

SHADOWRIDGE ARCHITECTURAL GUIDELINES

Revised April 2019



SHADOWRIDGE OWNERS' ASSOCIATION

**ARCHITECTURAL
GUIDELINES**

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INFORMATION SHEET ARCHITECTURAL GUIDELINES, RESTRICTIONS, AND STANDARDS SHADOWRIDGE OWNERS' ASSOCIATION

The attached information is designed to assist Shadowridge owners seeking approval of contemplated exterior improvements. You should be aware that certain exterior alterations or additions to your property and lot are permitted but require prior approval of the Architectural Control Committee. Also, some exterior additions or modifications are not permitted under the Architectural Guidelines, Restrictions, and Standards. The objective of these rules, which apply to all owners, is to maintain the highest standard for Shadowridge. It is the responsibility of the Architectural Control Committee to assist homeowners in maintaining these high standards. The Committee meets monthly. Contact Professional Community Management at (760) 918-8040 for your Architectural Committee representative's name and the meeting schedule for the Committee.

Step 1

Consult the Architectural Guidelines, Restrictions, and Standards included among your escrow documents to determine if the particular exterior project is of the type permitted. If you are unclear, please contact a Committee member directly.

Any work started prior to approval must be reviewed by the committee but must be treated as a violation, and a mandatory, non-refundable late filing fee of \$100.00 will be assessed.

Step 2

Using the attached sample drawings as guides, prepare two* copies of plans of your project and two* copies of the application forms (* unless a third is requested by the sub-association), and submit to the appropriate Architectural Control Committee member. You should also attach your check for \$20.00, made payable to the Shadowridge Owners' Association, if this is your first submittal. *Sub-association approval (where a sub-association exists) is required before submission to the master association.*

The Committee will not accept plans from contractors. Your contractor may draw the plans and be present with you at Committee meetings, but you must complete the application. You are responsible for proper submittal and must be prepared to review it with the Committee members or, possibly, the Board of Directors.

Your plan must be complete and clear enough to assist the Committee in understanding your plan. Give all dimensions in relationship to your property line, existing home, lot and other exterior improvements.

The information needed on your plot plan is:

1. What currently exists on your property.
2. Proposed changes.
3. Where the proposed changes will be located in respect to your existing home, lot, and other exterior improvements.
4. The relationship of proposed changes to your property line and your neighbor's property line.
5. What material(s) and/or color(s) you propose to use.

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6. Additional information that would be helpful to the Committee in reviewing your project.

Only the work specifically listed on the Home and Yard Improvement Approval Form will be considered by the Committee. Any work not detailed on the form as submitted is not authorized.

The more complete your plan drawings are, the easier it will be for the Committee to review them. After the Committee has reviewed and approved your project, one set of plans and the application will be returned to you for your files. The second set will be forwarded to the management company, along with your check, and the third set will be held by the Committee member or by the sub-association if requested.

When your application has been approved, then:

Step 3

Contact the City of Vista to determine if a city construction permit is required for your project. Obtaining this permit is your responsibility. The City requires approval from the Association's Architectural Control Committee before they will issue a permit.

The following is a summary of improvements/modifications to residential property that require permits from the City of Vista:

PATIO COVERS - involves footings and attachment to dwellings.

FENCES - over six (6) feet high.

MASONRY WALLS - MASONRY-GRILL COMBINATIONS AND PILASTERS - over forty-two (42) inches in height.

RETAINING WALLS - over twenty-four (24) inches in height.

POOLS/SPAS (ALL) - involves electrical, plumbing, fence enclosures with self-closing gates, setback requirements, noise abatement.

SOLAR ENERGY EQUIPMENT (ALL)

CURB CORES - to drainage system. Permit for curb core is required on all streets.

FOUNTAINS - deeper than fourteen (14) inches.

SPRINKLING SYSTEM - backflow valves must be plumbed eight (8) inches above the lowest sprinkler head it serves.

MAJOR CONSTRUCTION/MODIFICATIONS - any work of this nature should be reviewed for permits required.

For more information call the City of Vista at: (760) 726-1340

ROOFING REPLACEMENT/ADDITIONS

NOTE: Licensed contractors should be used for all work requiring permits. The homeowner is legally responsible for all work performed and will be held liable for any corrective actions required to meet City codes.

NOTE: All communication to the Master Architectural Control Committee or the Board of Directors (except owner's applications to the Architectural Control Committee) regarding appeals, reports of violations or complaints against neighbor activities must be in writing to the Board, in care of the management company. Shadowridge Owners' Association address is:

5950 La Place Ct., Suite 250, Carlsbad, CA 92008. Phone: (760) 918-8040.

NOTE: FAILURE TO OBTAIN THE NECESSARY APPROVALS PRIOR TO CONSTRUCTION CONSTITUTES A VIOLATION OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND MAY REQUIRE MODIFICATION OR REMOVAL OF UNAUTHORIZED WORK AT THE EXPENSE OF THE HOMEOWNER. IN ADDITION, A PERMIT MAY BE REQUIRED FROM THE CITY OF VISTA BUILDING DEPARTMENT OR OTHER GOVERNMENTAL AGENCIES.

SHADOWRIDGE OWNERS' ARCHITECTURAL GUIDELINES, RESTRICTIONS AND STANDARDS

I. AUTHORITY

These Guidelines, Restrictions, Standards and Procedures have been approved by the Shadowridge Owners' Association's Board of Directors and are published by the Association in accordance with the provisions of Article 5 of the Declaration of Covenants, Conditions and Restrictions.

II. PURPOSE

In order to maintain the architectural character of the Shadowridge Community, it is necessary that modifications of structures, materials and colors be compatible with the original design. The Architectural Control Committee, by setting standards and approving additions or alterations, desires to assure a continuity of design which will help preserve the appearance and enhance the overall value of the property.

Homeowners are reminded that approval from the Architectural Control Committee is required prior to construction, addition or any improvement including, but not limited to:

1. All exterior structures or alterations, fences, walls, pools, spas, patio covers, etc.
2. All mechanical equipment, air conditioners, pool equipment, and solar heating equipment.
3. All landscape improvements or major plantings.
4. All hardscape improvements or changes

III. SUBMITTAL PROCEDURES AND REQUIREMENTS

A. Approval Requirements

Approval of any project by the Architectural Control Committee does not waive the necessity of obtaining the required city permits. Obtaining a city permit does not waive the need for Architectural Control Committee approval prior to construction.

B. Submittal

1. All requests are to be made to your assigned Architectural Control Committee representative, at the principal office of the Association or at the residence of the committee member.
2. All requests for architectural approval must be made on the standard Architectural Control Committee Form. (attached)
3. Two complete sets of plans and application are normally required for submittal, unless a third set is requested by the sub-association.
4. Prior to submittal to the Shadowridge Owners' Association Architectural Control Committee, all plans must be approved by your sub-association, if one exists.

C. Construction Drawings: (Minimum size 8 ½ " X 11")

Plans must be prepared clearly and completely, in accordance with applicable building codes. It is recommended that work involving major additions, or work requiring variances, be submitted at the preliminary drawing stages for review by both the Architectural Control Committee and the City of Vista Building Department. Final drawings should not be prepared until after preliminary plans have been reviewed.

- D. Neighbor Awareness:
The intent is to inform your neighbors of your proposed lot improvement(s) by requiring their signature on the Home and Yard Improvement form.

No application will be considered complete until the neighbor awareness conditions have been satisfied.

- E. Right of Entry:
If construction work requires the use of common area property for purposes of transporting labor and material or for the temporary storage of materials for the work, you must obtain written permission from the Association for "Right of Entry" during the course of construction. A copy of this letter granting permission shall be filed with the Architectural Control Committee, in care of the management company, prior to commencement of construction. A security deposit or bond, as deemed necessary by the Board of Directors, may be required from the owner. Deposits will be held by the Board Treasurer and will be refunded after completion of work, less any repair costs.

- F. Approval:
Applications will receive an approval on the application form indicating Architectural Control Committee approval. One set of plans will be returned to the applicant. The second set will be retained in the applicant's homeowner file for future reference at the Shadowridge Owners' Association office, in care of the management company. The third set, if required, will be retained by the sub-association or tract committee member.

- G. Time Period:
1. The Architectural Committee will approve/disapprove the plans submitted in writing within 45 days.
 2. The Owner will complete all work within ninety (90) days of the approval date.
 3. Extensions (variances) may be recommended to the Board by the Architectural Committee. All requests for extensions or variances must originate with the homeowner and be submitted in writing to the Architectural Committee via PCM.

- H. Escrow Inspection:
Whenever a residence is sold, after the inspection of, and prior to the close of escrow, an exterior ESCROW INSPECTION (Disclosure) of the property is required. All discrepancies noted at that inspection shall be disclosed by Seller to Purchaser as part of the escrow closure.

- I. Appeals:
In the event plans and specifications submitted to the Architectural Control Committee are disapproved, you may appeal, in writing, to the Shadowridge Owners' Association Board of Directors, in care of the management company, ten (10) days prior to the Board meeting at which it will be reviewed. Your written request must be received by the Board no later than thirty (30) days following the final decision of the Architectural Control Committee (see paragraph 5.10 of the CC&R's for details).

J. Conformance with Plans:
All improvements must conform to approved plans. Any deviation from owner's plans and specifications for construction of alterations or improvements shall nullify the approval of the Architectural Control Committee and said improvements shall be deemed to have been undertaken without the Committee's approval, resulting in violation enforcement procedures.

K. Enforcement:
Failure to obtain the necessary approval from the Architectural Control Committee constitutes a violation of the Declaration of Covenants, Conditions and Restrictions and may require modifications or removal of work at the expense of the homeowner. The Shadowridge Owners' Association has the authority to commence legal actions to restrain any threatened breach of these restrictions and to enforce all of their revisions (Article 13, Paragraph 13.1 of the CC&R's). This provides for reimbursement to the homeowners' association for legal fees and expenses to enforce compliance, which, if unpaid, may result in liens against the property.

IV. IMPROVEMENT STANDARDS

A. Setback Requirements (Attached Improvements for Free Standing Structures)

1. For Single Family Detached Homes: In general, the minimum rear yard setback for dwelling is eight (8) feet from the property line and the minimum side yard setback is five (5) feet.
2. For Attached Dwellings: No exterior structure shall be constructed or maintained within three (3) feet of the unit's property limits, including those areas over which the Unit Owner(s) may have exclusive easement rights which may or may not be delineated by a fence or wall.

B. Room Additions or Balconies

1. Structural or material additions or alterations of the exterior of any building shall resemble materials, colors, character and detailing as established on existing dwelling. Intrusion upon neighbor's privacy shall be kept to a minimum.
2. The maximum depth of a room addition or balcony, as measured from the original rear wall of the dwelling toward the rear lot line, shall be sixteen (16) feet.

The roof line of additions or balconies shall blend with the existing roof line of the structure.

C. Free Standing Structures including but not limited to Patio Structures, Sunshades, Arbors, Awnings, Gazebos & Playhouses

1. Structures in this section shall conform to the original architectural character of the existing dwelling.
2. Patio foundations and patio covers shall meet all the City of Vista's Building Code requirements. Though the Architectural Committee may have approved the architectural plans, it is the homeowner's responsibility to see that he or his contractor has obtained a building permit. No work shall be permitted to proceed

without City permits being obtained.

3. Patio covers, arbors, or trellis structural materials shall be of wood or wood appearing construction only, painted to match the house color or trim color, with the exception of vertical supports which may be of stucco or masonry, painted to match the house color.
4. The maximum depth of a patio cover, arbor or trellis, as measured from the wall of the dwelling toward the lot line, shall be sixteen (16) feet. Sunshades must be installed behind the patio beam, must be kept in good repair at all times, and must be rolled up and out of sight when the patio is not in use. If the sub-association rules are more restrictive, these rules do not supersede the sub-association rules.
5. All awnings require Architectural Committee approval. Awning material must be of a single color matching the color of the house or trim and maintained in an aesthetic, non-faded condition. Awnings may be made of powder coated, non-reflective metal, PVC plastic (color baked, factory-finished), or fabric. Awning housing must be painted to match surface colors.
6. Any installation of lattice along the periphery of the golf course shall be placed no closer than 5' (five feet) back of the wrought iron fencing.
7. The maximum size of free-standing structures, including but not limited to gazebos, or playhouses, shall be one hundred twenty (120) square feet, as measured between supporting posts, on most lots. The proposed maximum height of any free-standing structures must be submitted on the Home Improvement form, as the maximum height must be approved by the Architectural Control Committee. Overhangs may be as large as two (2) feet horizontally. Large lots may request approval for larger structures where appropriate. Gazebos must be submitted for approval. Gazebos must be neutral in color and be well maintained. Tattered or faded gazebos must be replaced or removed. The Architectural Committee and Board will determine justification and reserve right of approval for all free-standing structures.
8. Free-standing structures including but not limited to gazebos, pergolas or playhouses shall conform to all setback requirements. Sheds or outbuildings, if approved, must match the exterior of the house and roof in color and material. Playhouses may not be modified to or used as a storage shed.
9. The following materials are not acceptable for roof surfaces and other free-standing structures:
 - a. Corrugated metal
 - b. Corrugated plastic or fiberglass, including sunscreen
 - c. Plastic webbing, split bamboo, reed or straw-like material
 - d. Fabric or fabric like materials will be taken under consideration on an individual basis.

Where deemed appropriate the Board of Directors reserves the right to approve

a variance for free standing structures. Structures under this section shall be of a color to blend with the color of the house or trim.

All free-standing structures shall be reviewed individually. Pictures of free standing structures must be presented with the architectural form.

D. Exterior Painting

Exterior repainting on any dwelling or structure will be subject to review and approval by the Architectural Control Committee, unless the new exterior color is the same color, type and brand of paint as the original.

Paint chips or pre-approved color pallets for sub-association are required.

E. Landscaping and Other Related Improvements

1. Yards, as referred to in these Guidelines, shall be defined as front yards, side yards, and rear yards. The intent of this landscaping is to enhance the community and to provide an attractive environment for residents. All landscaping must be maintained in a manner to fulfill the above desires.
2. Vacant lots shall be maintained against the growth of weeds, brush, and erosion.
3. At least 75% of front yards and side yards abutting the street must be planted with a living ground cover and/or plants. However, a maximum of twenty-five (25) percent of side areas (exclusive of driveways and walks) may be devoted to planter areas, which are to be treated with living plants in quantity and selection as approved by the Architectural Control Committee.
4. Ground cover shall be grass or ground-hugging plantings with a creeping root structure which normally does not grow more than approximately six (6) inches high.
5. Decorative rock, sand, gravel, or any other rock substance is limited to use in covering not more than 25% of the front/side yard area visible from the street or sidewalk. Any use of the above materials will require the approval of the Architectural Control Committee.
6. The following materials and treatments are NOT permitted:
 - a. Hedges and plantings in front yard areas, adjacent to sidewalk or driveway, where such planting would exceed twenty-four (24) inches in height and within 24 inches horizontally of public sidewalk.
 - b. Thorny shrubs planted directly adjacent to sidewalks, i.e. roses, Natal plum, cactus.
7. In addressing the prospect of future water supply shortages, the Board of Directors through the Architectural Committee will consider landscaping plans featuring drought resistant plants and shrubs, as well as water conserving irrigation systems (i.e. drip). See page 13.

8. In general, property owner's views cannot be protected. Owners are encouraged to solicit their neighbors' cooperation if maturing shrubs and trees become a problem. However, rear yards and side yards abutting the golf course shall be planted so as not to unreasonably obstruct neighbor's lateral views.

F. Walls and Fences

1. Fencing or walls shall conform to the design, material and colors established within the respective tracts. Where fencing abuts other fencing, it must be the same height "stepped" up or down in four-foot lengths to meeting existing fencing.
2. Structural framing or an unfinished side of a fence or wall shall not be exposed to any public street, sidewalk, park, neighboring lot or the golf course. All fences must be painted on both sides.
3. The following are examples of unacceptable fencing materials:
 - a. Aluminum or sheet metal
 - b. Chicken wire or wire mesh
 - c. Plastic webbing, reed or straw-like materials
 - d. Corrugated or flat plastic, or fiberglass sheets or panels
 - e. Rope or other fibrous strand elements
 - f. Glass block
 - g. Barbed wire
4. Brown or black plastic-coated chain link fencing may be used on custom lots purchased directly from the Declarant (that lie on the project perimeter) with Committee approval. Similarly, coated chain link may also be used for animal enclosures (See Article R).
5. On golf course lots, a masonry post matching golf course fence posts, shall be installed in any fence where there is a change from one material to another (i.e. wrought iron changing to wood). Any fencing, where such fencing abuts theme fencing, shall match the height established for the theme fence.
6. Where units abut the golf course, any wall or fence along the rear lot line, or side lot lines in the rear yard as measured from the rear of the house, shall be constructed so as not to unreasonably obstruct neighbor's lateral views (see Sec.IV.E.8.)
7. The existing perimeter wall/fences around the golf course shall be maintained in its original condition and color. No modifications to the wall will be allowed. Acceptable paint for re-painting of the beige wrought iron fencing is Vista paints color #35B-3D (Cameron). The black wrought iron fencing may be painted with any black, rust resistant, glossy enamel. No

other paint is allowed within any tract. Paint within any tract shall all be in one color as set by the tract builder in one of two permitted colors of existing wrought iron fencing. Existing wrought iron fencing may be replaced with wrought iron appearing material as approved by the committee.

8. No gates may be installed in the golf course perimeter fence.
9. The maximum height of fences or walls in rear and side yards shall be up to 6 feet. Double fencing is not permitted.
10. The maximum height of fences or walls in front yards shall be twenty-four inches.
11. Mesh fencing for animal control may be installed not to exceed thirty-six (36) inches high. Sample of fencing with an architectural application must be submitted with approval prior to installation.

G. Mechanical Equipment

1. Installation of mechanical equipment, including but not limited to air-conditioning, solar energy, and swimming pool and spa equipment, shall require approval by the Committee.
2. Drawings must indicate the location of equipment and the method of screening, if applicable.
3. Pool construction, drainage and fencing will be required to conform to City building codes and health ordinances.

H. Drainage and Fill

1. The original course of surface water flow shall not be disturbed or altered so as to adversely affect neighboring property. No drainage off any lot shall flow onto adjoining lots.
2. Gutters, down spouts or scuppers shall be primed and painted to match adjacent surface color. If surface drains of any kind or gutter drains are connected to underground pipe drains, such underground drain lines shall extend under sidewalks to face of curbs.

I. Antennae

Antennae, other than satellite dishes, installed outside any dwelling or garage, including apartments, condominiums, or commercial properties within Shadowridge are prohibited. Satellite dishes are permitted, provided the dish is no larger than specified by the FCC. The satellite dish should be placed in the least visible location from the street and neighboring property that allows reception of an acceptable quality signal. Wires and cables must

be secured and painted to match the adjacent surface color. Should the satellite dish be installed in a highly visible location in order to receive reception, the dish must be painted in entirety (except the LNB) to match surface color. In all cases, approval must be first obtained from the Architectural Control Committee for the placement of any satellite dish/over the air reception device.

J. Flagpoles

Flagpoles require approval by the Architectural Control Committee. Flags or pennants are limited to United States, State of California, and M.I.A. flags. All other flags must be approved.

K. Weathervanes

Weathervanes require approval by the Architectural Control Committee.

L. Window Tinting

Reflective materials which create a mirror affect from the outside are not permitted.

M. Roll-Up Shades (Sunshades)

Plastic/Bamboo shades may be permitted provided that when not in immediate use they are rolled up behind the patio support structure. All shades must be maintained in good repair.

N. Signs – No flags or balloons may be attached to any signs

1. Homes and Condominiums Residential Single Family

a. Property owners engaged in the sale of their property shall be entitled to the following realty signs:

i. "For Sale" Signs

One sign (no larger than four (4) sq. feet) may be posted on the property being offered for sale at the front of the property. In addition, one sign may be placed either in a window which has exposure to the public, or at the rear of the lot, no closer than two (2) feet from the fence line.

ii. "Open House" Signs

One sign may be posted on the property being offered for sale during the time the home is held open. Additionally, "Open House" signs may direct traffic from the nearest intersection of the nearest main road to your property. The four main roads in Shadowridge are: Melrose Ave., Lupine Hills Dr., Shadowridge Dr., and Live Oak/Longhorn Dr. In other words, you may place a sign in your yard,

one at the end of your street and if that intersection is not located at one of the above-mentioned main roads, a third sign may be placed at the next, nearest main road intersection.

"Open House" signs may be displayed on weekends only, between 9:00 AM and 5:00 PM.

iii. Other Signs

The posting of any other signs (i.e. garage sale, etc.) are subject to the placement restrictions as defined in Section N.1.a.ii. of these guidelines. In addition, approval is required prior to any "other" sign placement. Approval may be obtained through the Association's management office.

2. Multi-Family Rental Properties (Apartments)

- a. No more than 6 green & white flags (these may include the Shadowridge logo) may be displayed at one time.
- b. A permanent monument sign is permitted at the main entrance(s) only. A variance may be granted when vacancy exceeds 7.5% ONLY with committee approval.
- c. No signs, flags, etc., are to be displayed on the Shadowridge Owners' Association's common area.

The Board of Directors may grant a variance for additional signs in regard to N.2.c. if:

- i. There is no exposure to one of the four (4) main roads in Shadowridge.
- ii. The owner applies in writing for a variance and receives said variance (in writing) from the Board of Directors.

3. Signs - Commercial Properties

Upon application and written Architectural Control Committee approval, temporary banners and marketing signs may be allowed in accordance with the City of Vista's Sign Ordinance.

4. Security Signs

Security signs must be no larger than 9" X 11" and must be posted on a small pole and placed in the yard or posted in a window. No signs shall be posted on the house, garage, or fence.

5. Other Signs

Signs beyond those specified above for any one property posted in the Shadowridge common areas, or signs left overnight, shall become the property of the Shadowridge Owners' Association and shall be subject to removal and disposal without notice.

6. Sub-Associations

Sub-association rules may be more restrictive than the Shadowridge Owners' Association Guidelines. All signs must comply with the City of Vista's sign ordinances. The most restrictive rules apply.

7. Solicitation/Vendor Signs

It is prohibited to distribute, pass out, give away, circulate or deliver any handbill, circular or advertising literature offering to sell or buy any goods, wares, merchandise, commercial or professional services or offering to buy, sell or list real property in Shadowridge. No construction, maintenance or vendor signs are allowed at any time.

O. Recreational Equipment

Recreational/sports equipment is not allowed to remain in view when not in play in front or side yards. Rear yard installation is subject to review by the Architectural Control Committee. Basketball hoops *may* be permitted to remain on *private "open-ended" cul-de-sac* streets providing the following conditions are met: All residents impacted must sign a petition requesting the basketball hoop; play will be permitted only during daylight hours; only one basketball hoop will be permitted per cul-de-sac; equipment cannot interfere with mailboxes or traffic. The homeowner requesting the hoop is responsible for maintenance and compliance to the Rules and Regulations. Upon sub-association approval, the petition will be submitted to the Architectural Committee who will submit a recommendation to the Shadowridge Owners' Board. Any violation of the above, or reasonable complaints may cause the Board to rescind the variance

P. Solar Energy Equipment

1. Roof top solar energy equipment requires approval by the Architectural Control Committee. Approval will be based to a great extent on the homeowner's ability to design and accommodate the installation with the least amount of exposure to adjacent units.
2. Solar energy equipment includes all panels, collectors, piping, attachments, bracing, flashing, mechanical hardware, supporting structure and other related elements.
3. Guidelines
 - a. Maintain as low a profile as functionally practical. Maximum of eight (8) inch projection above top surface of roofing materials.

- b. Piping should go through the roof rather than on the face of the roof or dwelling.
- c. Long runs of piping should be concealed.
- d. Equipment or equipment enclosures should be painted to match adjacent surface color.
- e. Roof top tanks are not permitted.
- f. No exterior wiring shall be attached to the house without approval from the Architectural Control Committee.
- g. All heat collecting equipment must be enclosed and glazed. Unglazed or open piping or plastic tubing will not be permitted.

Q. Skylights

Skylights require approval by the Architectural Control Committee.

R. Pet Enclosures

Dog or other pet enclosures that are legally permitted by Vista Codes require Architectural Control Committee approval. Locations of such enclosures are limited to the residence rear yards, with no portions of enclosures in side yards or extending into areas outside the normal side walls of the residence or the extension of said side wall back to rear lot line. The enclosure shall not encroach into the rear yard legal setback area. Size of enclosure shall be limited to ninety (90) square feet and shall not be higher than five (5) feet high for lots of at least 6,000 square feet or may be smaller for lots under 6,000 square feet, if approved by the Architectural Control Committee. Enclosure material shall be limited to standard chain link fence (similar to highway fencing) five (5) feet in height and in an inconspicuous color (plain metal or vinyl-coated metal in black or brown).

S. Pools and Spas

All pools & spas, portable or otherwise, shall require Architectural Committee approval. Plans are required to indicate all setbacks from property lines, fences, automatic closing gates, and distances from dwellings (including neighbor's dwelling).

T. Items Not Included

Items not included within the Guidelines and Standards shall be subject to review and approval by the Architectural Control Committee.

U. Café Lights

All café lights must be submitted with an architectural form to be reviewed by the Architectural Committee. Café bulbs must be clear/white in color with no more than maximum of 10 wattage. Picture of café lights and diagram of placement must be submitted along with pictures of the poles/shepherd hooks and lights. Café wiring of lights must be black. Poles, Shepherd hooks or bracket hooks

must be black & may be used for attaching lights in back of yard. Lights to be no more than maximum height of 8 ft. above ground and 2 feet away from fence line. Poles/shepherd hooks must remain straight, never leaning and the lights and poles/shepherd hooks must be maintained. Wood or PVC material is not allowed. Lights may be attached to rear yard trees.

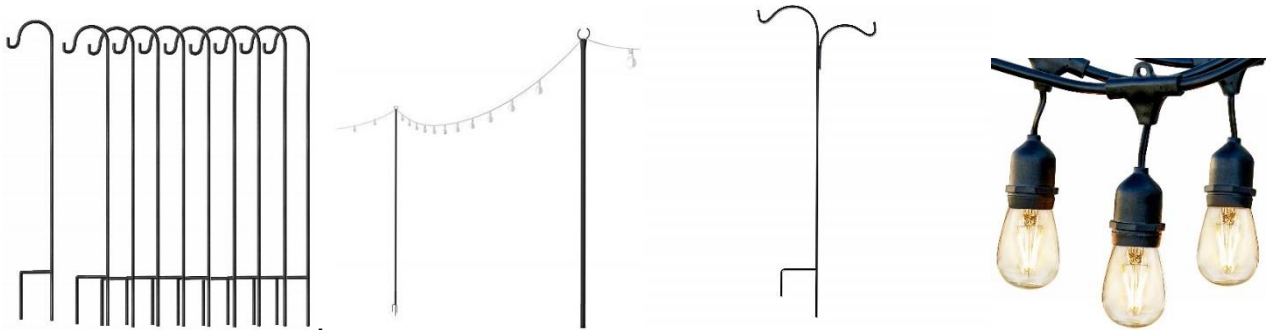
If attached to a light color surface, then white wiring must be used, if attached to a darker color surface, then black wiring must be used. All wiring (including extension cords) extending down or against any part of home, including post must match the surface color.

Hours allowed in use:

Weekdays – must be off by 10:00PM

Weekends – must be off by 12:00AM Midnight

Examples of poles, shepherd hooks and lights:



NOTE: IF A CONFLICT SHOULD ARISE BETWEEN THE STANDARDS CONTAINED IN THIS DOCUMENT AND THE REGULATIONS OF THE CITY OF VISTA OR ANY SUB-ASSOCIATION WITHIN THE SHADOWRIDGE COMMUNITY, THE MOST RESTRICTIVE STANDARD SHALL APPLY.

DROUGHT TOLERANT LANDSCAPING- 4/04 GUIDELINE SUPPLEMENT

In addressing the prospect of future water supply shortages, the Board of Directors through the Architectural Committee will consider landscaping plans featuring drought resisting plants and shrubs, as well as water conserving irrigation systems (i.e. drip).

Decorative rock, sand, gravel, or any other rock substance is limited to use in covering **not more than 25% of the front/side yard area visible from the street or sidewalk**. Any use of the above materials will require the approval of the Architectural Control Committee.

Proposed yards full of gravel and/or sand, with minimal plants will not be approved. No more than 25% total gravel and/or sand will be approved. If gravel and/or sand are used for the walkway, it will be included in the 25%. That area (excluding the walkway) must also contain plants. The remaining **75% must also contain plants**. Areas abutting the street must be planted with a living ground cover.

Yard designs must plan for a mix of plants that will insure year-round production. Both cool season and warm season plants must be included. The entire garden cannot be dormant at any one time.

Mulch must cover the soil to reduce weed growth and to retain moisture. Mulch can be rocks (covered by plantings), compost conditioners or bark chips. It can never be black or colored plastic sheeting/landscape fabric. Samples of rocks or bark chips must be provided with the application.

Irrigation must be designed to deliver water needed for that zone of your yard. Even drought resistant plants will need plenty of water to get started.

Plants materials that require minimal supplemental irrigation can include ground-hugging **ground covers** such as sedum or African daisies, **succulents** such as cactus or agave, **annuals** such as coreopsis, cosmos or poppies, **perennials** such as lavender, salvias, or geranium, **shrubs** such as ceanothus, bougainvillea or plumbago, or ornamental **grasses**. Plants named here are intended to be illustrative only.

In all cases, approval must first be obtained from the Architectural Control Committee before work can begin.

Example, xeriscaping need not be zero-scaping. A yard full of gravel with only a juniper or two stuck in the middle is not acceptable and will not be approved. The Architectural Committee via PCM should be consulted if you need further information.

****THIS FORM IS TO BE USED IN ACCORDANCE WITH THE ARCHITECTURAL GUIDELINES****

*****Please allow up to 45 days for approval*****

HOME AND YARD IMPROVEMENT APPROVAL FORM

NAME: _____ DATE: _____

ADDRESS: _____ PHONE NUMBER: _____

SUB-ASSOCIATION: _____ ACCT#: _____ E-MAIL: _____

DESCRIPTION OF IMPROVEMENT:

START DATE: _____ COMPLETION DATE: _____

(All work must be completed within 90 days after final Architectural Committee approval. Additional time will be considered upon request)

CONTIGUOUS NEIGHBOR AWARENESS: WE, THE UNDERSIGNED, HAVE REVIEWED THE ATTACHED ARCHITECTURAL PLANS. (AWARENESS DOES NOT IMPLY APPROVAL)

Address Print Name Signature

Address Print Name Signature

Address Print Name Signature

Neighbor input: _____

THE ABOVE AND ATTACHED INFORMATION IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. INSTALLATION TO BE AT NO COST WHATSOEVER TO THE ASSOCIATION. ANY FURTHER MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, HEIRS, OR ASSIGNS.

HOMEOWNER'S SIGNATURE: _____ DATE: _____

SUB-ASSOCIATION APPROVAL

MASTER ASSOCIATION APPROVAL

_____ APPROVED

_____ APPROVED

_____ DISAPPROVED

_____ DISAPPROVED

_____ DATE _____

SUB-ASSOC. SIGNATURE/STAMP

_____ DATE _____

MASTER ASSOC. SIGNATURE/STAMP

Return to Shadowridge Owners' Association
% PCM, 5950 La Place Ct., Suite 250
Carlsbad, CA 92008 (760) 918-8040

E-mail – Jim.Fraker@associa.us Lori.Gollaher@associa.us

