

# CITRUS HEIGHTS HOMEOWNERS ASSOCIATION

## Architectural Control Criteria

The purpose of this document is to provide the Board of Directors, Architectural Committee and members of the association a set of guidelines in which to follow in order to maintain the overall aesthetic continuity and conformity of the community as required and described with the Covenants, Conditions and Restrictions, CC&R's, Article VII Section 7.2.

Application for Design Review (ADR):

In accordance with Article VII, Section 7.2, of the CC&Rs, a homeowner(s) is required to obtain written approval from the Architectural Committee prior to all exterior renovations. The Committee has **forty five (45)** days from the submission date to act on the change request. If the Application for Design Review is approved, the homeowner(s) agrees to maintain the improvement(s) in accordance with the CC&Rs. If in the view of the Board of Directors and the Committee, the improvement(s) are not being maintained, the Board and the Committee has the right to remove or maintain the improvement(s) with the homeowner(s) bearing all cost associated to bring the improvement(s) in compliance with the CC&Rs. If the homeowner(s) begins or completes any exterior renovation, modification or alteration before approval is given, and the Application for Design Review request is denied, the homeowner(s) will be responsible to return the property to its original condition as well as bearing all cost associated with doing that.

### **Exterior Painting:**

All painting requests require approval by the Architectural Committee. Exterior paint must be from the approved color scheme adopted by the Board of Directors. The community paint scheme will be available to Owners at a published location for review. If colors are not from the approved color scheme, sample paint and/or color chips must be attached to the application. Two color paint scheme is the standard. The base or body of home is to be painted one color, trim and architectural pop-outs a second color. All exterior walls, including courtyard walls, side walls and wall components must be painted the base or body color of the home.

*Note: Garage doors may be painted either the base color or the trim color of the designated approved color scheme.*

### **Exterior Modifications/Alterations:**

This section applies to but is not limited to: antennas, courtyard walls, driveways, entry gates, exterior lighting, fencing, garage doors, landscaping, patio covers, roofing, room additions, satellite dishes, spas, swimming pools, windows and walkways, or any other improvement that is erected, installed, planted, or altered on any lot that is visible from neighboring property or common area.

- Exterior modification/alteration must conform to the original architectural design of the developer.
- Exterior modification/alteration must maintain the aesthetic continuity, conformity and harmony of the community as established by the developer.
- Building materials must be consistent with the original architectural design.
- City building codes must be adhered to and city inspection must be completed as applicable.

### **Roof and Roofing Structures:**

Roofing materials must be the same as those used by the builder on the original roof of the home. Roof colors shall not produce glare, such as white, light colored aluminum, or reflective surface. All vent pipe stacks, gutters, and other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted and/or screened to match the roof.

### **Landscaping:**

Any changes to front yard landscape must be approved by the Architectural Committee.

Front yards shall be maintained in a weed free condition. All grass, hedges, shrubs, vines, and plants of any type on the Lot shall be irrigated, trimmed, cut and mowed at regular intervals so as to be maintained in a neat and attractive manner. Trees and other overhanging plants must be

trimmed to provide a thirteen-foot six-inch minimum height clearance in all streets and a seven-foot minimum height clearance on all sidewalks. No grass, plants, or other vegetation shall be allowed to protrude directly onto sidewalks.

Trees, shrubs, vines, plants and grass which die shall be promptly removed and replaced with living foliage of like kind, unless different foliage is approved in writing by the Architectural Committee. No yard equipment, wood piles or storage areas may be maintained so as to be visible from Neighboring Properties or streets.

The Architectural Committee must approve any hardscape items proposed for front yard installation. Only hardscape items that will be visible from the ground level of the neighboring property in the rear yard will require approval. Examples of hardscape items are planters, walkways, retaining walls, decorative walls, and fountains.

#### **Screen Doors/Security Doors:**

Screen doors/security doors need to be submitted for approval to the Architectural Committee. A drawing or brochure of the door should be submitted with the Design Application for approval.

#### **Sanitation:**

No Garbage or trash may be placed on any lot or parcel except in covered containers meeting the city specifications, and must be stored out of sight. Rubbish, debris, and garbage shall not be allowed to accumulate. All trash/recycle containers may be on the street curb from 5 p.m. the night before a scheduled container pickup day through 11 p.m. the day of trash/recycle pickup. **At all other times the containers must be in the garage or in the backyard behind the wall or out of view from the street, common areas, and your neighbors.**

#### **Windows and Sun Screens:**

Permanent draperies or suitable window treatments shall be installed on all front-facing windows. Exterior window coverings or treatments used to shade or decorate openings must be compatible with respect to materials and color with the style and color of the home.

No reflective materials including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, shall be installed or placed on the outside or inside of any windows which are visible from neighboring properties without the prior approval of the Architectural Committee.

Clear Aluminum (silver colored) screen material is prohibited, as are silver aluminum screen doors. Bronze, gray, charcoal, brown, or beige non-reflective window tinting may be installed. The frame for window screens must match the screen material or existing window frames. If the above guidelines are met, the sunscreens do not need to be submitted to the Architectural Committee for approval.

#### **Patio Covers:**

Plans for patio covers will be considered for approval. The following minimum standards are suggested:

- Roofing materials should match that which was installed by the builder within the subdivision that these guidelines govern. Asphalt shingles (including rolled shingles) are expressly prohibited unless used by the original builder within the same subdivision. Tile must match existing dwelling.
- Color of supports and materials must match the color of the body or trim of the home.
- Roof shall be flat or match the pitch of the roof of the home.

#### **Pools and Spas:**

Installation of a pool or spa does not require the prior approval of the Architectural Committee.

Perimeter walls on lots bordering common areas and shared Homeowners Association walls may not be torn down to allow access to rear yards without prior written approval. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall and any landscape replacements.

All pool and spa equipment must be screened from view of the neighboring property. Pools and ladders shall not exceed eight feet in height.

**Pool Fencing:**

Pool fencing visible from neighboring properties and/or common areas shall be of a neutral earth tone color to match or blend with the exterior color of the home and shall meet all city, state, and federal requirements.

**Driveways and Sidewalks:**

Driveway extensions will be reviewed by the Architectural Committee on an individual basis with stringent consideration of the impact on the architectural features of the neighborhood. If the driveway extension ends within one foot or less of the property line, it shall require the written input of the adjacent neighbor closest to the edge of the proposed extension. Such input should include the homeowner's printed name, lot number, address, date, signature, and clear statement of what they are approving.

Any additions, removal/replacement to driveway and sidewalks provided by the builder (i.e., colored concrete, exposed aggregate, stamped concrete, etc) must be reviewed and approved by the Architectural Committee.

**Awnings:**

The Architectural Committee must approve all awnings. Awnings over all windows shall be of canvas or similar material, of solid color on both sides, which match the color of the body of the exterior home or roof color and must be installed only on the side and or rear of the home. A minimum five –year guarantee is expected from the manufacturer to insure the use of a high quality awning. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material used, along with the color and design of the proposed awning is required. Owner is responsible for the maintenance and repair of awnings. The association retains the right to determine when an awning must be repaired and or replaced due to weathering, fading, tearing, and ripping, etc.

**Antennas and Satellite Dishes:**

The preferred installation locations are as follows in descending order of preference:

- A location in the back yard of the lot where the receiver will be screened from view by landscaping or other improvements.
- An unscreened location in the back yard of the lot.
- On the roof, but below the roof line.
- A location in the side yard of the lot where the receiver and any pole or mast will be screened from view by landscaping or other improvements.
- An unscreened location in the side yard.
- A location in the front yard of the lot where the receiver will be screened from view by landscaping or other improvements.
- On the roof above the roofline.

Additionally, any poles, masts, and wiring should be painted to match the color of the house.

**Play Structures:**

Plans for children's play structures must be submitted for approval, because in most instances they protrude over the fence.

The maximum height that will be considered for approval for pool ladders, swing sets, and jungle gym equipment shall be eight feet, excluding awning.

Canvas covers shall be of a solid neutral color, off white, beige, or light brown.

Minimum set backs from the side and rear wall shall be ten feet.

Wood may remain natural or must be painted to match the house.

Homeowner must submit written input of all adjacent neighbors for review by the committee. Neighbor input shall include a statement acknowledging the proposed equipment; it's height, material, and color.

The structure must be kept in a quality condition that will not detract from the high quality of the community.

**Seasonal and Decorative Flags:**

Seasonal and decorative flags that are house mounted below the roofline do not require approval. Seasonal flags must be removed within thirty days after the date of the holiday. Flags must be maintained in good condition at all times. Torn, ripped, or faded flags constitute grounds for removal and fines. Flags may not be offensive to neighbors or the association. The Board reserves the right to make this determination.

**Gutters and Downspouts:**

Gutters and downspouts will be considered for approval if the finish matches the color of the home. High quality materials that offer long life are recommended as the homeowner will be required to maintain the addition in good repair. Plans must include the proposed location for the gutters and downspouts, the quality of materials to be used and warranty by the manufacturer.

**Solar Panels:**

The Architectural Committee must approve all plans and equipment. Colors, position, and materials should be submitted with the application.

**Signs:**

No signs shall be displayed on any lot except the following:

- One temporary “for sale” or “for lease” with a maximum face area of five square feet. These signs are prohibited on perimeter walls of the community.
- Such signs as may be required by law.
- One residential identification sign with a maximum face area of eighty square inches.
- Signs approved by the Architectural Committee.
- Political Signs are permitted during an election, or other proposed measure on the Owners private property. Political Signs are not permitted on the Common Areas of the association and must be removed within seven (7) days after the election.