easements held by public agencies, the developers and the Homeowners Associations. Easements that are located on Custom Lots include, but are into limited to, water lines, irrigation lines, sewers, and storm drain lines, locations of these easements are found on the easement map available in a preliminary title report. Certain restrictions for the placement of Custom Lot improvement in these types of areas may be in effect. The owner or his/her design consultants should check with the seller to determine this.
2. Each Custom Lot is served with underground electricity, TV cable, telephone, sewer, gas line, and water line. The location of these utilities should be confirmed in the field.
3. All utility company pull boxes, transformers, etc., will be or have been set within the easement in a manner that will accommodate future planting and grading to diminish their visual impact. They shall be leveled and graded around to provide positive drainage.

### B. APPROVED PAD ELEVATIONS

All lots have been graded to finish grade elevation that has been approved by the City of La Quinta and referred to as the "approved pad elevation". No additional fill material can be placed on the lot to raise the approved pad elevation and, therefore, the height of the house (the finished height of each house is measured from the approved pad elevation).

However, selective areas within a house can be lowered or raised to create a more interesting floor plan. Pool and garden areas also can be sunken to provide for privacy and design interest, but provisions for drainage must be addressed. Any alterations to approved pad elevation are subject to approval by the Architectural Committee and the City of La Quinta.

### C. BUILDING SETBACKS/BUILDING AREAS

1. Standard property setbacks are 20 feet front (garage door clearance for roll-up doors or 25 feet for pivot doors), 15 feet back, and ten feet sides. Corner lots have a 20 foot sideyard setback requirement on the street side (ten feet to a garden wall). Roof overhangs and "architectural appendages" may encroach into the setbacks subject to Architectural Committee approval.
2. No roofed or trellised structures separate from the building can be built in setback areas, i.e., gazebos. Any other free standing within any setback area not covered in the above standard will be reviewed on an individual basis.
3. Walls, rock work, spa/swimming pool structures, mounding or any other construction work within the rear set back line, building to rear property line, shall not exceed 30" in height (finish yard grade to top of construction).

This doesn't include live landscape materials or side property line walls.

D. PATIO FLATWORK SETBACK

All patio slabs and flatwork should be a minimum of five feet from the rear property line.

E. GARDEN WALL REQUIREMENTS

Any lot owner who develops his property shall be responsible for erecting common property line garden walls in conformance with the Custom Lot Standards.

The design intent of the garden walls is threefold:

- (1) the walls create privacy,
- (2) the walls frame the maximum panoramic view possible, and
- (3) the walls become an extension of the architecture creating outdoor spaces and integrating the landscape with the architecture.

Garden walls are required on the side property lines of interior lots and setback ten feet from the street on corner lots. Sideyard garden walls of interior lots shall be centered on the property lines pursuant to Article IV, Section 6 of the PGA WEST Residential CC&R's.

CUSTOM LOT WALL REQUIREMENTS

1. All walls require the approval of the Architectural Committee as to height, location, design, color, etc.
2. Six foot walls are to be built on the side yard property lines by the first lot owner building a home. Wall height may step down to a minimum of 30" toward the rear property line to preserve views.
3. All side yard property line walls and footings will be located on the property lines being developed. Top of footings must be placed below the lowest pad to either side of the wall and footings must not be visible above the finished pad grade. All walls will be terminated with a minimum 2'6" return.
4. Side yard property line walls must extend, at a minimum, from the front of a house to the rear lot line.
5. Height of the side yard walls is to be measured from the higher building pad elevation between two lots. Any elevation differential between pads will require construction of a retaining wall beneath the six foot garden wall. No construction along rear property line or within 5' of rear property shall exceed 30" in height. The height limitation 5' to 10' from property line is 5'. Beyond 10' from the property line a 6' high limitation is acceptable.
6. A maximum thirty (30) inch high wall will be allowed, but not required, on the rear property line.
7. The person who builds the first wall on a property line must paint the stucco/plaster on the opposite side of the

wall a neutral color as approved by the Architectural Committee.

8. All garden walls must be masonry (masonry block minimum six inches to eight inches thick) and appropriately finished to match or complement the house with plaster. Wall must be plastered on all sides.

A textured block wall may be allowed if it is a natural block color or it is painted a color which is acceptable to the Architectural Committee. The property owner must provide a written statement allowing future owners on adjacent lots the right to stucco the sides of the wall, the end of the wall and the top of the wall. This covenant shall run with the land. As with all architectural modifications, present and future owners of the residence are responsible for the maintenance of the wall.

9. A 36 inch planting strip must be placed between side yard walls and any adjacent hardscape visible from the golf course or street.
10. Garden gates must be substantially constructed. Consideration should be given to heavy duty steel jambs and gate frames. A maximum of 40" opening is required.
11. See Section F under General Landscaping Concepts for work required outside the property line.

F. SERVICE AREAS AND UTILITY ENTRANCE LOCATIONS

1. Service yards are intended primarily for storage of trash, firewood, maintenance tools, etc. Pool, air conditioning, irrigation and other mechanical equipment also must be located in these areas or underground. Five foot high minimum masonry walls are required around service yards.
2. Electric meters and panels, gas meters, sub-panels, heating/a.c. systems, telephone and television entrance panels, etc., must be out of sight when viewed from the golf course, street or adjacent lots. They can be located in service yards or on the house, or preferably in mechanical rooms.
3. The interior of enclosed service yards must not be visible from the street, golf course or adjacent properties.

G. RESIDENTIAL EXTERIORS

1. Exterior Elevations:
  - a. The design element of a house shall be compatible with and complementary to each other and sympathetic to the desert environment. Exterior treatments shall be consistently detailed around the entire house.
  - b. All materials used on the house exterior should be compatible with, and complementary to each other and to the overall design in style, texture, color,

and character. All materials should relate to or be complementary to the desert environment.

- c. The Architectural Committee encourages that whenever possible garage doors should not face the street, but rather be at right angles to the street. Where this is not possible, adequate landscaping should be provided to soften the garage and its doors as a design element.

## 2. Material/Colors:

- a. Due to climatic extremes, the use of wood on a residential exterior should be carefully considered. The use of wood on exterior walls as an accent element is encouraged because it adds "warmth" to any design, but it is a high maintenance item. The use of wood as the primary exterior material on a house is discouraged.
- b. Exterior building wall colors should harmonize with the desert environment and surrounding residences. No exterior materials shall have high gloss or glare finish.
- c. Exterior hardscape colors should be complementary to exterior house colors.

## 3. Roofs:

- a. Roofs shall maintain as low a profile as possible (maximum height 22') and roofing materials shall be non-glossy and in colors which blend with adjacent natural surroundings. Metal roofs, reflective tile, plain red roof tile, "S" tile and wood shingles are not acceptable.
- b. Special attention should be given to the roof slopes which should be no more than 4 and 12 pitch.
- c. False mansards or other architectural elements not an integral part of the design are not acceptable..
- d. Mechanical equipment shall not be visible on roof structure.
- e. Sheet metal work should be kept clean and simple with the minimum of exposed metal and generally should be painted to blend in with the surrounding materials.
- f. Roof terraces are not allowed.
- g. Extreme care should be taken in selecting a color for the material used on flat roofs. Color should blend with surrounding terrain.

## 4. Fascias:

Consideration should be given to the fascia as an important design elements.

5. Chimneys:

As fireplaces and chimneys are very dominant in an architectural design, they need to be proportionate to and consistently detailed with the overall architectural design.

6. Skylights:

Skylights must be integrally designed into the structure and should not be obtrusive. Use of smoked or tinted glass is encouraged.

7. Barbecues:

The Committee encourages the design of barbecue units that are integral with the design of the house. Freestanding barbecue units should not be located within 15 feet of the rear lot line.

8. Exterior Showers:

Exterior shower enclosures or equipment should not be exposed to the golf course or adjacent property.

9. Mechanical Equipment/Sheet Metal/Vents:

Roof and ground mounted mechanical equipment must not be visible and must not generate excessive noise levels. They must be placed as far away from adjacent property line as possible.

All sheet metal should be minimally exposed and must be painted to match adjacent materials.

Plumbing vents should be ganged with a minimum number of vents exposed to view from the golf course and street.

## H. DESIGN FEATURES

### 1. Doors:

- a. Special consideration should be given to the entry door and hardware. The entry should be a very special design complementary to the architecture.
- b. Exterior doors should be consistent with each other. Similar jamb and head details should be used around the entire exterior of the house. Where vents are required for exterior mechanical room doors, full height louvered (preferable steel) on mechanical rooms should be used.
- c. Garage overhead doors should be handled with a great deal of sensitivity. They should be tastefully handled and complementary to the overall design of the house. Windows in garage doors are not acceptable.

### 2. Exterior Trim and Detailing:

Exterior trim and detailing shall be consistent around the entire house. Gingerbread, plant-ons, or false ornamentation will be acceptable.

### 3. Columns:

Much thought should go into the detailing of columns. They should be constructed with substantial materials, proportionate to other design elements, complementary to the overall architectural design, and consistently detailed. Consideration should be given to planting pockets at their base for vine growth.

## I. MAILBOXES

Standard mailboxes on posts are not acceptable. Custom designed mailboxes which relate to the architecture of the house are required. Mailbox design must be submitted for Architectural Committee approval at the Working Drawing stage. Care should be taken to design mailboxes that are as low as possible and integrated with the planting design. They should not compete with or be in conflict with the residential architecture. They should attempt to recede into the background. Please verify with local post office on the location and requirements.

### III. LANDSCAPE STANDARDS

#### GENERAL LANDSCAPING CONCEPTS

- A. Landscaping at PGA WEST emphasizes informal arrangements of landscape materials. Landscape architects should be sensitive to the overall concept of landscaping as is evident in the exterior parkways, association common properties and golf courses. Landscape must be compatible with existing/surrounding landscape in the area. Desert scape is not acceptable.
- B. The landscape plan should provide for a smooth transition of both finish grade and landscape materials with adjacent properties.
- C. Although the plan should be designed to complement the architectural character of the house, it must be sensitive to the immediately adjacent landscaping and provide continuity along the street and the golf course in the immediate neighborhood. It should incorporate landscape material that is existing or has been approved on adjacent property.
- D. The desert growing season is vigorous and long, so trees and shrubs can shoot up to unmanageable sizes within only a few years unless they are pruned regularly. PGA WEST's design theme is an informal landscape, and drastic pruning creates a formalized look. It is doubly important for owners and landscape designers to pay close attention to tree and shrub spacing, selection and orientation.
- E. Please discuss landscape maintenance with architectural committee prior to finalization of plans as we recommend that this be tied to our overall maintenance program.
- F. On all custom or stand alone home sites the property owner or developer is responsible to landscape, irrigate and maintain the area between the rear property line and any lake, greenbelt and/or golf course. As each site is different the Architectural Committee will determine how each site is completed and maintained. No approvals for construction will be given until the association receives a letter from the owner agreeing to these landscape conditions.

#### LANDSCAPE MATERIALS

The Architectural Committee Encourages the use of plant material on PGA WEST's approved list. It discourages the use of plant material not included on the list. See attached Plant Palette.

## LANDSCAPE

### A. Grading and Drainage:

Manipulation of the ground surface within the individual lots must consider drainage and the impact of berming, both within the site as it meets the adjacent land aesthetically and functionally.

In general, the intent of carefully designed drainage of private lots is to keep the fairways and streets as dry as possible, and to put as much water back into the ground water system as possible. It also is a safeguard against interior lot flooding during storms.

1. Lots must drain by positive drainage as much as possible, with sump drains where necessary (minimum six inches) connected to underground perforated pipes (minimum four inches), that flows to the streets and connects to designated and approved systems and discharge points.
2. Drywell (where necessary) shall be a minimum of four feet in diameter by eight feet deep and backfilled with a minimum of nine inches of gravel along its outside perimeter. All drywells shall have removable grates to allow for periodic cleaning.
3. Drywell grates shall be located at grade and preferably at a low spot on the lot. If overflow from drywells cannot drain positively onto the street, overflow lines to bubblers are required.
4. All topographic change must occur within the lot property boundaries and meet adjacent land at grade.
5. It is recommended that all roof drainage, which drains into planter areas, be tied into a closed in downspout and drainage underground to curb face.

### B. Planting:

1. The planting scene should attempt to have as mature an effect as possible at the time of installation.
2. Plant composition should employ a variety of sizes of plants when planting rather than all one size.
3. To maintain sight lines, along street corridors, shrub heights along the street back to ten feet (five feet on corners) should not exceed three feet.
4. The Committee encourages the use of multi-trunk trees in more open areas of a yard and along the streets to add informality and soften the effect. Single Trunk trees are encouraged in placement along walls, and in narrow side yards so canopies can clear the structures and not restrict circulation.
5. Shrub selection should take into account the natural mature height of the species specified. Material that has to be heavily pruned to maintain the desired height will not be accepted.
6. The Committee requires planting along the property boundary where the lots meet the golf courses, lakes or



greenbelt areas to be curvilinear in form rather than to reinforce the actual property boundary.

7. In lieu of sod, low growing plantings may be allowed as a ground cover when seen from the street, golf course or adjacent properties.
8. No gravel or sand will be allowed as a ground cover if it can be seen from the street, golf course, or adjacent properties.
9. Grass: In order that visual continuity between the lots and golf courses be maintained, the planting of grass species on the lots abutting the golf course will be the same as the grass specified for the fairway edges for both the winter and summer seasons. Permanent grass (i.e., bermuda) must be planted and overseeded in winter months. Grass planting must be sod unless otherwise approved by the landscape manager of the association.

C. Swimming Pools and Spas:

1. Consideration should be given in the designing of the pool and/or spa areas to provide for privacy for both the lot owner, neighbors and golfers.
2. All pool drains must connect to the street. No pools can be drained onto golf course property. Floor drains in concrete slabs must drain to the street. Slab sheet drainage may drain per natural flow.
3. Precast or molded pools and spas are not acceptable.
4. It is recommended that pools and spas be kept as far away from the rear lot line as possible. The homeowners association and/or golf course management cannot be responsible for grass clippings/landscape trimmings, etc. falling into the pool/spa during normal maintenance. A landscape buffer area or wall is recommended between the lot line and new pool/spa.
5. New statewide ordinances have been adopted by the city where as security measures must be part of all exterior doorways from the unit which go directly to pool areas. See city building and safety department for details.

D. Exterior Lighting:

At night, exterior lighting is often the only way we perceive a landscape. It has the power of being a very strong design element as well as an element that can provide direction and safety. The Architectural Committee has developed concepts and a comprehensive plan for PGA WEST. It is intended to add another level of beauty, sophistication and integrity.

Overall principles for Custom Lot lighting will embody the following:

1. PGA WEST will not use conventional lighting poles to illuminate the street. Instead, PGA WEST will rely on indirect ambient light, reflected from the landscape planting along the street. The intent is to create a natural setting. The Custom Home owner will be required to continue this concept along the street frontage of the lot.

2. To ensure the effect, the Committee will require that street and rear yard landscape lighting be connected to a timeclock or photo cell on the owner's property serviced by the owner's electrical panel or be tied into the H.O.A. lighting system. See Architectural Committee for details.

E. Specific Guidelines:

1. Above-grade flood lights for the lighting of trees and plantings shall be concealed as much as possible by shrubs to prevent daytime visibility. These fixtures, where possible, should not be in grass areas visible from the street, golf courses or adjacent property. They shall be installed and shielded so as not to produce glare into neighboring properties, street, or golf course.
2. All outdoor fixtures to use incandescent lamps or low wattage fluorescent type fixtures. No colored lamps will be allowed, i.e., red, blue, amber.
3. Avoid excessive spill lights on buildings, garage doors, driveways, etc., to allow full quality effect of the landscape lights and beauty of the garden.
4. All exterior wall mount or ceiling mount "decorative" fixtures to be a high quality and in conformance with the house architecture.
5. The Committee recommends field testing of all fixture locations at night, prior to final installation.

F. Other Site Elements:

Grass Pavers: The use of grass pavers will be limited to areas used by golf carts. No grass pavers will be allowed for automobile access to parking on Custom Lots. The Committee encourages the use of plastic turf cells instead of concrete turf blocks.

#### IV. CONSTRUCTION

##### OWNER/CONTRACTOR RESPONSIBILITIES AND REQUIREMENTS

1. Each lot owner is responsible for hiring a general contractor or superintendent licensed in California to construct his home or addition.

The lot owner, his general contractor or superintendent, is required to have an on-site representative with the authority to receive deliveries and direct suppliers and subcontractors.

2. The lot owner and/or his general contractors or superintendent are responsible for hiring a licensed subcontractor to install the planting and irrigation.
3. The lot owner and his general contractor or superintendent are responsible for familiarizing themselves, and complying with, all applicable guidelines, specifications, Covenants, Conditions and Restrictions (CC&R'S) affecting the work.
4. Each general contractor or superintendent is responsible for familiarizing their employees, subcontractors and suppliers with all relevant construction requirements and provisions in the Custom Lots Design Guidelines and enforcing them.
5. The lot owner and his general contractor or superintendent are required to construct the residence and surrounding improvements according to the plans' specifications and revisions approved in writing by the Architectural Committee and the City of La Quinta.
6. Construction time is limited to twelve (12) months maximum. Any deviation to this must have prior approval from the Architectural Committee. Property owners may be cited and fined if the above is not adhered to.

##### A. THE PRE-CONSTRUCTION PROCESS

###### Pre-Construction Submittals and Compliance Deposit

Before construction commences, the following items must be submitted to the Architectural Committee Representative for the permanent files:

1. One copy of the building permit.
2. Two full sets of Working Drawings approved and stamped by the City of La Quinta.
3. One filled out copy of the General Contractor Information Form (found at the end of the section).
4. Two copies of the Temporary Construction Facilities' Plan. This plan shows the location of the facilities placed on the lot prior to construction and described below.
5. A \$10,000.00 Construction Compliance Deposit (described below) or a construction cost performance bond good for one year after start of construction.

Each lot owner is required to post maintain a \$10,000.00 refundable Construction Compliance Deposit with the

Architectural Committee that can be drawn upon as a means of enforcing compliance with the provisions of the Custom Lot Design Guidelines and CC&R's. This deposit is returned after all provisions of the Design Guidelines and the owner's association have been met. This includes, but is not limited to, correcting security, safety or health risks or hazards; cleaning or maintaining the site, adjacent property and streets; repairing the damaged or disturbed work of others and legal expenses for forcing compliance. Total contractual bids will determine performance bond.

#### Temporary Construction Facilities (Required)

The following temporary construction facilities are required to be placed on the lot and inspected before construction commences. A Temporary Construction Facilities Plan indicating the location of the facilities on the lot will need to be submitted and approved by the Architectural Committee representative prior to their installation.

- a. Temporary Water.
- b. Temporary Electric.
- c. Temporary Toilet: Not to be placed on the street.
- d. Temporary Construction Fence: A chain link with a dust screen, in excellent condition, shall be provided along all golf course frontage, common property frontage and along the side yard property lines (where no wall exists) within 30 feet of the golf course or as required by the Architectural Committee.
- e. Dumpster: A minimum 12 yard steel roll-off dumpster shall be maintained on the lot during the duration of the construction phase. A regular dumping service shall be maintained so that overflow and unpleasant odors do not occur.
- f. Dust Control: Per city requirement.

#### Temporary Construction Facilities (Optional)

The following temporary construction facilities are not required but must be shown on the temporary construction facilities plan and approved by the Architectural Committee before they are installed on the site if they are used.

- a. Temporary Construction Trailer: Trailers shall be no smaller than 8' x 16' (box size), of recent construction and in good repair. No construction "shacks" will be permitted. All signs must be removed from trailers.
- b. Storage Bins: Storage bins for on-site material storage shall be steel and in good repair.

#### Pre-Construction Inspection Permit To Proceed

After the Temporary Construction Facilities Plan has been approved and upon satisfactory installation of all temporary construction facilities and receipt of all pre-construction submittals and the Construction Compliance Deposit, The

Architectural Committee representative will issue a Permit to Proceed With Construction at which time the construction of the residence may begin.

Use of Adjacent Property

The use of property adjacent to lots under construction for vehicular access purposes, parking or equipment and material storage will not be permitted without the written permission of the adjacent property owner. Written permission must be on file with the Architectural Committee prior to use of the adjacent property for any purpose.

General contractors, employees, subcontractors and suppliers shall not enter common areas or the golf course for any reason at any time. Their accessibility is limited to the construction site only.

All adjacent property must be returned to its original condition at the end of construction with dust abatement applied in the areas disturbed by the contractor.

B. THE CONSTRUCTION PROCESS

Site Access

Access to the project shall be through approved construction gates only designated by the Architectural Committee. Residential entries may not be used for construction access unless permission granted by H.O.A. Overweight equipment will not be permitted on our residential streets.

Speed Limit

The speed limit within the boundaries of PGA WEST shall not exceed 20 miles per hour. Due to the number of vehicles operating on the site, the speed limit must be observed.

Parking

Parking will be confined to the lot under construction or as approved in writing by the Architectural Committee. No parking is permitted in front of finished residences.

Construction Hours

Construction shall be limited to:

October 1 to April 30

Monday through Friday                    7:00 a.m. to 5:30 p.m.  
Saturday                                        8:00 a.m. to 5:00 p.m.  
No activities Sundays, National holidays or PGA WEST  
tournaments days.

May 1 to September 30

Monday through Friday                    6:00 a.m. to 7:00 p.m.  
Saturday                                        8:00 a.m. to 5:00 p.m.  
No activities Sundays, or national holidays.

### Architectural Committee and Association Access to the Lot

The PGA WEST Residential Association shall have full access to the lot and buildings while under construction to:

1. Inspect the lot or buildings at any time.
2. Remove security, health or safety risks or hazards.
3. Clean or maintain the lot or building.
4. Enforce any provision of the PGA WEST Master Association, Custom Lot Association CC&R's, or the Custom Lot Design Guidelines that have jurisdiction over the work.

### Site Signage

No signs other than an address sign (which may identify the owner and/or contractor) approved by the Architectural Committee will be permitted on Custom Lots under construction.

### Site Conduct and Safety Precautions

The general contractor, job superintendent, employees, subcontractors and suppliers shall:

1. Comply with all of the construction provisions established in the Custom Lot Design Guidelines and applicable CC&R's.
2. Follow the directives of the PGA WEST Security staff and the Architectural Committee.
3. Not consume alcoholic beverages on the site.
4. Not damage nor disturb the work of others.
5. Not play radios or tape players loudly at any time.
6. Take all necessary precautions for the safety of all persons, materials and equipment on/or adjacent to the site. Furnish, erect and maintain approved barriers, lights, signs, and other safeguards to give adequate warning to everyone on/or near the site of dangerous conditions during the work.
7. Contractor shall provide traffic cones as specified in the Architectural/Landscape Variance Request Information and Application Booklet.

### Site Maintenance

The general contractor, job superintendent, employees, subcontractors, and suppliers shall comply with the rules established for the maintenance and cleanliness of the site.

The general contractor or job superintendent shall:

1. Maintain the site in a neat and clean condition, neatly stockpiling all materials delivered for or generated by the work and immediately remove any waste material or debris generated by the work.
2. All debris generated by employees, i.e., paper, cans, bottles and litter shall be removed from the job site on a daily basis.

3. Remove all equipment, materials, supplies and temporary structures when any phase of the work is complete, leaving the area neat and clean. Equipment not in daily use must be removed from the job site.
4. Keep the streets, gutters and adjacent property clean and free of dirt, trash, debris or other material related to or caused by the work.
5. Maintain dust control on the lot.

Disposal of Site Spoils

1. Any spoils generated from the site grading must be placed on the lot. No material may be placed on the street, golf course or common area.
2. Storage of spoils on adjacent property will not be permitted without the written permission of the adjacent property owner. Written permission must be on file with the Architectural Committee prior to placement.

Compliance

The PGA WEST Residential Association reserves the right to deny site access to any general contractor, job superintendent, subcontractor, supplier or their employees who are in violation of the construction regulations.

The PGA WEST Residential Association and its Architectural Committee reserve the right to stop construction on a lot where:

1. The property is being or landscaped other than in compliance with approved plans or variances.
2. The Custom Lot Design Guidelines, the PGA WEST Residential Association CC&R's and PGA WEST Security regulations are not being complied with fully.

Revisions to Approved Plans During Construction

Revisions to approved architectural and/or landscape plans under construction must be approved by the project architect or landscape architect before the Architectural Committee reviews them. The Revisions Request Form found in The Custom Lot Design Guidelines Appendix must be used for this purpose.

Revisions are subject to City of La Quinta's approval.

Lot # \_\_\_\_\_

Tract # \_\_\_\_\_

PERMIT TO PROCEED WITH CONSTRUCTION

Please be advised that \_\_\_\_\_ has substantially satisfied Custom Lot Architectural Committee preconstruction requirements and is hereby authorized to commence construction on his residence.

The work shall be done in accordance with the approved plans, the Custom Lot Architectural Guidelines. The Owner shall notify the Committee 24 hours prior to requesting Custom Lot Architectural Committee construction inspections.

GENERAL INFORMATION

Owner \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Contractor \_\_\_\_\_

Contractor License # \_\_\_\_\_

Architect \_\_\_\_\_

Phone \_\_\_\_\_

Job Superintendent \_\_\_\_\_

Phone \_\_\_\_\_



CUSTOM LOT ARCHITECTURAL COMMITTEE  
CONSTRUCTION INSPECTION

DO NOT PROCEED WITH FURTHER WORK UNTIL INSPECTION SHEET IS SIGNED

INSPECTION/CERTIFICATE	REQUEST	INSPECTED	PERMISSION TO PROCEED
Surveyor's Certification			
Concrete Slab			
Property Line Walls			
Framing Inspections			
Surveyor's Certification			
Grading & Landscape Inspection			
Final Inspection			
Certificate of Occupancy Release			

General Contractors Information  
And  
Request to Install Temporary Construction Facilities

GENERAL INFORMATION

Owner _____	Contractor _____
Address _____ _____	Contractor License # _____
Phone _____	Owner's Name _____
Architect _____	Address _____
Address _____ _____	Business Phone _____
Project Architect _____	Home Phone _____
Phone _____	Job Superintendent _____
	Site Phone _____
	Home Phone _____

(DO NOT FILL OUT -- FOR CUSTOM LOT ARCHITECTURAL COMMITTEE RECORDS)

SUBMITTALS:	DATE RECEIVED	DATE APPROVED
Approved Working Drawings		
Building Permit Application		
Building Permit Issued		
Temporary Preconstruction Facilities Plan		

PRECONSTRUCTION INSPECTIONS	DATE RECEIVED	DATE APPROVED
Construction Water		
Riser		
Rubber Hose		
Hose Stand		
Irrigation Rings		
Temporary Electric		
Temporary Toilet		
Temporary Construction Fence		
Dumpster		
Job Site Telephone		
Storage Bins		
Construction Trailer		
Permit to Install Temporary Construction Facilities		
Permit to Proceed Construction		