

ARCHITECTURAL IMPROVEMENT RULES AND GUIDELINES

1. OBJECTIVES

These Architectural Improvement Rules and Guidelines apply to Members ("Members or Owners") of the PGA WEST Residential Association, Inc., ("Association"), the Architectural Review Committee ("ARC"), and the Board of Directors, ("Board"). They are relevant to Member requests to make exterior and interior structural alterations to their property and changes affecting Common Area ("Architectural Improvements"). The basic rule is that nothing can be done to the exterior or interior structure of a unit or limited common area without written approval of the ARC.

This document provides guidance for the submission and approval of applications for Architectural Improvements. It is not intended to be all-inclusive. The Architectural Committee reviews architectural improvement submissions and makes determinations regarding same. If a homeowner wants to appeal a decision made by the Architectural Committee there is an appeals process. See CC&R's Article VIII §1(AA) which states in pertinent part, "Appeal. In the event plans and specifications submitted to the Architectural Review Committee are disapproved, then the Owner may appeal in writing to the Board. The written request must be received by the Board not more than thirty (30) days following the final decision of the Architectural Review Committee. Within forty-five (45) days following receipt of the request for appeal, the Board shall render its written decision. Failure of the Board to render a decision within the sixty (60) day period shall be deemed a decision in favor of the applicant." If the Board of Directors upholds the decision of the Architectural Committee and determines that an Architectural Improvement request is denied, the Owner may resubmit a revised request without paying an additional Architectural application fee, providing that said submittal is tendered to the Architectural Committee within 60 days of the Board's decision letter being provided to the owner.

The intent of these Rules and Guidelines is not to inhibit individuality and creativity, but to promote continuity that will help protect property values and enhance the overall aesthetics and living environment of the Members.

2. COVENANTS. CONDITIONS AND RESTRICTIONS (CC&Rs)

The CC&Rs provide that no building, fence, wall, patio, enclosure, sign, other structure, interior structural change affecting the Common Area, or exterior addition to, or change or alteration thereof (including painting) shall be commenced, constructed, erected, placed, altered, maintained or permitted to remain on the Project, or any part thereof, including but not limited to patio covers and antennas, until the plans and specifications shall have been submitted to and approved by the ARC. The standards pertaining to the review and approval are set forth in CC&Rs. Every Member received a copy of the CC&Rs with the purchase of their home. The CC&Rs are binding on all Members. Owners are encouraged to read the CC&Rs thoroughly for a complete understanding of the responsibilities of the Association and its Members.

3. AMENDMENTS

- A. These Rules and Guidelines may be amended from time to time to reflect changed conditions or technology, changes in law, or otherwise.
- B. The ARC will conduct a periodic evaluation to determine if amendments are required.

4. REVIEW AND APPROVAL

- A. A fully completed application is required before review. All Improvements must be approved in writing prior to commencing any change to the property, including demolition or installation.
- B. Once a plan for the Improvement is approved, it may not be altered unless any and all modifications to such plans for Improvement are submitted as an amendment and approved by the ARC prior to any modification to the installation.
- C. A plan must be submitted, and approval is also required when any existing item is to be removed or modified. (i.e., walls, columns, etc.)
- D. Each application is reviewed on an individual basis. There are no "automatic" approvals.
- E. In every case, an application must be submitted and reviewed to consider specific implications of location and impact on neighbors and surroundings.
 - (a) The Homeowner or his/her representative shall meet with the Operations Manager to review the Architectural Improvement application and supporting documents prior to the Committee's review.
- F. The fact that the ARC or Board has reviewed and/or approved the proposed Improvement does not constitute an approval or direction of the means nor the method of construction, the structural integrity of same, compliance with relevant building or other codes, and the like. This is the sole responsibility of the Owner and/or his or her contractor.
- G. Any requests for exceptions from these Rules are on an individual, case-by-case basis, at the discretion of the ARC and Board.
- H. Approved plans may be transferred to a new owner within 120 days of approval. An amended plan with new owner signatures will be required.
- I. Construction of improvement must commence within 90 days of the issuance of a Notice to Proceed. Project must be completed by the date stated in the Notice to Proceed, which is based upon the owner's/contractor's construction schedule.

The application, plans and documents as required by these Guidelines for review of a proposed Improvement shall be submitted to:

**PGA WEST Residential Association, Inc.
54-320 Southern Hills
La Quinta, CA 92253**

5. MAINTENANCE

All Members are obligated to maintain the components of their Lot/Unit as set forth under the Association's CC&Rs and other governing documents. Improvements made do not change that responsibility. To the extent the Improvement encompasses or affects Common Area, you will be requested to execute an Agreement and

Covenant Running with the Land (Maintenance and Indemnity Agreement) in accordance with *Civil Code* Section 4600, and any successor statutes, and recorded against the property. This Agreement will also set forth Owner's responsibility to maintain all Improvements, and to indemnify the Association as to any claims arising out of such Improvement.

6. DISRUPTION OR DAMAGE TO COMMON AREA

If any portion of the Common Area, as defined in the CC&Rs, is damaged or disrupted due to demolition/installation/construction of an individual Member's Improvement, it must be restored to its original state at that Owner's expense. Any Improvement plan requiring alteration, excavation of or protrusion through the Common Area, such as utility lines, must fully detail the exact location of such lines in relation to Owner's Unit. Proper authorization for encroachment on adjacent property must be obtained from the Owner of said property. The Owner requesting the Improvement will be responsible for any cost incurred by the Association in having a professional or appropriate expert review any application pertaining to such Improvements. If an Owner fails to repair or restore damaged Common Area, the Association may draw upon Owner's deposit to make such repairs and rely on Section 11 of this document for Enforcement.

7. CITY PERMITS

Approval of an Improvement by the Association does not waive the necessity of obtaining required City permits. City permits may not be obtained prior to Association approval. Obtaining City permits does not waive the need for Association approval. It is the responsibility of the homeowner to secure all permits from the city. No construction is to start prior to receiving written ARC approval and all applicable permits. A copy of the permits must be provided prior to commencement of work (this will be a requirement in the Review and Comment Letter). The 'Final Status' permit must accompany the request for final inspection at the time the *Notice of Completion* is submitted to the Association.

8. REVIEW CRITERIA

The ARC evaluates all submissions for proposed Improvements on their individual merits and in relation to the Association's governing documents. Each application will be reviewed to ensure that the proposed Improvements are in harmony as to design and location in relation to surrounding Lots/Units and topography. Harmony is viewed as to whether the proposed Improvements are compatible with the architectural design and style, quality of workmanship, size, use of materials, color and construction details of surrounding homes and the project as a whole. The ARC takes into consideration other factors such as impact on surrounding Owners' uses, enjoyment, views, access to Common Areas and other factors within its reasonable discretion.

9. APPLICATION & REVIEW

Application

1. Completed Architectural Improvement application form (3 pages)
2. Three sets of all required drawings, vendor/contractor information, and details for the proposed improvement, including but not limited to location, dimensions, colors, materials and all information as required by the architectural guidelines and applicable requirements or specifications of the Association.

3. Signed Construction Regulations Form
4. Signed Conditions and Approval Disclaimer Form
5. Original contractor's insurance certificate(s), provided by the insurer. See HOA 'Insurance Requirements' included in the application packet.
6. Refundable security deposit (See application packet for specific amounts dependent upon proposed project)
7. A non-refundable application fee
8. List of vendor or contractor names, address, phone numbers and contact person
9. Copy of valid Contractor's license(s)
10. Completed Facing & Adjacent Neighbor Notification Form
11. Where applicable, signed Maintenance Indemnity Agreement
12. Where applicable, the Riverside County recording fee for the filing the Maintenance and Indemnity Agreement.
13. Where applicable, Patio/Paver Installation Standards form to be signed by the contractor.

Review Process

1. Direct all questions concerning this form or procedure to the Association's representative at 760-771-1234 ext. 11 or ext. 15.
2. When the completed Architectural Improvement Application is submitted and reviewed, it will be put on the agenda for the next scheduled ARC meeting.
3. Following review, the ARC will advise the owner of their findings in writing.
4. In the event the owner's application is denied, the homeowner will be advised in writing with the reason for denial. The owner may appeal the Committee's decision to the Board of Directors. An owner's written request of appeal must be received by the board not more than 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 time the Board of Directors shall hear the appeal and then render a written decision within 45 days following receipt of the request for appeal.
5. It is the responsibility of the homeowner to secure all permits from the city. No construction is to start prior to receiving Architectural Committee approval and all applicable permits. The HOA requires a copy of the 'Approved Status' permit before the 'Notice to Proceed' letter and a copy of the 'Final Status' permit at project completion. A copy of the 'Final Status' permit must accompany the request for final inspection at the time the *Notice of Completion* is submitted to the Association.

Time of Work and Final Review

i. Time Period:

- Commencement within 120 days of approval and shall proceed with due diligence.
- Work completed within three (3) months from the date of commencement.
- If the Owner fails to commence or complete work within this time period, any approval shall be deemed revoked unless the ARC, upon written request of the Owner made prior to the expiration of the time period, extends in writing the time for commencement or completion.
- No extension will be granted except upon a finding by the ARC that there has been no change in the circumstances upon which the original approval was granted.
- A timeline for completion shall be submitted by the applicant. The Committee will

determine if the requested time of construction is reasonable. The objective is for owners and contractors to complete construction in a timely manner, thereby limiting disruption to the Community.

ii. Final Review:

- Submit Notice of Completion Form.
- Form must include the project completion date, City permit inspections and sign-off dates, site cleanup and damage repair statement and Mechanic's Lien satisfaction statement.
- Within (60) sixty days after receiving this Notice, the ARC will schedule a final property inspection for the purpose of ascertaining whether the project was completed in accordance with the approved application.
- If the ARC finds that the construction was not completed in substantial compliance with the approved plans, it shall notify the Owner in writing of such non-compliance within the (60) sixty-day review period.
- The Owner will then have (60) sixty days to cure the non-compliance.

Upon successful completion of such inspection(s), a check made payable to the Owner for the any unused portion of the Deposit will be sent. Please indicate on the Notice of Completion Form the address for sending the check. The Association does not pay interest on deposits.

10. ENFORCEMENT, DAMAGE and CONTRACTOR REQUIREMENTS
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A. Enforcement

Improvements that are installed without Association approval or that are installed contrary to approved plans constitute a violation of the CC&Rs and may require modifications or removal of work at the expense of the Owner, including but not limited to any legal fees and costs incurred in enforcing compliance. Remedies will be pursued as permitted by the CC&Rs, Rules and Regulations and the law. Remedies include but are not limited to:

1. Non-compliance/Violation letter (any costs or legal fees incurred are paid by Owner).
2. Hearing before the Board.
3. Fines between \$100 and \$10,000.
 - i. \$500 fine for installing an unapproved Improvement. This is cause for immediate Cease and Desist; homeowner will be notified in writing.
 - ii. Owner of unapproved improvement must submit completed application for next ARC meeting or Improvement removed at the direction of the ARC. Failure to comply may result in a daily fine of \$100 per day, up to \$10,000.
 - iii. \$500 fine for installations that are not consistent with approved plans. Unapproved additions must be removed, or revised plans must be submitted for the next ARC meeting. Failure to comply may result in a daily fine of \$100 per day, up to \$10,000.
4. Possible legal action (arbitration, mediation, litigation); all costs or legal fees to be paid by Owner.
5. The Board shall have the right but not the obligation to institute enforcement action against Owners, including, but not limited to imposition of fines, IDR, ADR, or litigation, subject to due process, i.e., notice and hearing, and in accordance with the Association's fine/violation policy.

B. Reporting of Violations

All owners have the right and responsibility to notify the Association of any violations of the CC&Rs, Architectural Rules, or Rules and Regulations by contacting the Association Management.

C. Damage

Owners shall be responsible for any damage caused to any part of the development as a result of Owners' Improvements. This includes construction debris and other materials used in constructing Improvements. All construction areas shall be reasonably cleaned and maintained daily, and debris must be removed off the property to a proper disposal area. Once the Improvement is completed, the contractor shall clean the streets in front of the applicant's property and any neighboring properties. This includes cleaning the gutters and removing tire or dirt marks from the street. The street shall not be used for storing materials or waste bins, however, these items may be placed in the Owner's driveway, for a period of 3 days, with advance management approval. Extensions of time at the discretion of the Committee on a case-by-case basis.

D. Contractor/Subcontractor Traffic Violations

Owners are responsible for all traffic violations of Owner's contractors/subcontractors cited by PGA WEST Community Service Patrol. Such violations include, but are not limited to, illegal parking, speeding, street blockage, or parking on wrong side of street. Street parking must only be on same side of street as work site so as not to impede traffic flow.

E. Contractor

All architects, contractors and landscape architects must be licensed in the state of California. All City and County Building codes must be met, and permits obtained where required.

GENERAL IMPROVEMENT GUIDELINES

A. Setbacks

Unless otherwise determined by the ARC, building setbacks are as follows:

- 20 feet from the property line in front with a roll-up door; 25 feet with a pivot door
- 15 feet from the property line on the golf course side or lakeside for addition of living space (roof overhangs may not encroach into the 15 feet rear setbacks)
- 2 feet from the property line on the golf course side for pools, spas, water features, hardscape, rear walls, etc.
- 5 feet from the side property line to structure (roof overhangs may not encroach into the 5 feet)
- Maintain 3 feet minimum walkway from face of side property line fence to face of pool equipment enclosure
- 20 feet from the side yard to the street on corner lots
- Golf cart garages, casitas, buildings, and additions cannot be closer than 10 feet from the front of the main house or garage, whichever is closer to the street, or as allowed by the City.
- Subject to local codes, the ARC/Board may adjust any setbacks on an individual basis. Owners are required to submit approval of any setback adjustments by applicable governmental agencies.
- All property lines and perimeter setbacks must be staked and defined with tape or rope that must remain for the duration of the project.

B. Maximum Elevations

For all exterior changes, plans submitted for approval must include the height from the existing grade. The maximum height allowed is:

- 72 inches for side walls
- 30 inches for rear walls as viewed from the golf course or common property side. This includes

concrete seat walls, and no seat backs will be permitted.

- 30 inches above lowest patio surface for raised spas or water features
- 30 inches for boulders/rock features. The exposed height of the boulders cannot be more than 30 inches above the earth. Boulders that may be part of the spa would be considered a water feature and could be as high as 30 inches.
- In no case can additions have more than one (1) story. Roof height not to exceed roof of existing structure.
- 18-inch planter or rock bed from the back of any wall to any adjacent turf. This is to prevent damage to walls from landscape maintenance and irrigation/water damage. Also, the walls paralleling the rear property line (if stucco) need to be painted to match the house.

C. Landscape, Irrigation, Drainage, and Lighting.

All required plans must be drawn by a licensed contractor and must identify the impact this project will have on existing landscape/irrigation/drainage/lighting, safeguards that will be taken during construction to prevent damage to landscape outside the project area (for instance, shutting down an irrigation line needed to water a neighbor's yard), and the new landscape/irrigation/drainage/lighting plan for the completed project. The Association's Landscape Manager must also review these plans and monitor construction. The Owner is responsible for correcting any damage to Common Areas.

Colored lights/bulbs or colored screens/filters for lights are not permitted. Any colored lighting from any source that reflects or projects onto the home structure and property and is visible to adjacent homes or common area is prohibited. **This does not include holiday decorations such as holiday lights which may be displayed starting the Friday before Thanksgiving through 15 days after New Year's Day.**

The objective of new lighting is to preserve the nighttime dark sky by minimizing the amount of exterior lighting to utilize low intensity, indirect light sources to the extent required for safety and subtle drama and to utilize light fixtures which complement the architecture and enhance the landscape.

Exterior building lighting, either attached to or as part of the building, shall be the minimum needed to provide for general illumination, safety, and security of entries, patios and outdoor spaces and associated landscape structures.

Note: Party lights, such as Edison string lights, may only be a temporary installation for an event and may not be a permanent installation. **Contact HOA Management for approval prior to installing this type of lighting.**

D. Interior Structural Changes.

All structural changes to the interior of your residence and multi-unit residences require the approval of the ARC and drawings by a licensed civil/structural engineer. Such changes may include removing or relocating all or part of a wall, enclosing an interior atrium, changing a load-bearing structure, or constructing a room addition.

E. Roofs and painting of building extensions or added buildings such as casitas or golf cart garages.

The Owner and any subsequent Owner(s) are responsible for maintaining, repairing, and replacing portions of roofs impacted by Owner's Improvements, i.e., skylights, sola tubes, solar systems, additions, room extensions or added buildings, i.e., casitas. Owners are responsible for any damage that results from roof drainage changes or roof connections. Owners are responsible for future repairs to and maintenance of the added structure and roof. This includes future roof replacement and the cost of scheduled painting to match the house color schedules for the additional roofing or building areas. These costs may be added to the Owner's account as a chargeback from the Association or its contractor.

SPECIFIC IMPROVEMENT GUIDELINES

Landscape Change Application Required for all existing plant removal and new landscape design.

1. Address identification—house number

The Association provides house numbers for all properties. Members adding a custom number must provide a plan with pictures of the numbers, showing their style and size and identifying their location on the property. Only numbers that are similar to and compatible with existing custom numbers will be approved.

2. Artificial Turf and Putting Greens

Installation of artificial turf and putting greens falls under the purview of the Landscape Committee unless the planned installation impacts the stucco exterior or property walls. In that case the ARC will review the potential impacts and require proper protection of the affected structure and remediation of any possible damage. Artificial Turf installation requires a recorded Maintenance and Indemnity Agreement.

ARTIFICIAL TURF GUIDELINES

PGA WEST Residential Association encourages owners who want to participate in reducing outdoor water consumption to consider artificial turf as a part of their landscape design. The following represents the Association's suggested guidelines for Artificial Turf.

- ❖ Design the plan so that the artificial turf maintains a natural contour into the existing landscape, as opposed to installing a flat slab of turf.
- ❖ Select a turf that is 1.75" – 2" in pile height.
- ❖ Select a turf that has a face weight of 70 ounces or greater.
- ❖ Select a turf that is Spring Green, which is a combination of field, apple, and clover greens.
- ❖ Completely remove existing turf, plants, and sprinklers in the area where the artificial turf is to be installed.
- ❖ Install a minimum 3" base of ¾" rock with fines – Class 2 road base, which is permeable and allows water to pass through.
- ❖ Install a minimum of 2 pounds of sand in-fill per square foot of turf. This will ensure that the blades of grass stand up and it weighs down the 'carpet'.
- ❖ Avoid products that are manufactured with lead or other heavy/toxic materials. Also avoid products that absorb pet urine, as this creates odors and discoloration.
- ❖ Provide a product sample for the Committee's review.
- ❖ Provide product specifications.
- ❖ Hire a licensed, insured contractor to install and warrant the product.
- ❖ Ensure warranty is at least 12 years and be prepared to replace turf when needed.

Putting Green Guidelines

The same guidelines stated above apply, except for the turf heights.

- ❖ Height of putting green turf should be ¾" – 1" tall.
- ❖ Height of turf surrounding the putting green should be 1.75" or greater.
- ❖ Aluminum putting cups are recommended.

3. Attic Ventilation

Attic ventilation systems that require access through the exterior stucco must be installed utilizing the minimum sized opening, located so as to have the least effect on the exterior's appearance and on neighbors' view, uses and enjoyment. Installation of attic ventilation system to be consistent with Manufacturers' requirements.

4. Atrium enclosures and Interior Structural Changes

NOTE: Any modification to windows, sliders, (not applicable to glass replacement, only when frame replacement is involved) gas lines, electrical, and/or plumbing, requires City permits, which are the responsibility of the Owner and a copy must be obtained before beginning work on the proposed improvement.

The overall design, including the roofline, must conform and blend with the style of the existing architecture. The Owner must accept full responsibility for the construction, landscape plan and future maintenance. All the changes must be properly surveyed and engineered so that there will be no negative impact on the structural integrity of the existing building. The project must be completed in a timely manner with as little impact on the surrounding neighborhood as possible.

Atrium enclosures and other interior structural changes must conform with all other rules contained in this document, all laws, City and County Code requirements and the CC&Rs which include but are not limited to skylights, roof form, one story rule, roof material, gutters, and downspouts, etc. Screening of atrium enclosures is allowed subject to approval of the Architectural Review Committee.

In all cases, detailed engineering plans must be submitted showing all dimensions, roof changes, materials, and connections. All applicable forms must be recorded by the Riverside County Recorder's Office.

All roofs shall be of a low pitch to reinforce the traditional forms and scale of the neighborhood. Roof forms may include low-pitch gable, hip and/or shed roofs. A sloped roof pitch may be between 3:12 to 5:12. Roof designs shall incorporate offsets and/or multi-level designs to avoid the appearance of wide, unbroken roof planes as viewed from above or off site. Roof materials must match the tiles of the main dwelling understanding that new tile may not exactly match the color of an older main dwelling. Reflective roof finishes (glossy copper or other shiny metal finishes) that may cause glare, and asphalt or wood shingles are not acceptable.

Flat roofs are allowed provided they are hidden behind a parapet wall, are not visible from common areas and are not visually an integral component of the roof composition. All roofs shall be carefully designed in color, material, and shape so that they help to integrate the structure with the site and neighboring buildings and structures. The Committee recommends foam application to flat roofs.

All windows and doors shall conform to the existing architecture of the dwelling. Doors and window frames may be painted. Window frames shall remain the same color, size, and style as existing.

The Owner and any subsequent Owner(s) are responsible for any damage that results from roof drainage changes or roof connections. The Owner is responsible for future repairs to, maintenance and/or replacement of the added structure. This includes future roof repair, maintenance and replacement and the cost of scheduled painting for the added structure/unit(s). These costs may be added to the Owner's account as a chargeback from the Association's contractor(s).

5. Awnings/Screens/Exterior Shades - New and Replacements

The awning must be heavy duty material in a solid, neutral, uniform color with no pattern or design and

closely match the existing structure's color. Fabric samples must be submitted for color and weight review.

The awning/screen/shade material shall be cut in a simple horizontal/vertical configuration with no fringe, V-cut, etc. In some locations, where the curvature of the tile roofline encourages it, scalloped edging may be acceptable. Three (3) or four (4) sided sail shades are not permitted.

Awnings must be retractable. Awnings shall be retracted when not required for sun control at the unit. Homeowners will be notified by letter if the awning is being used as a "room addition" i.e., awning extended when exterior of unit is in the shade. Power operation with a wind sensor is required for all awnings. The retractable awning approval is based on the need to control direct sunlight for a limited time based on the orientation of the unit and sun. Approval is not for using the awning for extended time periods of the day or as a newly created covered patio extension.

The awning projection depth is limited to 10'-0" in most installations or less when the awning limitation is 1'-0" past the edge of the original patio. The valance drop is not to exceed 7 inches. The awning hardware is to match existing structure. The slope and/or pitch of the awning is to be similar or less than the pitch of the roof. If a steep pitch is required, the homeowner should consider a vertical shade attached next to the window or door.

For units with high, clearstory windows, the homeowner must use vertical blinds or shutters.

Screens may be installed in lieu of awnings only where there is not a suitable support structure for the awning. The screen shall be on tracks down the side of the structure, so it will not be affected by the wind. Exterior screens shall be motorized; interior screens may be manually operated. The color requirements for screens are the same as that for awnings.

The awning/screen/shade must be secure enough to prevent wind damage/accidents, and installation should do as little harm to the existing structure as possible. The awning shall be supported within itself, using no poles, cables, or knee bracing. No awnings will be permitted on the street side of houses or casitas.

The awning must be professionally attached to the exterior of the unit. The awning attachment must be installed as to not cause damage to the HOA's exterior walls and/or roof. Any damage to the stucco or substrate must be repaired. All penetrations to be prefilled with elastomeric caulking. Any wind or water damage to the stucco to be repaired immediately by the homeowner to the satisfaction of the Association.

Electrical service for motorized awnings must be installed in a professional manner and pulled through the ceiling. No more than 2'-0" of conduit can be exposed. Exposed conduit to be painted to match the adjacent surface. Any penetration to stucco or roofing to be repaired to the satisfaction of the Association.

All weathered valances must be replaced as necessary (as determined by the Architectural Committee) within 15 days of notification to assure proper appearance. Awnings that are found to be in non-compliance in appearance or use, or for lack of approval must be removed within 15 days of receipt of a written notice or the awning will be removed by an Association selected contractor and the cost of removal and repair will be assessed to the homeowner.

The homeowner requesting an awning installation must provide the completed, adjacent neighbor forms to provide an acceptance of the visual impact of an adjacent extended awning.

Automatic Exterior Shutters/Awnings:

These will be approved only on a case-by-case basis. Submit plans and color brochures/photographs of the proposed installation.

6. Built-in Barbecues, Charcoal Grills, Pizza Ovens, Wet Bars, Mounted Wall Heaters and Heat Lamps

Barbecues are permanent or portable:

Portable barbecues fueled by LPG (Liquid Propane Gas) do not need approval but must follow proper setbacks. Permanent barbecues are those that are fueled by natural gas. If the Owner is merely replacing the existing barbecue with a similar *manufactured* natural gas barbecue at the same location and no city permit is required, then no approval is required.

Permanent Barbecues with cabinetry, counters and other built-in features require approval.

All barbecues must be placed behind and not beyond the privacy walls between homeowners' Lots/Units.

The barbecue shall blend with and complement the existing architecture, color scheme and aesthetics and not impair any neighbor's view. All Barbecues must be located so as not to damage painted walls. Owners are responsible for painted surfaces damaged/stained.

Charcoal Grills are not permitted.

Pizza Ovens are permitted on a case-by-case basis.

Counter tops must not exceed 36" in height. Bar tops shall not exceed 44" in height. The total height including the barbecue lid shall not exceed 54" maximum. Any seating area at barbecue counter must also be within the privacy wall. Barbecues located at property wall line must have sufficient fire barrier.

Any addition and/or modification to gas lines, electrical or plumbing requires City permits, and are the responsibility of the Owner. A City of La Quinta permit may be required for the installation of a gas barbecue. Certain modifications such as exterior sink, refrigerator, dishwasher, or shower may require electrical and/or plumbing City of La Quinta permits. 'Approved Status' permits are required to be provided to the Association prior to commencement of construction and 'Final Status' permits are required to be submitted with the Notice of Completion.

Permanent wall heaters and heat lamps on surrounding patios are subject to the same regulations. They must be built into overhead structures or into walls. Owner is to maintain, paint, and repair any damaged stucco from heat lamp installation.

7. Cabinets-Exterior

Cabinets and Counter tops must not exceed 36" in height. Bar tops shall not exceed 44" in height.

Certain modifications such as exterior sink, refrigerator, dishwasher, or shower may require electrical and/or plumbing City of La Quinta permits. 'Approved Status' permits are required prior to initiating construction of the improvement.

8. Casitas/Detached Structures and Room Additions

The overall design, including the roofline, must conform and blend with the style of the existing architecture. The Owner must accept full responsibility for the construction, landscape plan and future maintenance. All the changes must be properly surveyed and engineered so that there will be no negative impact on the structural integrity of the existing building. The project must be completed in a timely manner with as little impact on the surrounding neighborhood as possible.

Casitas/Detached Structures and Room Additions must conform with all other rules contained in this document, all laws, City and County Code requirements and the CC&Rs which include but are not limited to setbacks, skylights, roof form and pitch, one story rule, roof material, gutters, and downspouts, etc.

Total room additions shall be limited to 25% of the original living area, excluding garage and golf cart garage.

A detached structure/casita must be placed on the street side of the home and must match or exceed the current setback of that part of the existing home closest to the street. All detached structures/casitas are subject to the setback requirements of these Architectural Rules.

In all cases, detailed engineering plans must be submitted showing all dimensions, roof changes, materials, and connections. All applicable forms must be recorded by the Riverside County Recorder's Office.

All roofs shall be of a low pitch to reinforce the traditional forms and scale of the neighborhood. Roof forms may include low-pitch gable, hip and/or shed roofs. A sloped roof pitch may be between 3:12 to 5:12. Roof designs shall incorporate offsets and/or multi-level designs to avoid the appearance of wide, unbroken roof planes as viewed from above or off site. Roof materials must match the tiles of the main dwelling understanding that new tile may not exactly match the color of an older main dwelling. Reflective roof finishes (glossy copper or other shiny metal finishes) that may cause glare, and asphalt or wood shingles are not acceptable.

Flat roofs are allowed provided they are hidden behind a parapet wall, are not visible from common areas and are not visually an integral component of the roof composition. All roofs shall be carefully designed in color, material and shape so that they help to integrate the structure with the site and neighboring buildings and structures. The Committee recommends foam application to flat roofs.

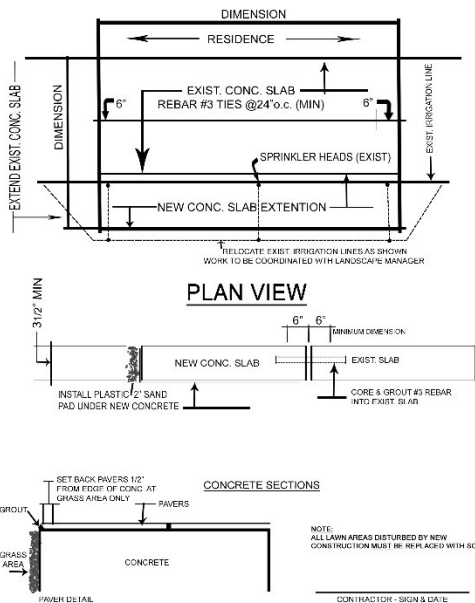
Arbors and outdoor covered areas shall be designed in such a way to provide the appearance of being part of the original construction. Wood arbors are not recommended. Fascia, in general, shall be 6 inches, being of sufficient size to support a gutter when required.

Gutters, if used, shall be incorporated into the overall design of the house or detached structure. Gutters and downspouts shall not appear as if they are "tacked-on". Where flat roofs are present, the roof shall be sloped so that all water is fed to a drain connected to a downspout. No standing water or low spots are allowed on a flat roof. All drainage from downspouts is the responsibility of the Owner. All downspouts must be connected to a "tight line drainage system" and connect to the street drain and cannot pool at the slab.

Exterior wall finishes, and color are controlled by the Architectural Review Committee since these exterior walls are maintained by the Association. Materials not permitted are exterior plaster or stucco using a heavy texture such as a swirl pattern, heavysand, Spanish lace, or heavy troweled patterns, thin stone veneers that are not structural in appearance, large expanses of glass, metal cladding, and/or exposed concrete, or any reflective material.

Due to climatic extremes, the use of wood in residential exteriors is not encouraged and should be carefully

Patio/Paver Installation Standards



considered and limited to accent areas or specific building elements such as entries, windows, beams, doors, covered porches and/or courtyards. Outdoor wood is the responsibility of the Owner to maintain, repair and replace as directed by the Association.

All windows and doors shall conform to the existing architecture of the dwelling. Doors and window frames may be painted. Window frames should remain the same color, size and style as existing.

The Owner and any subsequent Owner(s) are responsible for any damage that results from roof drainage changes or roof connections. The Owner is responsible for future repairs to, maintenance and/or replacement of the added structure. This includes future roof repair, maintenance and replacement and the cost of scheduled painting for the added structure/unit(s). These costs may be added to the Owner's account as a chargeback from the Association or its contractor.

9. Ceiling Fans - Exterior

Plans for an exterior ceiling fan must include pictures of the proposed fan and its location and a description of the electrical connection, and a city permit, if required. Any damage to the stucco or substrate must be repaired. All penetrations to be prefilled with elastomeric caulking. Any wind or water damage to the stucco to be repaired immediately by the homeowner to the satisfaction of the Association.

Electrical service for the fans must be installed in a professional manner and pulled through the ceiling. No more than 2'-0" of conduit can be exposed. Exposed conduit to be painted to match the adjacent surface. Any penetration to stucco or roofing to be repaired to the satisfaction of the Association. Maintenance and damage repair is the owner's responsibility.

10. Doggie Door through Exterior Stucco

The plan for a doggie door through the exterior stucco must include a description and drawings showing its size, style and location. Its appearance must be visually compatible with other stucco openings. It must be integrated into the stucco system to prevent water infiltration.

11. Driveway, Walkway, Path and Patio Enhancement and Replacement

Paths, courtyard, and patio paving located within the enclosed Lot/Unit envelope and driveways may be enhanced and/or replaced. Grade levels of the existing walkways, driveways, paths, and patios must not be changed.

The use of natural material such as stone and paving tiles is recommended. Stabilized decomposed granite may be used for secondary paths only, commonly on narrow passageways from street side to golf course side of properties.

Kool deck, concrete coatings, exposed aggregate, rock salt finish, broom finish, tile, stone, and pavers are generally permitted. Color is to blend in with exterior stucco color. Color and/or material to be used must be submitted to and approved by the Architectural Review Committee.

Coatings must be professionally applied

Samples or pictures of proposed material must be provided.

12. Downspouts/Gutters

Addition of Gutters/Downspouts must be compatible with the overall design of the house or detached structure. Gutters and downspouts must appear as if they are part of the original construction. Where flat roofs are present, the roof shall be sloped so that all water is fed to a drain connected to a downspout. No standing water or low spots are allowed on a flat roof. All drainage from downspouts is the responsibility of the Owner. All downspouts must be connected to a "tight line drainage system" and connect to the street drain and cannot pool at the slab.

Damage to the gutters/downspouts (repair/maintenance/replace) is the Owner's responsibility.

13. Evaporative Coolers

Evaporative Coolers are permitted. Details of the power source and wall penetrations must be provided, including flashing and support detail.

The owner is responsible for any exterior damage. Plan must include details and commitment for the Cooler's regular maintenance.

14. Exterior Tile or Veneers

The Association maintains all exterior walls. Exterior wall finishes and color are controlled by the Association's ARC. Any exterior color change or additional exterior texture must be approved.

Samples showing the nature, kind, shape, height, width, and color of materials having inherent colors, such as in masonry, will be required if they are to be used in their natural finish. Brand names of products with pictures and descriptions from brochures may be referred to and submitted.

Materials which are inappropriate are exterior plaster or stucco using a heavy texture such as a swirl pattern, heavy sand, Spanish lace, or heavy troweled patterns, thin stone veneers that are not structural in appearance, large expanses of glass, metal cladding, and/or exposed concrete or glass block.

15. Fireplaces, Fire Pits and Fire Features

Fire pits, fire bowls and fire features are subject to the same setback rules as pools and spas. Natural gas fire pits are required to meet all City of La Quinta codes and rules. The overall height of any fire pit shall not exceed 20" measured from the top of adjacent pavement.

All outdoor fireplaces shall be natural gas and shall meet City Of La Quinta codes and rules. Approval will only be granted if the portion of the chimney extending above the privacy wall does not impact the adjacent neighbor.

Fireplaces designed within front courtyards may be designed as free standing or attached to the exterior courtyard walls of the main house or casita and shall not encroach within the setbacks established for the house or casita.

Wood burning fireplaces, fire pits and fire features are not allowed.

16. Fountains/Portable Water Features

Fountains and Water Features must complement the surrounding architecture as determined by the Architectural Committee. If the water fountain or water feature is in an enclosed courtyard and not visible from the golf course and is free standing, the height shall not exceed the height of the existing courtyard walls. In no case shall any water feature attached to a pool design exceed 36" in height.

17. Front Doors

Front doors may be replaced. Any damage to stucco or common area elements is the responsibility of the Owner. Plan must include description of materials and pictures of the proposed replacement.

Structural changes to support a variation from an existing front door may be approved on a case-by- case basis. Submission must include an engineering plan approved by the City of La Quinta.

18. Garage Cooling, Supplemental Air Conditioning

WARNING. Building Code does not allow the use of the home central AC to be used for garage cooling. Such use can result in carbon monoxide poisoning within the home.

Garage cooling must be by an interior, wall mounted air conditioner (or evaporative unit). The equipment may be placed on the flat roof area of a unit, where applicable, or in a location that has the least visual and noise impact on the neighboring units.

Details of the wall penetrations must be provided, including flashing and support detail. Source of power must match the input power requirements of the proposed AC unit.

Elevation details and a site plan must be provided, which shows the location of the AC unit in relation to the adjacent neighbors' views from their property and the street and that the AC unit does not encroach on an existing walkway.

A City permit is required, prior to installation.

19. Garage Door Replacement

Replacement of garage doors including golf cart garage doors must be the same color as the existing garage door paint color, unless otherwise approved by the Architectural Committee. All garage doors on property Unit/Lot must match.

In all instances, the new and replacement doors must retain as closely as possible the original design façade if the unit is part of a multiunit condominium complex. The Association will determine whether the new design is acceptable and prescribe color and coating materials. Wood and Faux Wood rollup wood doors are permitted on Classic, Fairway, Gallery, Montecito, and Tournament units (Committee to determine acceptability of proposed new doors).

Garage doors with windows are not typically permitted; however, they will be reviewed on a case by case basis.

Any variations from these rules will be considered on a case-by-case basis.

20. Gas Lines

The submission for an alteration or change in a gas line must include a plot plan showing the change, the existing and new locations, a description of the purpose of the change and its use or uses, and any other changes that are related.

All setback requirements must be observed.

Any addition and/or modification to gas lines requires City permits and are the responsibility of the Owner.

21. Gates and Fences

Gates may be removed and replaced as determined necessary by the Association. Gate replacements to be approved by the Architectural Committee. Owners may work with HOA contractor to remove and replace gates from a pre-approved selection of gates. Owners may request to remove and replace existing gates with custom gates; however, all custom gates require prior Architectural approval.

In general, fences will not be permitted across the back property, and may not be installed past the existing privacy walls to the rear property line. A request for fencing on the property will be reviewed on a case-by-case basis.

The exception to the rule regarding golf course or lake side fencing is when the fence, which may not exceed 30" in height is incorporated into a pool design.

Fences must be metal or stucco. No plastic, nor mesh fencing is permitted. Fence design, style, materials, dimensions, and use will be approved on a case-by-case basis.

Patio Mounted Fencing – Fencing, not to exceed 30" in height may be permanently mounted to patio hardscape.

- a) Temporary Fencing may be erected only for the time that the owner is in residence; fence must follow the contour of the hardscape; fence must be removed when unit is unoccupied for a period of 5 days or more.

Construction Fencing – Construction fencing must be installed where requested by the Architectural Committee; fencing must comply with pertinent OSHA standards.

22. Golf Ball Protection Screens

Submissions must include a photograph of the proposed screen and/or a detailed drawing of the screen, with dimensions and description of materials used in the construction of the screen. In addition, a detailed diagram must be submitted showing the placement of the screen overlaid onto the existing building/unit area.

Neighbor notification is required for the installation of a golf ball protection screen prior to its construction. Screen must be a minimum of 12" off any grass area to allow for mowing. Plant material may be approved/required to camouflage screen material.

23. Light Fixtures, Ground and Wall Mounted

The lumens/watts must not exceed that which is existing. Fixtures must be similar in style and size with fixtures on other similar units.

If Association lighting on home façade is changed because of an added structure, only the same number of light fixtures will be allowed on the new façade and on the Association grid. No additional lighting is allowed on the home façade. For example, motion sensor lights and spotlights are not permitted.

Colored lights/bulbs or colored screens/filters for lights are not permitted. Any colored lighting from any source that reflects or projects onto the home structure and property and is visible to adjacent homes or common area is prohibited.

Exterior building lighting, either attached to or as part of the building, shall be the minimum needed to provide for general illumination of patios and outdoor spaces. Photos of products need to be submitted to indicate dimension and finish.

Landscape Lighting standards are covered in the Landscape Application.

24. Mistig Systems

Misting systems fall into two (2) categories - low pressure and high pressure. The only high-pressure misting systems, operating at 1,000 psi are permitted. The system must be professionally installed. All tubing and machinery must be painted to match the stucco color of the house. "Imbedded" piping is not permitted within the dwelling's stucco.

25. Mounted Wall Heaters and Heat Lamps

Permanent wall heaters and heat lamps on surrounding patios are subject to the same regulations as permanent barbecues. They must be built into overhead structures or into walls. Owner is to maintain, paint, and repair any damaged stucco from heat lamp installation.

Any addition and/or modification to gas lines, electrical or plumbing requires City permits, and are the responsibility of the Owner. A City of La Quinta permit may be required.

26. Painting Exterior

The Association maintains all exterior walls. Exterior wall finishes and color are controlled by the Association's ARC. Any exterior color change or additional exterior texture must be approved.

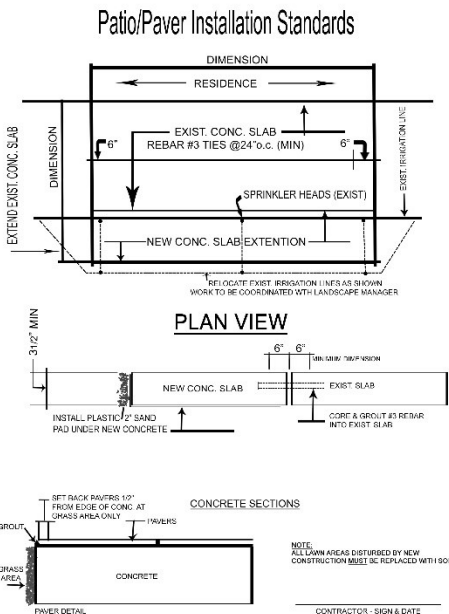
The Association provides color and paint brand options for the various Units from which the Owner may choose.

27. Patio Extensions

The maximum patio extension allowed is twenty-four (24") inches and must include 45-degree corners. In some cases, it may occur that no extension can be approved because of property line limitations. Kool deck, concrete coatings, exposed aggregate, rock salt finish, broom finish, tile, stone, and pavers are generally permitted. Color is to blend in with exterior stucco color. Color and/or material to be used must be submitted to and approved by the Architectural Review Committee. No encroachment onto the golf course will be allowed. If there is a patio addition, the new patio shall match existing patio as closely as possible. When adding a patio or decking, the homeowner is responsible for moving the lights, wiring, irrigation system and for duplicating landscaping at outside edge of patio extension. The Association is not responsible for any damages that may occur to material used on any patio surface. All applicable forms must be recorded by the

Riverside County Recorder's office.

Note: Landscape/lighting changes must be shown on plans and must adhere to the original theme unless otherwise approved.



28. Patio Shade Structures

Patio shade structures, including pergolas, trellises and Aluma-wood are permitted. Engineering will be required. Elevations must be shown on the plans with detail to show stucco pillars and stucco fascia around the top of the specific material, when attached to the existing structure. The pergola material should either match the trim of the home or the home exterior paint color.

Owners are responsible for all restoration in and around their home and surrounding impacted properties and shall have no encroachment onto the golf course property during demolition or construction. This means landscaping, irrigation, drainage, lighting, wiring, cable, walls, sidewalks,

driveways, turf, and cart paths. Patio structures' overhang may not extend beyond 1 foot of patio edge.

29. Pet Run

Pet runs are allowed only in side yards and may not extend on the golf course side beyond the edge of the dwelling. Pet runs shall be enclosed by wrought iron and gates not to exceed 6 feet in height and painted to match the stucco color of the house. Expanded metal mesh is not permitted.

The proposed change must blend in with and complement the existing architecture, color scheme and aesthetics of the surrounding homes and not unreasonably impact a neighbor's view.

30. Planter/Pots Permanent

Plans for any permanent addition of planters or pots on the exterior space of the property must provide descriptions and pictures of the proposed installation indicating their purposes, size and location and showing their visual impact on neighbors, golfers and residents' use of common areas. Water is to be on homeowner's water.

31. Satellite Dishes & Antennas Fast Track Application Required

Satellite dishes and antennas that are 36 inches or less in diameter may be installed at an Owner's Unit. Detailed plans for dishes must show the location of the proposed dish and attachment mechanics total dimensions, including height. The dish and/or antenna is to be screened from the view of surrounding neighbors and common areas.

The Association may require reasonable screening, establish preferred locations, and impose other restrictions as permitted by applicable federal and state law, provided they do not preclude an acceptable signal or unreasonably increase the cost or cause unreasonable delay in the installation of same. These restrictions are subject to change based on federal and state law. Homeowner responsible for stucco/roof intrusions. Please refer to Civil Code 4725 and subsequent variations.

32. Site Walls

Walls: Walls between lots, in general, shall not exceed six (6) feet in height, and step down consistent with project guidelines. Walls shall occur inside the property lines. Walls shall be finished on golf course end with step configuration and end in a pilaster or as currently exist. Walls shall match the existing walls on adjacent structures. Walls cannot extend from the existing wall structure or be extended to the property line on the golf course side of the lot. Approved wall materials shall be cinder block construction with stucco painted finish. Stucco walls parallel to the golf course and rear property line must be painted the existing color of the residence. The minimum thickness of walls shall be eight (8) inches. Vinyl clad cyclone, and or open grid metal fencing will not be permitted. The walls provided by the original builder may not be increased in height or extended in length. Any variance must be submitted to the Architectural Committee.

All walls or raised pool bond beams adjacent to the rear property line facing the golf course are required to have a minimum of an 18" separation from the backside of the wall to any turf and spray irrigation lines. Owner is responsible for eliminating damage that may be caused from Association's landscape maintenance and irrigation systems.

Retaining Walls: Acceptable materials for retaining walls are masonry block. Drainage and weep holes must be provided for all retaining walls. Seat walls are permitted up to 30 inches adjoining the privacy walls on either side of the property. Any raised planter bed structure along privacy walls must be limited to 18" and must have a drainage and moisture barrier installed. Owner shall be responsible for all subsequent water damage on privacy wall.

33. Solar Generation

Solar Energy Systems are permitted, in accordance with Civil Code §714 or subsequent statutes. Panels, conduit and piping location subject to Architectural review.

34. Statues, Sculpture, Murals, Wall Art, Artwork and Ornamental Metal Elements

Statues and Sculpture: All statues and sculptures visible from adjacent properties, golf course or common areas must be approved by the ARC. No reflective materials or bright colors will be allowed. The final design submittal is to include detailed information on size, location, materials, color, mounting detail and lighting. Maximum height is 36" and must not be placed on the golf course side past the privacy wall. Approval will be reviewed on a case-by-case basis.

Wall Art, Artwork, and ornamental metal elements: All artwork visible from adjacent properties, golf course or common areas will be reviewed on a case-by-case basis.

35. Skylights and Solar Tubes

Requests for skylights and/or solar tubes will be reviewed on a case-by-case basis. A drawing of the precise location of each skylight and/or solar tube is required. Skylights and solar tubes must be integrally designed into the roof structure. Skylight glazing shall not be backlit or manufactured of reflective material. Skylight and solar tube framing, and glazing shall be colored or coated to match adjacent materials.

Special attention must be paid during design and installation to the roof drainage based on the original design of the watershed and to the roof tiles, which are not meant to be walked over except by Association authorized maintenance personnel. The Owner, and any subsequent Owner of the property, is responsible for all leaks through the skylight/solar tube or the surrounding roof area resulting from installation and shall be required to pay for replacing any damaged roof tiles which result from installation. Owner may be required to hire and pay the Association roofer to perform inspection.

36. Swimming Pools, Spools and Spas

Detailed plans and estimated construction schedule must be submitted to the ARC. Property lines must be determined before any work can start. Side setbacks shall be a minimum of three (3) feet or as required by the City of La Quinta. Owners are responsible for all damage that may occur because of the pool/spa installation. Said damage includes, but is not limited to landscape, concrete, outdoor lights, irrigation, wiring, golf course cart paths, walls and hardscape. Owners are responsible for their contractors. No dumping of dirt or concrete is allowed on the project. The job site shall be cleaned up every day.

Above-ground pool equipment is to be fully screened, and if necessary, fully enclosed to reduce the circulation pump noise levels and enclosed so the equipment is not visible from the golf course or street side of property. Below ground level equipment shall be fully covered and the vault constructed to avoid any hazards. Below ground level equipment shall include a sump pump with a minimum capacity of 50 GPM connected with a minimum 1-inch pipe to the existing drainage piping which exits at the street curb. Pool mechanical machinery must not be visible from adjacent dwellings and shall be enclosed by walls or suitably effective screening methods. "Quiet" pumps shall be utilized for all new pool and spa installations as well as replacement applications and shall meet the minimum requirement of the industry's "Quiet" pump standards.

37. TV's /Speaker Systems

Exterior TV's /Speaker Systems, Exterior TV Speaker Systems require approval. The plan must include pictures of the proposed TV and/or speaker system, an indication of its location and a description of the electrical connection, and if a city permit is required.

Particular attention will be given to the potential light and noise impact on neighbors and golfers and specific restrictions on use may be imposed. Maintenance and damage repair is the owner's responsibility.

Maximum allowable TV size is dependent upon site conditions.

38. Window, Sliding Door and Screen Replacement

Replacement of screens with screens of the same size, trim color and appearance do not require approval.

Replacements of exterior window and sliding doors require Architectural Approval and a City of La Quinta permit. Proposals to change the size or appearance of any exterior window or sliding door will be reviewed on a case-by-case basis. Replacement frames of windows/sliders must match existing.

39. Flagpoles/ Flags

One US Flag per residence, Civil Code § 4710 and subsequent statues are applicable.

Flags shall not be affixed to garage doors.

Requires HOA approval. Submit a plan showing flagpole location and height not to exceed City of La Quinta standards.

Decorative Flags and Banners are limited to one per residence.

40. Interior Replacement of Flooring in upstairs Units – Acoustic Guidelines

Installation of hard surface flooring in upstairs units must meet or exceed the acoustical standards as set forth by the City of La Quinta Building Code.

41. Landscaping /Irrigation – Please refer to the Association's Landscape Guidelines

The Landscape Committee reviews and approves all landscaping additions, changes and deletions. Plant material shall be consistent with the overall project's design. The material shall not require more maintenance than what is called for in the Association's landscape maintenance contract. Information on landscape material shall include type, maturation, light, and water requirements. No material can be added that will block a neighbor's view or cause excess leaves or debris in pools and patios. Property owner will be billed for any trees removed and not replaced at its fair market value for tree and installation. Please note that all lawn work damaged during all construction must be replaced with approved type of sod. No seeding is acceptable.

NOTE: Toro brand sprinklers must be used

