

SERRANO DEL VISTA HOMEOWNERS' ASSOCIATION

Present Owners and Purchasers Guidelines

ARCHITECTURAL RULES AND REGULATIONS

(Revised July 2012)

Serrano Del Vista Architectural Rules Revised July 2012

The Board of Directors officially adopted the enclosed Architectural rule revisions at the meeting on July 18th 2012.

Please file with your Records

Serrano Del Vista Homeowners' Association Architectural Rules and Regulations

SERRANO DEL VISTA HOMEOWNERS ASSOCIATION PRESENT OWNERS AND PURCHASERS GUIDELINES

ARCHITECTURAL RULES & REGULATIONS

The Master Declaration of Covenants, Conditions and Restrictions (CC&R's) for Serrano Del Vista Homeowners Association pertaining to the improvements, changes, modifications or additions to the exterior of houses or yards will be the basis for the rules and regulations of the Architectural Committee.

It is the responsibility of each member of the Homeowners Association to know and understand these Articles. If you have any questions, contact the Chairman of the Architectural Committee.

As defined in Article 1, Section 14, the term "improvements" shall include buildings, outbuildings, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, hedges, windbreaks, plantings, trees and shrubs, poles, signs and all other structures and landscaping improvements of every type and kind.

The following Articles will be used as the guidelines for all "improvements:"

1. **ARCHITECTURAL APPROVAL** (Article XII, Section 1)
In order to maintain a uniform and well-maintained appearance throughout the Project, no exterior improvements or other structures shall be commenced, erected, altered or maintained upon the Project without the prior approval of the Architectural Committee.
2. **ARCHITECTURAL COMMITTEE** (Article XII, Section 2)
The term "Architectural Committee" shall mean and refer to the committee, consisting of not less than three (3) or more than five (5) members appointed by the Board of Directors from the membership of the association, pursuant to Article XII, Section 2.
3. **SUBMISSION FOR APPROVAL OF PLANS** (Article XII, Section 3)
 - A. No improvement, alteration, or other structure or addition shall be commenced, erected, altered or maintained within the Project, nor shall any exterior addition, change, alteration or change in original exterior color to any unit be made until plans and specifications showing the nature, kind, shape, height, materials and location of the same are submitted to and approved in writing by the Architectural Committee. All necessary City Of Banning building permits must be submitted to the Architectural committee before work can commence.
 - B. Any work described in the plans and specifications that required submission to the Architectural Committee for approval under the CC&R's and/or the Architectural Rules and Regulations shall be started and completed within sixty (60) days after date of approval unless an extension is requested and approved in writing. Failure to start the work within forty-five (45) days voids the Architectural Committee's approval.

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- C. The finished project must conform to the plans and specifications that were submitted to, and approved by, the Architectural Committee.
- D. No plan will be approved for an improvement, alteration, etc. to a property that is not covered by the General Rules, CC&R's or the Architectural Rules & Regulations.

4. **APPEALS** (Article XII, Section 4)

In the event plans and specifications submitted to the Architectural Committee are disapproved, the party making such submission may appeal in writing to the Board, as outlined in Article XII, Section 4.

5. **MAINTENANCE OF LOTS AND UNITS** (Article IV, Section 2)

- A. Sheds will only be allowed in the rear/back yard and only if they cannot be seen from any common area and are not to exceed the height of the common wall or fence of the adjacent property.
- B. Gravel, pea gravel, crushed rocks, and painted rocks may not be used as a replacement for lawn in any front yard, or in any rear/back or side yard, adjacent to any common greenbelt walkway, except that, with prior approval of the Architectural Committee, gravel, pea gravel or crushed rock, which is compatible with the color of the house, may be used, sparingly, to accent low water using plants. Note: Samples of the above must be submitted with the architectural application and plans for approval.
- C. With prior approval of the Architectural committee, the following may be substituted for lawn in any front yard, or in any rear/back or side yard adjacent to any common greenbelt walkway.
 - 1. Low water using plants.
 - 2. Artificial turf, or
 - 3. Boulders, large rocks, river rocks and pavers, which are compatible with the color of the house.

Note: Samples, or color pictures, of the above must be submitted with the architectural application and plans for approval.

- D. With prior approval of the Architectural committee, the following may be substituted for narrow strips of lawn between retaining walls and curbs.
 - 1. Low water ground cover,
 - 2. Artificial turf, or
 - 3. Broken flagstone, and pavers, which are compatible with the color of the retaining wall.Note: Samples, or color pictures, of the above must be submitted with the architectural application and plans for approval.

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- E. Thirty five (35) percent, or more, of the yard must be in plants or ground cover.
- F. Cactus gardens are not permitted.
- G. All landscaping must be maintained in such a way as to present a neat and orderly appearance.
- H. Statues are allowed in front of the house and are not to exceed thirty (30) inches in height and eighteen (18) inches in width and are limited to three (3), in number.
- I. Potted plants may be located in the front areas, but they are not to exceed thirty (30) inches in height overall and four (4) in number. Plastic containers of the type used by nurseries to grow and deliver landscape vegetation are not acceptable for display.
- J. Trees – Approved trees are Camphor, Flowering Plum, Sago Palm, Crape Myrtle, Liquidambar, African Sumac, Queen Palm, Birch or any other variety approved, in writing, by the Architectural Committee.
- K. No trellis will be allowed in any front or side yard visible from any street or common area (or any rear yard adjacent to any common greenbelt walkway).
- L. No Gazebos will be allowed in any front or side yard visible from any street or common area (or any rear yard adjacent to any common greenbelt walkway).

6. **SIGNS** (Article IV, Section 4)

- A. No sign, poster, billboard, advertising device or other display of any kind shall be displayed so as to be visible from the outside, or inside, of any portion of the Project without the approval of the Architectural Committee.
- B. Signs exempt from Architectural Committee approval, which are visible only inside the Project are as follows:
 - 1) For Sale signs that are customarily provided by Realtors.
 - 2) Home security signs that are provided by the security company. These signs are to be placed in a discrete location.
 - 3) Signs or decorations may be displayed (during the season) for the current holiday theme(s) and expressions.

7. **ANTENNAS** (Article IV, Section 12)

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In accordance with State Law AB104, effective January 1995, satellite/antennas may be installed, provided they do not exceed a diameter, or diagonal measurement of thirty-six (36) inches, and are not installed on the front side of the house.

8. **PATIO COVERS** (Article IV, Section 18 and ARTICLE XII, Section 8)
In addition to the conditions set forth in the above referenced sections, the following will also apply:
 - A. Patio covers may be constructed with either slotted roofs or solid portions. No rolled roofing will be allowed.
 - B. All patio covers are to be white in color.
 - C. Patio covers may be constructed on the side and rear yard areas (but not in the front yard) and will subject to a two (2) foot setback from the respective side or rear boundary line.
9. **COLOR SCHEME** (Article XII, Section 3)
 - A. Repainting of units, their trim and other appurtenances to their original color at the time of construction does not require Architectural Committee approval. The color must be the same as the original.
 - B. Any variance from the original color requires Architectural Committee approval. A color sample must be submitted with the application and no painting can begin until the approval is received from the Architectural Committee.
10. **FENCES** (Article XII, Section 8)
 - A. All wood fences/gates are to be maintained as follows:
 - 1) Stained wood – with cedar tone penetrating oil for exterior wood.
 - 2) Painted wood – with a color of exterior paint which is compatible with the color of the stucco on the house.
 - 3) Wood fences may be replaced with white vinyl material, or vinyl material which is compatible with the color of the stucco on the house. Vinyl fences are to be constructed of simple manufactured box-shaped components equivalent in appearance to the fencing already in place on this development, six (6) feet in height and of manufactured six (6) foot panels with gates to match. All fences must be erected in accordance with the City of Banning Building Codes.
 - B. Stucco coated cement block walls are to be maintained with stucco color coat, or paint, which is compatible with the color of the stucco on the house.
 - C. New block walls shall be constructed of slump stone.

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D. Wrought iron fences must be maintained with gloss white paint.

11. **SPECIFIC PROVISIONS** (Article XII, Section 8)

- A. No garage may be converted for use as a living space.
- B. No room additions may be constructed upon any unit.
- C. No patio may be screened-in or enclosed.
- D. Any fence, or wall, constructed by an owner will be subject to review and approval by the Architectural Committee, and the City of Banning.
- E. Units may be utilized for single family purposes only and may not be altered or modified in order to allow multiple family uses.

12. **OWNER RESPONSIBILITY** (Article VII, Section 4b and Article XII, Section 5a)
Owner applicant is responsible for all actions of any contractor employed by him/her.

13. **OBSTRUCTION OF COMMON AREA** (Article IV, Section 3)
Owners or residents having any work done will ensure that no rubbish, or material, will be left on the street longer than 72 hours.

14. **GENERAL PROVISIONS** (Article XII, Section 5)
Review and approval by the Architectural Committee of plans and specifications does not constitute approval of engineering and design.

The Architectural Committee, Homeowners Association, and Board of Directors assume no liability or responsibility for any defect in any structure constructed from such plans and specifications. Approval of plans and specifications by the Architectural Committee does not relieve the owner applicant of the responsibility to obtain any necessary building permits and approvals from the City of Banning.