

Northridge Heights Community Association

dba The Heights at Porter Ranch

Architectural Standards and Guidelines

Revised: 20 November 2001 — Revision A
(Management contact address updated; all other content unchanged from original)

1.0 INTRODUCTION

The preservation of the architectural character of your community is the responsibility of every homeowner of record (the “Owner”). Every new home built will influence the aesthetic beauty of the entire community and the property value of your home.

The Northridge Heights Community Association (the “Association”) is charged with the responsibility of preserving this architectural character. In accordance with the Covenants, Conditions and Restrictions of record (the “CC&Rs”), an Architectural Committee (the “Committee”) has been appointed to adopt these guidelines and standards and to fairly and consistently enforce these, along with all architectural provisions of the CC&Rs affecting each lot. These Standards form the basis and criteria for evaluation of plans and specifications submitted for review and approval to the Architectural Committee (the “Committee”). These Standards are established, not to stifle the imagination or creativity of the residents, but to insure certain disciplines will be in effect which will cause the development of the community to grow in an integrated and continuous manner thereby achieving a pattern of continuous quality and identity.

These guidelines are intended to:

- a. Formulate and maintain the Standards of quality for community appearance,
- b. Assure compatibility of all development of land and structures,
- c. Protect and enhance real estate values.

The maintenance of the above criteria in the design of all improvements will be the primary consideration in design development and review. Accordingly, these Standards are subject to amendment from time as provided for herein.

1.1 Architectural Committee

It is the responsibility of the Association acting through the Committee to control the character of building, setbacks, location, elevation, design, landscape, materials, color, and the like of all proposed alterations and improvements.

1.2 Conditions Not Defined

Any condition or material not defined within these Standards will become a matter of judgment on the part of the Committee unless described in the CC&Rs. See the CC&Rs for general use restrictions. In the event of a conflict between these Standards and the CC&Rs, the CC&Rs will prevail.

1.3 Other Approvals Required

Approval of any plan by the Committee does not waive the necessity of obtaining the required City and County permits. Obtaining a City or County permit does not waive the need for Committee approval. The Committee will not knowingly approve a plan that is in violation of the City or County building or zoning code. Approval of proposed plans by the Architectural Committee and/or Board does not constitute waiver of any requirements of applicable governing agencies.

2.0 SUBMITTAL AND REVIEW PROCEDURES

2.1 General

Each Owner is required to submit a full set of plans describing improvements to front and rear yards. All landscaping indicated on plans must be completed within six months of the close of escrow. Failure to do so may result in the Association installing landscaping and sprinklers and, after notice and hearing, the cost incurred by the Association shall be charged to the Owner of the lot and, if not paid in a timely manner, the Board shall have the right to levy a Reimbursement Assessment against the Owner in an amount equal to such costs.

Prior to preparation of any improvement plans, Owner should review a complete set of CC&Rs and these Standards for specific restrictions and opportunities. Plans and specifications must be prepared by the Owner, submitted to the Committee, and approved in writing PRIOR to beginning any construction. The Committee will consider and act upon any and all plans and specifications submitted for its approval. The plans will be approved or disapproved in writing to the Owner by the Committee through the Management Company.

Decisions of the Committee and the reasons will be transmitted to the Owner within thirty (30) days following plan submission. In the event the Committee does not approve or disapprove a plan within thirty (30) days of submission, it may be presumed the Committee has approved the plan. If additional information is requested, then the Committee will respond with approval or disapproval within forty-five (45) days from the initial submission.

In the event plans and specifications submitted to the Committee are disapproved, the Owner making such submission may appeal in writing to the Board. The appeal must be received by the Board not more than thirty (30) days following the final decision of the Committee. Within forty-five (45) days following receipt of the appeal, the Board will render a decision. The failure of the Board to render a decision within the forty-five (45) day period will be deemed a decision in favor of the Owner.

2.2 Plan Preparation

The following paragraphs describe the information that should be present on all plans. Plans must be easily interpreted. The need for clarification or additional information delays approval. Plans must be submitted in duplicate. One will be retained by the Committee, the second plan will be retained by the Management Company.

Plans must be easily interpreted.

All submissions must include the following information:

- a. Owner's name,
- b. Address of the site,
- c. Tract number and Lot number,
- d. Mailing address,
- e. Business and residence telephone numbers (include area codes),
- f. Name, address and telephone number of the architect or Owner's representative if applicable,
- g. List of number of drawing(s) enclosed,
- h. Drawings and details outlining proposed additions or deletions,
- i. Legend,
- j. Scale, a scale of 1/4 inch equaling 1 foot unless otherwise indicated.

2.3 Plan Submittal

All plans will be addressed to the following (or current HOA Management Company):

Ed Parada, CCAM-LS-PM
Porter Ranch Community Association Management
P.O. Box 8047, Porter Ranch, CA 91327-8047
Email: Ed@PorterRanchCAM.com

3.0 REQUIRED PLAN SUBMISSIONS

Architectural plans shall be submitted for, but not limited to, the following:

- a. Fences, walls or gates,
- b. Patio covers, trellis, gazebos, awnings or other similar structures
- c. Drainage,
- d. Concrete, stucco, brick, masonry or paving,
- e. Lighting,
- f. Trees, bushes, vines, grass or plants,
- g. Ornaments or adornments (such as statues, fountains or ponds),
- h. Pools, spas, ponds, fountains,
- i. Structural changes (such as room additions, sun rooms, doors, including French doors, windows, gutters, and balcony railings),
- j. Exterior color and finishes,
- k. Front Doors, Rear Doors, Side Doors and Garage Doors,
- l. Signs,
- m. Playground equipment exceeding fence height,
- n. Security screens/shutters
- o. Satellite Dish one meter or less in diameter. Installation may be completed prior to submitting the request for approval. However, it is recommended that the Owner first secure Architectural Committee approval prior to installing the satellite dish to avoid the unnecessary costs associated with removal and reinstallation of a dish should a more appropriate location be determined.
- p. Lot topography changes, soil elevation modifications, gravel, rocks, boulders or slope improvements
- q. Roofing (tile, etc.) material,
- r. Permanent structures (such as poles, pipes, metallic structures, wires, nets, basketball hoops/backboards, light poles, RF transmitting antenna, pillars, walls, fences, boulders, towers, etc.) exceeding fence height
- s. Irrigation,

4.0 (REMOVED)

5.0 SPECIFIC GUIDELINES

5.1 Fences, Walls and Gates

Fences, walls and gates will be limited to a maximum height of six (6) feet for side and rear yards. The height of a wall extending beyond the front of the garage is limited to three (3) feet. At street intersections, a wall may not exceed two (2) feet in height measured from curb height within the triangle bounded by the right-of-

way and a connecting line drawn between point thirty (30) feet distance from the intersection of the right-of-way lines prolonged.

Sideyard walls will be similar in design and will use the materials described below. Walls and replacement walls must meet City Code Requirements. Original wrought iron fences may not be relocated. In an effort to minimize disputes (blocking someone's view, etc.), Owner shall insure the Owners adjacent to proposed wall approves the plan for the proposed wall by signing the submission form (See Appendix C).

However, if neighbor approval of a proposed wall is unreasonably withheld by an adjacent owner, the Architectural Committee will not be bound by such failure to approve.

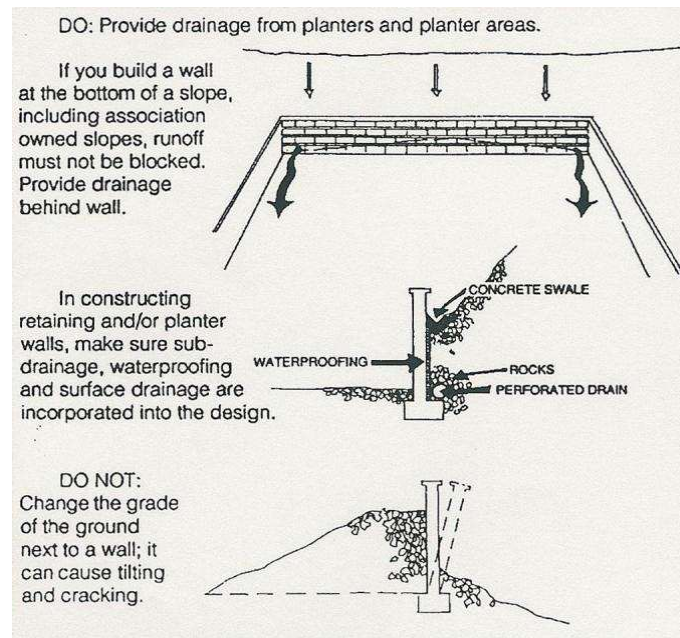


Figure 5.1.1.1

5.1.1 Wall and Fence Materials

a. Acceptable Materials, Colors and Finishes

Wrought Iron: Paint black

Stucco Walls: Only front facing walls extending from house to side walls may be stuccoed. Color and texture must match the house.

Masonry Walls: (Such as brick or stone) Only front facing walls extending from the house to side walls may be made of masonry. Type must match existing masonry material used on house.

Slump Stone: The type manufactured by Angelus Block Co., "Doeskin" color

b. Unacceptable Materials

Chain link, poultry wire or other types of woven wire or plastic coated wire.

Aluminum or sheet metal.

Plastic or fiberglass.

Reed or strawlike materials.

Rope or other fibrous strand elements.

Glass block.

Concrete block, plain or painted.

Wood.

Tempered glass.

Plexi-glass.

5.1.2 Gate Materials

a. Acceptable Materials, Colors and Finishes

Wrought Iron: Paint black.

Wood: House color or trim color.

See Exterior Color and Finishes (Section 5.10).

b. Unacceptable Finishes

Wood gates may not be finished in natural wood tones (i.e. redwood, clear varnish, etc.).

All gates and fences must be maintained and painted. Gates and fences must be painted within 15 days of installation and must conform to the color requirements.

5.2 Patio Structures, Sunshades, Trellises and Gazebos

City Permits are required for structures attached to a house.

In an effort to minimize disputes (blocking someone's view, etc.), Owner shall insure the Owners adjacent to proposed improvement approves the plan by signing the submission form (See Appendix C).

However, if neighbor approval of a proposed improvement is unreasonably withheld by an adjacent owner, the Architectural Committee will not be bound by such failure to approve.

a. Acceptable Materials and Color

Roofing materials must match existing roofing color and style.

The proposed patio structures, sunshades, trellises or gazebos improvement color shall be white or match the existing color(s) on the home.

Vertical support members may be of metal, however they must be completely encased by wood or Committee approved masonry materials.

b. Unacceptable Materials

Structures and frameworks of metal (except as noted above).

Roofing materials of crushed rock, built-up roofing.

Asphalt shingles or shakes.

Plastic, glass, fiberglass, flat or corrugated.

No objects such as urns, pots, planters, etc, will be placed on top of such structures. All such “adornments” will be located under, around or suspended within such structure.

5.3 Drainage

Drainage will be in accordance with the concept and design shown on tract grading and improvements plans. Any changes from the S&S grading must be indicated. It will be the responsibility of the lot Owner to insure the drainage system functions in a manner so as to not cause damage to common area or other lots in the development.

a. Gutters and Downspouts

All gutters will be concealed unless designed as a continuous architectural design feature. Exposed gutters used as an architectural feature will be colored to match or contrast with the surface to which attached.

5.4 Paved Areas

All exterior paved areas will be made of one of the following materials:

Wood decking (rear yards only),

Masonry units (brick or stone, indicate type) must harmonize with existing material used on home,

Concrete, textured concrete - indicate color and pattern,

Exposed aggregate,

Combinations of the above.

5.5 Lighting

Lighting may be placed in the rear yards in landscaping for decorative purposes. The bulbs may be white or colored. Lighting may be placed along walkways for safety and in landscaping for decorative purposes. Lighting may also be placed on top of pilasters. Lighting placed along walkways must be “Pagoda” style. The bulbs must be white for walkways and pilasters.

5.6 Plants and Trees

All shrubs, trees, grass and other plantings must be neatly trimmed, properly cultivated and maintained continuously by the Owner. Failure to do so may result in the Association's gardeners bringing the landscaping up to standard and the cost incurred by the Association shall be charged to the Owner of the lot and, if not paid in timely manner, the Board shall have the right after notice and hearing to levy a Reimbursement Assessment against the Owner in an amount equal to such costs.

The placement of trees should consider future growth that will not cause cracking or lifting of adjacent structures or common areas (i.e., walls, walkways, sidewalks, foundations). Any damage will be the responsibility of the Owner. It is suggested that trees and plants be irrigated by underground sprinkler systems.

5.7 Ornaments and Adornments

Ornaments and adornments are subject to the approval of the Committee. These include such items as statues, structures, fountains or ponds.

In an effort to minimize disputes (blocking someone's view, etc.), Owner shall insure the Owners adjacent to proposed improvement approves the plan by signing the submission form (See Appendix C).

However, if neighbor approval of a proposed improvement is unreasonably withheld by an adjacent owner, the Architectural Committee will not be bound by such failure to approve.

5.8 Pools and Spas

The plans must describe location of pool/spa and equipment. See Section 6.2.3 “Special Guidelines for Exterior Alterations, Additions, Improvements and Slope Maintenance.”

Owner shall insure the Owners adjacent to proposed pool or spa approves the plan for the proposed pool or spa by signing the submission form (See Appendix C).

However, if neighbor approval of a proposed pool or spa is unreasonably withheld by an adjacent owner, the Architectural Committee will not be bound by such failure to approve.

5.9 Structural Changes

Structural changes are subject to the approval of the Committee. Plans and specifications must be submitted per Section 3.0 and Appendix C

In reference to the replacement of rear windows with sliding glass doors. Existing double windows, in the rear of a dwelling, may be replaced providing that the dimension of a new entry does not exceed the width of the prior window jam or rise above the header. Set backs must meet City or County building/zoning Codes.

Satellite dishes, greater than one meter in diameter and visible from the street or common area are prohibited.

5.10 Exterior Color and Finishes

The Committee must approve any exterior color or finish changes of masonry, cement, stucco, wood or metal. Owner shall include the manufacturer's color sample, including the manufacturer's color code number or identifier in the plans describing the proposed improvement.

5.11 (Removed)

5.12 Equipment or Structures Exceeding Fence Height

Structures exceeding fence height and visible from common area or an adjacent property such as children's swingsets (or jungle gyms, etc.), basketball backboard, general structures (including pipes, poles, wires, wood, metal, stucco, masonry, brick, etc.), and similar equipment shall be approved by the Architectural Committee and adjacent property Owners.

In an effort to minimize disputes (blocking someone's view, etc.), Owner shall insure the Owners adjacent to proposed improvement approves the plan by signing the submission form (See Appendix C).

However, if neighbor approval of a proposed improvement is unreasonably withheld by an adjacent Owner, the Architectural Committee will not be bound by such failure to approve.

The restrictions on structures exceeding fence height do not include trees, bushes, plants, vines or foliage. The Association does not guarantee a view to any Owner.

5.13 Views Restricted by Any Improvement Located On Association Property

It shall be the policy of the Committee and Board not to guarantee an Owner's view.

Without limitation, views from lots may be (a) partially, materially or totally obstructed by trees, plants and/or other landscaping installed by the Association and (b) partially, materially or totally obstructed by any improvement of any type constructed by the Association within or outside of the property.

The Association shall not be obligated to remove, relocate, top or prune any tree or other plant owned by the Association. In addition, the Association shall not be obligated to remove, relocate or modify permanent structures erected by the Association or developer (S&S) within or outside the property.

5.14 Views Restricted by Any Improvement Located On Owner's Property

It shall be the policy of the Committee and Board not to guarantee an Owner's view.

Without limitation, views from lots may be (a) partially, materially or totally obstructed by trees, plants and/or other landscaping installed by the Owner and (b) partially, materially or totally obstructed by any improvement of any type constructed by the Owner within or outside of the property.

The Association shall not be obligated to require an Owner to remove, relocate, top or prune any tree or other plant. In addition, the Association shall not be obligated to require an Owner to remove, relocate or modify permanent structures erected by the Owner within or outside of the property.

However, the Committee and Board, shall have the right (per CC&R, Article VIII, Section 8.12.), but not the obligation, to require any Owner to remove, top or prune any tree, plant or structure erected by the Owner which the Committee and Board reasonably believes materially obstructs the view from any lot.

6.0 SPECIAL GUIDELINES FOR EXTERIOR ALTERATIONS, ADDITIONS, IMPROVEMENTS AND SLOPE MAINTENANCE

6.1 Exterior Improvements in General

Your home is in an area where the prevailing soils are highly expansive. This condition is common to the Southern California area in general. In the development of the property, S&S Construction Co. has carefully

developed lots and built improvements which are designed to meet prevailing conditions. However, proper care and adequate maintenance is needed to maintain the property and the present improvements. Future alterations and additions of any kind to the property must be carefully undertaken.

So that you understand your responsibility, a development such as this is achieved by excavation of natural contours and hilly areas and placement of fill in low areas under carefully engineered conditions. Design criteria are numerous and provided by law but are generally governed by safety, aesthetics and comfort. It is common for a lot to be bordered by a slope. Too often Owners become lax in proper maintenance of slope and drainage devices, resulting in serious consequences.

Where the prevailing soils (or bedrock) are expansive, as in most areas in California, proper maintenance becomes even more important. Expansive soils expand when in contact with water, and alternately shrink when moisture is reduced. In California the extremes of seasonal moisture changes in soil could be detrimental to the structures supported by such soils. In recognition of this problem, your residence has been constructed from the tops-of-slopes and is supported by a concrete slab system which can tolerate a reasonable level of seasonal soil moisture change. However, a change in lot drainage or erratic irrigation could result in damage to slabs and possibly unsightly cracks in structure.

These guidelines have been prepared to inform you how to maintain your property and how to design and build additions to it. Future problems and damage to existing improvements can be avoided. It is suggested and recommended that you obtain expert advice before causing any alterations or improvements to your property.

Future maintenance, alterations and additions are your responsibility. Neither S&S Construction Co. nor the Association is responsible for any damage which may result from your failure to follow these guidelines.

6.2 Guidelines for Construction of Exterior Improvements

6.2.1 Concrete Flatwork

Due to the expansive type of the prevailing soils, concrete flatwork (walks, patio slabs or swimming pool decking) will crack. Inclusion of expansion joints at frequent intervals and welded wire mesh will help reduce the potential for excessive cracking. If cracks occur allowing excessive localized moisture infiltration (Such as around pools) they should be widened, cleaned out and sealed with a flexible joint filler.

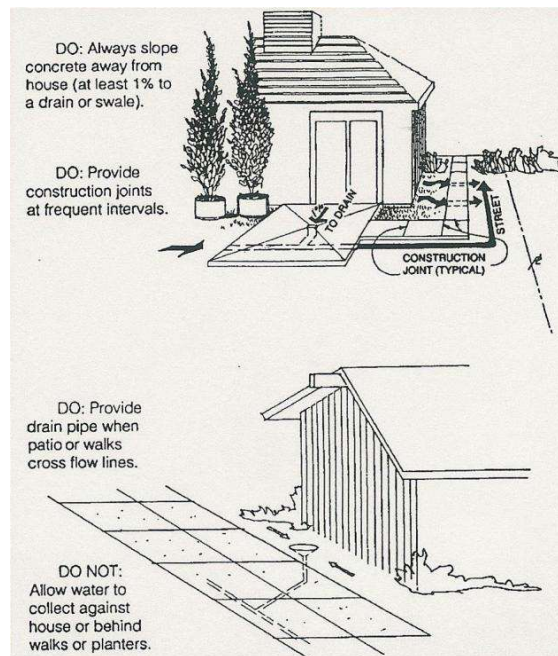


Figure 6.2.1.1

When installing any concrete flatwork, once again, care should be taken so as not to significantly alter the established drainage patterns of your property. The following general rules should be observed:

1. Concrete walks located in side yard areas should be poured up to the foundation wherever possible and sloped away from the house.
2. Sidewalks should not be installed in side yard swales unless a new drainage device such as a reconstructed swale, a gravel filled trench or a drain pipe is provided to replace the obstructed swale.
3. It is extremely ill-advised to leave a space between the foundation and the sidewalk for planting. This area collects and ponds water during periods of rainfall or from landscape watering. It could provide a source of water which is detrimental to the foundation or slab floor. Such a planting area should be left only when proper drainage of excess water below the sidewalk is provided.
4. Patio slabs should be poured up to the house foundations wherever possible and sloped away from the house. A planting strip between the patio slab and foundation should not be left unless proper underslab drainage away from the foundation is provided.
5. Patio slabs are usually much larger than sidewalks. There is a greater chance that the drainage pattern will be obstructed, particularly at the rear of the house. It is emphasized that positive drainage be restored around the perimeter of the slab by constructing drainage swales or by other means.
6. In the event patio slabs are covered, it is extremely important that positive drainage be provided around the perimeter of the slab. As a rule, walls and patio slabs should be elevated 1-1/2 inches above the finish grade, (the level of soil remaining after completion of construction of the home) or above the grade level remaining after landscaping is completed. In that connection, care should be taken not to obstruct any weep holes in walls and planter boxes.

6.2.2 Garden Walls

Garden walls should be designed (in a well drained lot) to withstand soil movement without excessive cracking. Some tilt of the walls should be anticipated where walls are constructed close to the top-of-slope. Inclusion of construction joints at intervals in block walls that are vertical to the top-of-slope line will diminish the potential for unsightly cracks. Remember that a garden wall is not a retaining wall and therefore earth work should not be placed behind or against garden walls and should not be placed as part of planter boxes. It is recommended that a qualified engineer be consulted in the design of any retaining walls to insure that proper construction techniques are used in satisfying your needs and the individual characteristics of your property.

6.2.3 Pools and Spas

Most of the yards in the development are sufficiently large to house a pool and spa. However, the nature of the prevailing soils can cause cracking and distress of the pool. It is imperative that pool construction be performed with proper care. A well reputed pool company should be employed and informed that the prevailing soils are highly expansive. Most pool constructors have especially designed pools for expansive soil (some referred to as “heavy duty” or “floating” pool). The design of these pools is such that the pool shell is tolerant to a higher level of earth pressures and different support. The pool may undergo minor amounts of tilting without loss of integrity and function. It should be recognized that the earth pressures active on the outside of the pool shell are partially countered by the water pressure within the pool. Each time a pool is drained, the help provided by water pressure is removed and the pool shell is subjected to undertake stress. It is therefore imperative to undertake an adequate maintenance program so that the need for pool drainage is kept to a minimum.

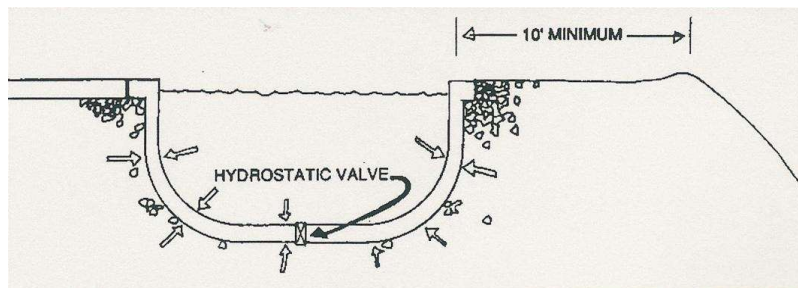


Figure 6.2.3.1

Excessive differences in soil supporting capacity near the top edge or crest of a slope could induce Stress beyond even that a “heavy duty” pool could withstand. It is recommended that improvements such as pools and spas are to be constructed within 10-12 feet from the edge of a slope, construction of such improvements should only be undertaken if the rear yard layout and the improvements have been designed to the advice and specifications of a geotechnical consultant and your pool contractor has been provided with a special design to be constructed in such areas.

6.3 Guidelines for Drainage and Slope Maintenance

Your lot has been carefully designed and manufactured to the Standards established by expert geotechnical advice and local government jurisdiction.

Never alter your slopes (if any), the contours of your property or the drainage without first obtaining expert advice. Should you contemplate modification of manufactured or natural slopes within your property, consult with a soils engineer, civil engineer or other “Land Development” geotechnical consultant. Any oversteepening may result in the need for expansive retaining devices. The undercutting of a top-of-slope may reduce the designed safety factor which could result in slope failure.

Care should be taken that slopes, terraces, berms (ridges at crown of slopes) and proper drainage are not disturbed or obstructed. All roof and surface drainage including rear, side and front yard runoff should be drained to either the street, storm drain, or other suitable collection devices by non-erosive devices such as sidewalks, drainage pipes, ground gutters, driveways, swales, etc.

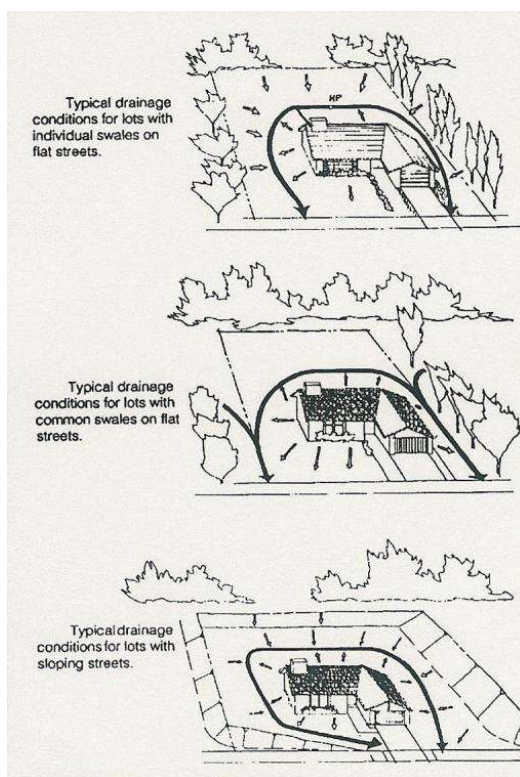


Figure 6.3.1

Keep all drains cleaned and unclogged, including any gutters and downspout. During heavy rain periods, inspect drainage performance often, as this is when trouble occurs. Watch for gullying and ponding. Correct problems as soon as possible.

Any leakage from pools, water lines etc. or bypassing of drains should be promptly repaired .

Eliminate animal burrows and animals that make them, as they can cause diversion of surface runoff, and promote accelerated erosion. Do not spread loose fill over slopes.

APPENDIX A (REMOVED)

APPENDIX B (REMOVED)

APPENDIX C - ARCHITECTURAL REVIEW COMMITTEE APPLICATION FOR IMPROVEMENT

ARCHITECTURAL REVIEW COMMITTEE

APPLICATION FOR IMPROVEMENT

Subject to Rules and Regulations IX. G.

*Do not commence any work prior to receiving WRITTEN approval

This form must accompany the submission of two (2) copies of plans/specification for landscape plans or improvements to your home for approval by the Architectural Review Committee.

Form and plans must be submitted at least one (1) week prior to the Architectural Review Committee meeting to:

Ed Parada, CCAM-LS-PM

Porter Ranch Community Association Management

P.O. Box 8047, Porter Ranch, CA 91327-8047

Homeowner Name: _____

Address: _____

Tract #: _____ Lot #: _____

Home Phone: _____ Business Phone: _____

Proposed Work: _____

Proposed Start Date: _____

Name of Contractor: _____ Phone: _____

Contractor License #: _____ Expiration Date _____

The undersigned neighbors have reviewed the attached plans/specifications:

Name	Address
1. _____	_____
2. _____	_____
3. _____	_____

Note: Neighbors' signatures are required for walls, fences, children's playground fixtures of anything (not including trees/bushes) exceeding fence/wall height. The Association does not guarantee a Homeowner's view.