

ARCHITECTURAL STANDARDS

for

Oak Hills Estates Owners Association

2007

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Architectural Standards

The following Architectural Standards are an expanded restatement of those standards previously applicable to the Project as outlined in the previously recorded declaration of covenants, conditions and restrictions for the Project. These Architectural Standards will be administered by the Architectural Committee and in accordance with the provisions of Article XII of the Declaration entitled "Architectural Control."

(1) Minimum Setback line.

(a) General. No structure of any kind and no part thereof, shall be placed on any Lot closer to the property line than herein provided. The following structures and improvements are specifically excluded from these setback provisions:

- (1) Pole lines;
- (2) Underground pipe lines;
- (3) Conduits;
- (4) Ditches;
- (5) Water works facilities for the production and distribution of water primarily for irrigation purposes;
- (6) Fences and walls;
- (7) Streets and alleys.

(b) Front Yard Setbacks. The setback line is established twenty feet (20') from the front right of way easement line except that no structure or improvement except those listed in Section 1(a), (1) through [7], shall be erected nearer than a minimum of twenty-five feet (25') from the point of intersection of any two (2) streets or highway lines; provided, however, if the Architectural Committee ("the Committee") shall determine that extenuating circumstances exist with respect to any Lot that would cause conformance to the

setback minimums to result in undue hardships on the Owner of the Lot, the Committee may approve such setback as may be reasonable.

(c) Side Yard Setback. The setback line for the main residence is established at a minimum of twenty feet (20') from the said property line.

(d) Change in Setback . Anything contained in this Section 1 (b) and (c) to the contrary notwithstanding, in the event the zoning of the Project allows different setbacks, the setback required shall be those which are the more restrictive.

(e) Sight Distance at Intersections. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadway shall be permitted to remain on any corner Lot within the area formed by a sixty (60) foot radius from the intersection of the center lines of the streets. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

(f) Sight Distances from Driveways. Driveways need to have a clear line of sight into the roadway in order to preserve the safety of motorists and pedestrians. Owners should make every reasonable effort to maintain a minimum 50 foot line of sight as allowable by the natural terrain.

(2) Walls and Fencing.

(a) General. No fence shall be placed or permitted to remain which would interfere with the use of any of the easements referred to in ARTICLE XV of the Declaration. No fence, wall, or hedge shall be planted, erected or maintained on any Lot in such location or at such height as to unreasonably obstruct the view from any other

Lot or Lots within the Project. The Committee shall have the power and authority to modify the conditions of this Section 2 as to any Lot in the Project if the Committee, in its absolute discretion, deems it necessary or advisable to do so.

(b) Material. To provide for a blending of the developed homesites with the natural landscape, all retaining walls, garden walls, exposed foundations or other underhouse walls are encouraged to be stone or stucco. Concrete or other materials will be considered, provided that the architectural concepts are subject to design review and approval. Fences are encouraged to be constructed of materials such as wood, stone, wrought iron or similar materials. The use of chain link along visible borders should be avoided. The use of barbed wire or other hazardous materials is prohibited.

(c) Design. To avoid a large extent of structure seen from below, the underhouse construction, retaining walls, or garden walls shall not exceed ten feet (10') in height from the top of wall or finished floor elevation to the point of lowest contact with the finished grade. Posts and cross framing shall not be visible, and open lathwork shall not be used. Walls which exceed six feet (6') in height shall have terraced planting areas constructed as an integral part of the wall or provision shall be made for some plantings at the base and/or from the top of the walls to soften the appearance of such walls and help blend them into the natural environment. The underhouse construction shall be treated as an integral part of the architectural expression and the concept, color and use of materials shall be subject to review.

(3) Excavation and Grading.

Exposed openings resulting from any excavation made in connection with construction of improvements shall be backfilled and disturbed ground shall be leveled. All excavation shall be done

in compliance with the City and County Grading Ordinance and shall be certified by a California licensed soils engineer.

The grading of building pads shall be confined to the minimum amount necessary to provide for the architectural concepts. Step pads or building pads which conform to the topography of the homesites are encouraged. Grading shall be subject to review for conformance to the natural topography of the site.

Cut slopes shall have the tops rounded to avoid unnatural shaped edges. Significant rock outcrops shall be preserved and displayed wherever possible on both cut and fill slopes. All excavation which requires blasting in any form be scheduled and coordinated with the Committee, the City and the County in the interest of safety to neighbors, and passersby.

(4) Building Regulations.

(a) Type. All structures constructed or placed on any Lot shall be constructed of new material, rock and used brick excepted, and no used structures shall be relocated or placed except that the Committee may allow, at its discretion, the placement or use of a used building or building component if it can be shown that such is of historic or architectural value and that such is harmoniously integrated into the total building design. No building or other structure shall be built or erected unless the building or other structure is of a quality usual and customary for the type of building or structure and of good quality and design and has been previously approved by the Committee.

(b) Size. There shall not be erected or maintained on any Lot, any dwelling residence which shall have a living area of less than two thousand five hundred (2,500) square feet, exclusive of carports, garages, covered porches, basements, terraces, patios or balconies. Any accessory building or garage shall conform in

architectural design and exterior material to the residence to which they are appurtenant, and may be, but need not be, attached to said residence. Large structures, such as barns, may be constructed from alternate materials that are more in keeping with the end use, but still should complement the architectural design of the home and surrounding terrain, and should be camouflaged by trees and other landscaping where ever possible.

No building, structure, improvement or use shall be constructed, erected, allowed, placed, permitted to remain, or made, on any Lot or any portion thereof, other than as provided by the rules, regulations and restrictions of the zoning contained in the Zoning Ordinance for the City and/or County as the same may be amended from time to time or other than that permitted under the appropriate zoning which may hereafter be enacted and covering the Project, or any portion thereof, by the City and/or County.

Each Lot in the Project shall not be less than five (5) gross acres.

(c) Materials. Exterior walls shall be of brick, stone, stucco, wood or glass. Reflective or spandral glass will not be allowed. Roofs shall be of clay tile, concrete/tile, slate or some other non-combustible materials approved by the Committee. Wood shake or shingle roofs, whether treated or not, shall not be allowed.

(5) Water, Fuel and Septic System.

(a) No building or structure shall be erected, constructed, altered, placed, maintained or permitted to remain on any Lot if it is served by any water delivery system unless said water delivery system has been reviewed and approved by the Committee.

(b) All septic systems shall be constructed as per specifications of the Riverside County Building Department and the County Health Department. No subsoil disposal bed or cesspool shall be less than 100 feet from any water supply line.

(c) Every tank for the storage of fuel installed outside any building in the Project shall be either buried below the surface of the ground or screened by fencing or shrubbery within the limits of current fire safety code. Every outdoor receptacle for ashes, trash, rubbish or garbage shall be installed underground, screened or so placed and kept as not to be visible from any street or adjacent Lot.

(d) The use of passive and dynamic solar and thermal energy systems are encouraged provided such systems are integrated into the total building concept and that such installations are reviewed by the Committee. All wind-driven electrical generators are prohibited due to the cumulative noise factor, degradation of the landscape, and the danger to wildlife.

(6) Maintenance and Storage.

(a) All Lots, buildings or any structures shall be properly maintained. Rubbish and debris shall be promptly removed.

(b) No materials, supplies, trailers, or equipment, including inoperable vehicles of any kind, commercial trucks, camper shells, motor homes, all-terrain vehicles, boats, and trailerized motorcycles shall be stored in any area that is obtrusive to other Owners. The need to quickly transport animals for safety purposes will be considered in all applications. For the purposes of this document, obtrusive is defined as greater than 25% of materials, supplies, equipment or vehicles listed above being visible from the Common Area. Achieving zero visibility from the Common Area is the desired goal.

(c) An Application for Outside Storage must be submitted to the Architectural Committee. This completed form will include the following information:

(1) A plot plan of the Lot showing the location of the house, garage, driveway, outbuildings, and proposed location and type of storage.

(2) Landscape or fencing plan to be used to minimize the visibility from the Common Area.

The Architectural Committee will review the Application for Storage. Approval, recommendations for modification of submitted plan, denial or continuance for additional review by the Board will be provided in writing to the applicant within 30 days of submittal.

(7) Drainage.

Each grantee of a Lot in the Project agrees for himself and his assigns, that he will not in any way interfere with the natural drainage of water over his Lot from adjoining or other Lots in the Project. In the event it is necessary to change the natural flow of water drainage over his Lot, he will make adequate provisions for proper drainage. These provisions must have specific approval of the Committee, as well as all other governing agencies.

(8) Trees, Hedges, etc...

All trees, hedges, shrubs, flowers or grass growing on a Lot shall be maintained and cultivated so that insects, pests and/or diseases shall not be a menace to other trees, hedges, flowers or lawns on surrounding properties and so that the Lot is not detrimental to the neighborhood as a whole. If the Owner uses the Lot for personal agricultural purposes, Owner must farm said land in an approved and husbandlike manner and to keep all trees, vines and crops on said land properly cultivated, irrigated, fertilized, sprayed and fumigated; to remove all dead trees or vines, and to keep all buildings, fences, ditches, canals and any farming improvements

on the Lot in first-class conditions to do all other acts which from the character or use of the property may be reasonably necessary to maintain, preserve or enhance its value. If Owner fails to perform in this manner, the Committee, or its agents shall have the right to enter upon any Lot, and at the expense of the Owner of the Lot, take such measures as may be reasonably deemed necessary to protect the property which could be affected by failure of Owner's performance.

(9) Satellite Dishes, Towers and Communication Receiving Antennas.

Satellite dishes of one (1) meter or less in diameter, and other communication receiving antennae or devices (collectively referred to as "qualified satellite receiver") covered by the Federal Communications Act of 1996 ("the Act") may be installed on the Owner's Property as stated herein. Satellite dishes larger than one (1) meter, and other antenna not covered by the Act, are prohibited. The Architectural Committee does not need to approve the installation of a qualified satellite receiver. There are no fees payable to the Association for installation of a qualified satellite receiver. An Owner may install a qualified satellite receiver on such location on the Owner's Lot to provide the desired signal strength. If more than one location will provide the requisite signal strength, the Owner is requested to voluntarily place the qualified satellite receiver in a location that will minimize the visual impact of the equipment on the Common Area and other Owners. Qualified satellite receivers may not be installed on any location in the Common Area. Nothing in this policy is intended to unreasonably increase the Owner's cost of installing a qualified satellite receiver, to delay the installation, or to unreasonably decrease the reception

of the signals received. If the Owner believes that anything in this policy unreasonably impacts cost, installation time, or signal strength, the Owner is encouraged to contact the Board to discuss and resolve the matter. If anything in this policy contravenes the Act, such section should be considered immediately modified to conform to the Act. No overhead wiring (telephone or electric) or other wire, rope or cables shall be placed on any Lot above ground without the prior written consent of the Committee. Cell phone towers are prohibited.

(10) Mail Boxes.

Mail boxes shall be only the cluster mail boxes approved by the Committee and may only be placed in such locations as are designated by the Committee.

(11) Subdivision Regulations.

No Owner, lessee or occupant of any portion of the Project shall subdivide any portion of the Project in any manner, including, without limitation, the filing of subdivision maps, lot splits, or sales, without the prior approval of applicable County and State regulatory agencies and without the prior written approval of the Committee. Such approval shall not be unreasonably withheld. The Committee shall consider the shape and location of any and all subdivided property as to its aesthetic appearance, enhancement or detracting from the value of the surrounding parcels and conformity with planned streets and highways. There shall be no subdivision to less than five (5) gross acres permitted or approved by the Committee.

(12) Consolidation of Lots.

By election in writing, a person may buy more than one Lot and combine the said Lots into one Lot. Thereafter, said property shall be treated as one Lot for the purposes of this Declaration. At a later date, by writing and by compliance with the provisions of this Declaration, said Lots may be returned to their original state by election in writing by the Owner filed with the Board, which shall become effective when the physical conditions of the Lots complies with this Declaration.

(13) Landscaping and Irrigation Controls.

The Committee recommends use of fire resistant and drought tolerant plants in landscaping. Use of drip irrigation systems and equivalent water conservation and delivery systems is recommended. Plans for all landscaping, fencing or gates within 10 feet of the road must be submitted to and approved by the Committee prior to making any changes. The Committee will review the landscaping or other plan with these objectives: to ensure that the road will not be damaged from invasive root systems, to ensure that road visibility and fire safety clearances can be maintained, to preserve future options to widen the road or install walkways, and to maintain the overall esthetic nature of the neighborhood. In general, a tree root system will mirror the shape of the tree, especially if the tree is deep-watered. However, Owners are responsible for any and all damage to the road caused by trees or other landscaping.

(14) Design Requirements.

Design plans for each residence that meet City and County standards must be submitted to the Architectural Review

Committee for approval before building is commenced. No improvement, excavation or other site building improvement shall commence on an individual homesite area until such a time as the Design Review Procedures described herein have been satisfied.

(15) Completion of Construction.

After commencement of construction of any structure or improvement, the work thereon shall be diligently prosecuted to the end that the structure or improvements shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof.

(16) Required Drawings.

(a) Preliminary Drawings. The following preliminary drawings shall be submitted to the Committee for approval.

(1) Site Plan showing existing and proposed site topography, building, garage, driveway, retaining and garden walls, site utilities including septic well, landscaped areas, pools and other site improvements.

(2) House plan showing floor plans for each floor.

(3) Elevations showing each exposed side of the proposed structure and indicating proposed materials and colors for roofs, house walls, garden walls and fences.

(4) Sections through the structure and at least one other section running in a transverse direction.

(5) Sections showing outdoor planting areas, garden walls, and fences, and any exterior appurtenant structures.

(b) Working Drawings. The owner shall submit to the Committee for approval completed working drawings and specifications for the buildings and sitework. These working drawings shall be

developed from the approved preliminary drawings, without major changes which would be in conflict with provisions of these requirements.

(17) Approval.

- (a) Preliminary Plans. The Committee will approve the submitted preliminary drawings if they comply with the design requirements contained herein. Approval may be dependent upon certain special conditions which are found by the Committee to be appropriate in each particular case. However, approval will not be unreasonably withheld. This approval will not be delayed for more than thirty (30) working days without notifying the Owner and/or his authorized representative in writing of the reasons for such delay.
- (b) Working Drawings. The Committee will approve the submitted working drawings if they comply with the design requirements contained herein and the conditions set forth in the prior approval of the preliminary drawings. Approval will not be unreasonably withheld. However, the Committee shall have the power and authority to approve or disapprove the plans and specifications and approval of said plans, specifications and plot plan may be withheld not only because of noncompliance with any of the specific covenants, conditions and restrictions contained in this Declaration, but also by reason of the reasonable dissatisfaction of the Committee with the grading plan, location of the structure on the Lot or the building site, the finished ground elevation, the color scheme, finish, design, proportions, architecture, shape, height and style of the proposed structure or altered structures, the materials used therein, the kind, pitch or type of roof proposed to be placed thereon, the location of air conditioning, evaporative coolers or

other matters or things which, in the reasonable judgment of the Committee, will render the proposed structure inharmonious or out of keeping with the general plan of improvement of the Project or with the structures erected on other building sites in the Project. The Committee, may if it so desires, adopt rules governing its procedures.

- (c) The above approvals by the Committee shall not constitute, or be a substitute for, any approval required by City, County, State or Federal law.
- (d) If the Architectural Committee disapproves any submitted plan, a written explanation stating the reason(s) for disapproval will also be provided.
- (e) Any disapproval by the Architectural Committee may be appealed to the Board by written request within thirty (30) days of the Committee decision. After thirty (30) days, the Committee decision shall be final. Upon receipt of a written appeal, the Board shall conduct an open hearing to review and evaluate the submitted plans.

(18) Enforcement.

If an Owner violates or attempts to violate any of the standards described herein, the Association, Committee and/or any Owner may bring proceedings at law or in equity against the person or persons violating or attempting to violate any such standards, to prevent such person or persons from so doing or to recover damages or other penalties for such violation. A violation or attempted violation of any provision of these standards is hereby declared to be and constitutes a nuisance. The prevailing party shall be entitled to an award of costs, including reasonable attorneys' fees, regardless of whether legal proceedings are instituted.

(19) Inspection.

The Committee or its agent, may from time to time, enter and inspect any Lot to ascertain compliance herewith after first making a reasonable effort to contact the Owner and arrange a mutually agreeable time.

(20) Failure to Enforce Not a Waiver of Rights.

The failure of the Committee, the Board or any Owner to enforce the standards herein contained shall not be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other restrictions.