

Bridlevale Homeowners Association



Design & Review Manual

(Adopted and Revised October 2012)

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SECTION ONE – GOALS AND OBJECTIVES

This document contains all pertinent information about the design review process of Bridlevale Homeowners Association (Bridlevale). It will be used by the members of the Architectural Review Committee (ARC), the Board of Directors and the Bridlevale property owners to ensure a fair and efficient review of all requests for exterior alterations and improvements. It is intended that this booklet will increase the homeowners' awareness of the ways in which the integrity of the design plan of the community is preserved by design review and will improve their understanding of the responsibilities all homeowners must assume in this process. The guidelines in Section Four are drafted to address specific exterior improvements for which homeowners most commonly submit applications.

PLEASE NOTE: ALL HOME IMPROVEMENT APPLICATIONS MUST BE
SUBMITTED TO THE ARCHITECTURAL COMMITTEE WITHIN
150 DAYS FROM CLOSE OF ESCROW.

The objectives of this booklet are:

- To provide uniform guidelines to be used by the ARC in reviewing applications for conformance to the standards and procedures set forth in the Declarations of Restrictions (Declaration) for Bridlevale.
- To assist residents in preparing an acceptable application for submission to the ARC.
- To increase residents' awareness and understanding of the Declaration of Restrictions as they apply to design review.
- To guide the Association in the maintenance and improvement of the quality of the living environment in Bridlevale.
- To relate exterior improvements to the design concept of the Bridlevale Design Guidelines.
- To illustrate basic design principles which will aid residents in developing exterior improvements, which are in harmony with the immediate neighborhood and the community as a whole?

All residents benefit from the planning and design that are an important part of the development of Bridlevale. The intent of design controls is not to inhibit individuality and creativity, but to assure residents of a continuity of design which will help preserve and improve the appearance of the project, protect property values, and enhance the overall environment of the community.

This booklet applies only to exterior alterations and improvements, including landscaping, made by homeowners to their property. Interior decorations and alterations are exempt from design review as long as they do not impact the exterior appearance of any structure or residence.

These guidelines may be amended. It is anticipated that the changes will be primarily additions to the guidelines and will not involve substantive changes of the existing guidelines. However, the existing guidelines may be amended to reflect changed conditions or technology.

The ARC will conduct a yearly evaluation of the guidelines to determine if amendments are required. Homeowners should submit requests for additions or changes to these guidelines to the ARC.

SECTION TWO – LEGAL BASIS: THE DECLARATION OF RESTRICTIONS

The basic authority of the Association for maintaining the quality of design at Bridlevale comes through the Declaration of Restrictions (Declaration) which is a part of every deed of ownership. Specifically, Article V of the Declaration addresses the ARC and the design review process.

The Declaration establishes the Bridlevale Homeowners Association and the Architectural Review Committee (ARC). The ARC then is charged with the obligation to ensure that all proposed exterior alterations maintain the quality of design at the project. This involves the regular review of all applications for exterior alterations submitted by residents. It also involves the composition and regular review of the design guidelines and procedures contained in this booklet.

SECTION THREE – THE ARCHITECTURAL REVIEW COMMITTEE

I. ARCHITECTURAL REVIEW COMMITTEE AUTHORITY

- A. Homeowners must obtain approval from the ARC prior to commencing work on any exterior building, structure or improvement, including, but not limited to landscaping, grading, fencing, color changes or other alterations to the exterior of existing structures. Once a plan is approved, it must be completed as specified. Any subsequent modifications must have separate approval prior to installation.
- B. It is important to understand that the ARC review authority is not limited to major alterations such as adding a room or deck to a house. It also includes minor alterations such as changes in color to existing structures.
- C. Each application is reviewed on an individual basis. At this time, there are no “automatic” approvals. For example, a homeowner who wishes to construct a deck, identical to one that was approved by the ARC, is still required to submit an application and obtain approval. Factors specific to a particular lot, such as view, will be considered and therefore make each situation unique. At a later time the ARC may establish exemptions from its review.

SECTION FOUR – DESIGN REVIEW PROCEDURES

I. APPLICATION REQUIREMENTS

Approval of any project by the Architectural Review Committee (ARC) does not waive the necessity of obtaining the required City and County permits, such as, pool permits and building permits. All approved applications must be stamped by the ARC Committee prior to obtaining permits.

Obtaining a City or County permit does not waive the need for Architectural Review Committee approval.

- A. All requests are to be submitted to the ARC through the property management company.
- B. All requests for architectural approval or variances must be made on the standard “Bridlevalle Homeowners Association, Home and Landscape Improvement Application”. A copy of the application is attached and an original application can be obtained through the management company. Homeowners should retain the golden copy of the application form upon submittal.
- C. Construction drawings: two complete sets of plans shall be submitted with the application. All drawings must indicate and be made to scale. All drawings must show the home and improvements in relation to the lot with all appropriate dimensions indicated.
- D. An application fee may be required from an applicant if the ARC, at its sole discretion, determines that the plans require review by an architect, engineer, or other professional. The maximum fee is \$500.
- E. General Specifications Must:
 - 1. List materials, dimensions, quality and finishes.
 - 2. Indicate method of installation or application of the material.
 - 3. Provide a fully dimensioned plot plan with enough detail to clearly show proposed improvements.
 - 4. Include a photograph of the affected elevation.
 - 5. If required, submit a statement regarding anticipated effect on view of surrounding lots (contact the ARC or management company to determine if view statement required).
- F. Color Specifications Must:
 - 1. Indicate the color of stain or paint by manufacturer’s number, respective to building parts or surfaces.
 - 2. Include color samples or scheme numbers from the approved color chart. Note accordingly if color is intended to match an existing surface.
 - 3. Include samples of materials having inherent colors such as masonry, if they are to be used in their natural finish.

- G. Neighbor notification: The signatures of the owners of all adjacent lots must be obtained on the application form. (Neighbors are defined as homes on either side of your home, homes in front or behind your home and/or homes that will have a view of your improvements). The intent of this requirement is to advise your neighbors who own property adjacent to your lot of proposed work in order to avoid future conflicts. If a neighbor(s) disagrees, ask the neighbor to complete the comment section on the application form. Disagreement of neighbor(s) will be considered; however, such disagreement will not bind the ARC's decision. Management shall notify off-site Owners via certified mail of a neighbors proposed improvements. If the off-site Owner does not respond within 10 days, the ARC shall deem that the off-site Owner does not have any objections to the improvements.

*****NO APPLICATION WILL BE CONSIDERED COMPLETE UNTIL THE NEIGHBOR NOTIFICATION CONDITION HAS BEEN SATISFIED*****

- H. If the developer owns an adjacent lot, the neighbor notification requirement will be waived for that lot as long as the developer has appointed at least one member of the ARC.
- I. Right of Entry: If construction work requires the use of common area, or access from or over property not owned by the applicant for purposes of transporting labor and materials, or for the temporary storage of materials for the work, the applicant shall obtain written permission from the Bridlevale Board of Directors or the lot owner for the right to enter during construction. A cope of the letter granting permission shall be submitted the ARC prior to commencement of construction. A security deposit or bond, as deemed necessary by the ARC, may be required from the contractor. Unused deposits will be refunded after completion of work. Any permanent placement of property or utility lines on anther's property will require the recording of an easement at the requesting owner's expense.

II. ARC REVIEW CRITERIA AND PROCEDURES

- A. The ARC shall evaluate each application on the individual merits of it particular situation. Besides evaluation of the particular design proposal, the review process shall include consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance, may not be acceptable for another.
- B. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining house, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color, and construction details.
- C. Beyond compatibility, other concerns include views, access, and sunlight. The ARC may request that plans and specifications include an analysis of whether any proposed improvements or landscaping alterations would impair any view from another residence or lot. Although the ARC may consider view impairment, the ARC shall have the right to balance view consideration with other factors when redering its decisions and the ARC shall have the right to approve an improvement which adversely affect views.

- D. All applications will be approved, approved with conditions, denied or returned for more information, within sixty (60) days of receipt by the ARC.
- E. Approved plans will be signed and stamped, indicating ARC approval. One set will be returned to the applicant, the ARC for future reference will retain one set, and the property management company will keep one set.
- F. Variances: The ARC may authorize variances from the ARC Guidelines as special circumstances such as topography, natural obstructions, aesthetics or environmental considerations allow or require.
- G. No Waiver of Future Approvals: The approval by the ARC of any proposals, plans, specifications, or drawings will not bind the ARC to approve the same or similar plan in the future. The ARC specifically reserves the right to reject the same or similar plans, specifications, or proposals subsequently submitted.

III. APPEAL PROCESS

- A. Appeals: In the event plans and specifications submitted to the ARC are disapproved, the party or parties making such submission may appeal, in writing, to the Board of Directors. The Board must receive the written request not more than thirty (30) days following the final decision of the ARC. Within thirty (30) days following receipt of the request for appeal, the Board shall set a hearing date when it will render its decision. The homeowner will be advised of the hearing date at least fourteen (14) days in advance and may attend to present his/her position. The decision of the Board of Directors is final.

IV. CONSTRUCTION/INSTALLATION GUIDELINES

- A. City and County Permits: Approval by the ARC for any improvement does not waive the necessity of obtaining required city and county permits. Obtaining city and county permits does not waive the need for ARC approvals.
- B. Time Period? Work shall be completed within sixty (60) days from the date of approval. If the scope of the job warrants more time, the ARC may extend the construction period as necessary. The applicant shall submit a construction phasing plan and schedule indicating a longer construction period.
- C. Standard Specifications: All work must be conducted in accordance with the standard specifications in Section Six of the booklet.
- D. Damage: Homeowners shall be responsible for any damage caused to the streetscape or open space areas as a result of the construction of improvements. This includes construction debris and other materials used in making said improvements. All refuse must be removed from the premises.

- E. Disruption of Community Common Area Or Residential Lots: Common area or residential lots which are damaged or disrupted due to installation/construction of an individual owner's improvement(s) must be restored to their original state at the installing owner's expense. Any improvement plan requiring work or placement of material over or under common area or residential lot must fully detail the exact location of such work in relation to the lot and any structures on the lot. Proper authorization for work on common area or on residential lot must be obtained from the Board of Directors or the owner of the lot, respectively. Permanent placement of property on common areas or a residential lot shall require the recording of an easement at the installing homeowner's expense.

V. COMPLETION

- A. Notice of Completion: The applicant will forward a Notice of Completion (of approved proposed improvements) to the ARC when all construction is completed (copy included in Section Six of the Booklet).

VI. INSPECTIONS

- A. Approved Installation Inspections: The ARC may inspect at any time improvements, changes or alterations for which the owner has applied for or received ARC approval. The right of inspection shall terminate sixty (60) days after the Owner has given written Notice of Completion. ARC shall provide reasonable notice when an inspection will require access to enclosed areas such as backyards.
- B. Conformity Inspections: ARC inspections for installation conformity of improvements not previously approved by the ARC may be conducted at any time.

VII. VIOLATIONS

- A. Improvements, which are installed without the necessary approval from the ARC, will constitute a violation of the Declaration and may require modifications to or removal of work at the expense of the lot owner. Remedies will be pursued to the fullest extent permitted by the Declaration and applicable State Law.
- B. Reporting Violations: All residents have the right and responsibility to bring to the attention of the Association, through the property management company or ARC, any violations of the Bridlevalle Design Guidelines.

SECTION FIVE – SPECIFIC DESIGN GUIDELINES

I. AIR CONDITIONERS

- A. Visible units extending from windows are not permissible.
- B. Compressors and equipment are to be screened from view by fencing or landscaping.
- C. If air conditioning was offered as an option and was not installed by builder at the time of purchase, future installation of equipment must be located in the same area in which the optional unit would have been installed.
- D. Screens for noise may be required.

II. ANTENNA AND SATELLITE DISHES

- A. The Association recommends that you obtain approval for installation of a satellite dish or antenna prior to purchase of the equipment.
- B. The Association also recommends that you receive a guarantee from the installing contractor and/or manufacturer that the antenna or dish will operate as designed in the approved location.
- C. The Board of Directors shall approve all antennas and dishes. The request for approval must be summated initially to the Architectural Control Committee on the usual application form. The Committee shall ensure that all installation information has been submitted and that the proposed installation meets the minimum requirements stated below. Once this review is complete, the application shall be forwarded to the Board of Directors through the management company for approval by the Board.
- D. The maximum diameter of any dish and maximum diagonal measurement of any antenna shall be 36”.
- E. Antennas and satellite dishes may only be installed in a side or rear yard (i.e. not in the front yard or on the front of the house).
- F. Any application for approval of an antenna or satellite dish must show proof that all neighbors that share a property line (side or rear) have received notice of the proposed installation.
- G. If any neighbor objects to the proposed installation, the Board shall hold a hearing to allow all neighbors affected by the installation to give input to the Board before a final decision is reached.
- H. The Board may require screening in order to shield the view of the satellite from adjoining property at the discretion of the Board.

III. ATTIC VENTILATION

- A. Ventilators or other mechanical apparatus requiring roof installation are to be as small as is functionally possible and painted to match roof color. Units should be located on the least visible side of the roof and may not extend above the roofline.

IV. AWNINGS

- A. Awnings are not permitted.

V. BALCONIES

- A. Application is to provide the following information:
 - 1. Dimensions
 - 2. Material and Color
 - 3. Elevation Drawings
 - 4. Location of balcony in relation to the house and property lines
- B. No balcony or deck shall be higher above the ground than the highest dwelling floor level, without the express written approval of the Board or ARC.
- C. Owners should check City zoning for setback requirements. The total length shall be governed by the ARC based upon proportions and aesthetics. Balconies must be accessible from the interior of the house through a suitable door from the second story. Exterior stairways can be approved if they are not located in a setback or if they do not block views. Balconies must be painted to match trim.

VI. BARBECUES – PERMANENT

- A. Permanent barbecues are to be located in the rear yards only.
- B. Application is to provide the following information:
 - 1. Dimensions
 - 2. Material and Color
 - 3. Elevation Drawings
 - 4. Location of barbecue in relation to the house and property lines.

VII. BASKETBALL HOOPS

- A. Backboards with basketball hoops may be approved when mounted on the house above the garage door or on a metal pole installed on the side of the driveway. However, in order to receive approval for the installation of a basketball hoop on the side of a driveway, binding approval of the adjacent neighbor must be obtained by the homeowner in writing and filed with the ARC. Please see the Rules and Regulations manual for restrictions on portable basketball hoops.
- B. Basketball hoops may be installed in the rear yard after obtaining adjoining neighbors' signature of approval and written ARC approval.

- C. The backboard must be made of a durable and weather resistant material such as fiberglass, plexiglass, or aluminum.
- D. All basketball installations must be kept in good condition at all times. Examples of violations would be a bent or missing hoop or a damaged net.

VIII. CLOTHESLINES

- A. Clotheslines are not permitted.

IX. DECKS

(See Balconies and Patios.)

X. DOG HOUSES AND DOG RUNS

- A. Dog Houses:

- 1. Doghouses shall be located in the side and rear yards only (behind fence parallel to street), in an area that is visually obstructed. Doghouses are also to be located out of sight from surrounding property.

- B. Dog Runs:

- 1. Dog Runs are permissible if approved by the ARC depending on the specific location proposed.
- 2. Vinyl covered chain link fencing may be used for a dog run only in conjunction with a solid privacy fence (see FENCES below for details on solid fencing).
- 3. Dog runs must be cleaned regularly to prevent odors.

XI. DRAINAGE

- A. There shall be no interference with the off-site drainage pattern that exists at the time the overall grading is completed by the Builder of which is shown on any plan approved by the ARC. The owner is responsible for maintaining proper, positive drainage at all times. **ARC is not responsible for reviewing drainage.**

XII. DRYING YARD

- A. A drying yard may be permitted if screened from all views exterior to the lot by fence, hedge, or shrubbery. This screening must be approved by the Board or the ARC.

XIII. DRIVEPADS

- A. Drivepads are permitted; however, drivepads may not be used as storage areas for vehicles or any other objects.
- B. The required minimum average distance from the nearest side yard property line to the edge of the drivepad is four (4) feet.

- C. The space between the nearest side yard property line and the driveway must be landscaped in vegetation.

XIV. FENCES

- A. All fencing shall comply with the guidelines below. Previously approved colors as of the date of adoption of these rules will be permitted to remain; however, any future change, reconstruction or repainting of existing fencing and any installation of new fencing must comply with these guidelines.
- B. Any homeowner wishing to use another color selection than those specifically set forth in these guidelines must submit the proper forms to the ARC Committee for approval.
- C. Fence style and materials are to be compatible with the applicant's house. Chain link is not permissible as fence material except as specified in the Dog Run section. Barbed wire is not permissible as fence material.
- D. Placement of the fence and support structures may not interfere with adjacent sprinkler systems nor shall fences be constructed over irrigation lines.
- E. Structural framing, the unfinished side, or a fence varying from existing fence standards shall not be exposed to any public street, sidewalk, walkway, park, recreation area or neighboring lot.
- F. Material for side yard fencing will be given special consideration depending on its exposure to the neighborhood.
- G. All supportive posts shall be set in concrete.
- H. Stepped fencing is permissible where the grade slopes.
- I. Gates are to be of same material as the fence.
- J. Homeowners should refer to City Codes and requirements as they relate to pool and spa fencing.
- K. When views are to be preserved, tubular steel, wrought iron, or solid fencing no higher than thirty (30) inches must be used for at least the last ten (10) feet of rear yard fencing.
- L. All fences must be maintained in a manner that keeps them from developing black and/or white stains (usually from irrigation spraying onto an unsealed fence). Sealing is recommended, but not required. If the fence is not sealed, stains will have to be removed on a regular basis.
- M. Specific fence requirements:
 - a. Tan Color for Wood and Vinyl Fencing

Wood and vinyl fencing improvements must be tan in color. Approved color for wood fencing shall be Nomadic Taupe by Dunn-Edwards or equivalent

tan color approved by the ARC. Prior ARC approval is not required if you are going to repaint wood fencing specifically with Dunn-Edwards Nomadic Taupe. Vinyl fencing shall be of similar tan color approved by the ARC.

Previously approved existing colors prior to the aforementioned effective date will be permitted to remain; however, any future change, reconstruction or repainting of existing fencing and any installation of new fencing must be of the approved tan color.

b. Vinyl Fencing

The following specifications are the preferred specifications for construction of vinyl fencing. ARC approval must be obtained before start of construction for any vinyl fencing, whether such fencing conforms with these guidelines or if different specifications are requested.

1. Manufacturer: Maximum Vinyl
2. Style and Type: Tongue-and-Groove Privacy Fencing
3. Color: Tan
4. Height: Same as height of existing fencing being replaced (normally, six feet)
5. Capping: External flat cap

Tubular Steel or Wrought Iron:

- a. Black is the only color approved for wrought iron. No other colors will be approved.
- b. Additional fencing material may be applied to the interior side of fence to restrain small pets and children upon approval of the ARC. Supplemental landscape should be used to soften the appearance.

Solid Wood Fence – Privacy Fence

- a. Maximum height is six (6) feet.
- b. Consideration should be given to shadowing or view obstruction of adjacent property when utilizing a solid fence.
- c. All support posts installed below grade shall be of pressure treated lumber.

Masonry Walls: concrete block, brick, or slump stone.

- a. Concrete walls must be “stuccoed”.
- b. Solid block walls shall not exceed six (6) feet in height.
- c. Color must match existing structure.
- d. Brick and slump stone may be left natural upon approval of the ARC.
- e. Consideration should be given to shadowing or view obstruction of adjacent property when utilizing a solid wall.

Acceptable material for fencing:

- a. Wood
- b. Wrought iron or tubular steel

- c. Masonry or stucco, if materials conform to type, quality, color and character of masonry or stucco used elsewhere in the respective neighborhoods.
- d. Vinyl

This list is not all-inclusive.

Unacceptable fencing materials:

- a. Aluminum or sheet metal
- b. Chicken wire or wire mesh
- c. Galvanized or plastic chain link
- d. Plastic webbing, reeded, bamboo, or straw-like materials
- e. Corrugated or flat plastic or fiberglass sheets or panels
- f. Rope or other fibrous strand elements
- g. Miniature type fencing

This list is not all-inclusive.

XV. FIREPLACES, CHIMNEYS, FLUES

- A. The exterior appearance of a fireplace and chimney must match the existing or new structure.

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- B. When metal flues are used for pre-fabricated fireplaces, the roof vent must conform to standards lists under Part III "ATTIC VENTILATION" above.

XVI. FLAGPOLES

- A. The installation of flagpoles shall be subject to review and approval by the ARC.

XVII. GARAGES

- A. Each garage shall be used for purposes of vehicle storage and no garage shall be used, changed or converted in any matter, which prevents the storage of the lot occupant's vehicles.

XVIII. FOUNTAINS

- A. Fountains shall generally not be allowed in front yards or any portion of the lot visible to the street.

XIX. GUTTERS AND DOWNSPOUTS

- A. Gutters and downspouts must be painted or coated to match existing trim or stucco.
- B. Run-off from gutters must not affect adjacent property and should be directed to the street.

XX. HOLIDAY DECORATIONS

- A. External holiday decorations, including but not limited to Christmas and Chanukah lights, may be installed and displayed on residential lots for no more than 77

consecutive days from November 15th to January 31st. Such decorations may no be installed or displayed on such lots from February 1st to November 14th.

XXI. LANDSCAPE AND IRRIGATION

- A. All landscaping of every kind and character, including shrubs, trees, grass and other plantings, within any Lot shall be neatly trimmed, properly cultivated and continuously maintained by the Owner thereof in a neat and orderly condition and in a manner to enhance its appearance. The ARC shall have the right to require any Owner to remove, trim, top or prune a shrub, tree, bush, plant or hedge which the Board of the ARC believes unreasonably impedes the view of any other Lot Owner. (CC&Rs, Article VII, Section 21)
- B. No more than fifty percent (50%) of the plantable area in the front yard may be “hardscape”. “Plantable area” refers to the entire front yard except the Developer installed front entrance walkway and driveway. “Hardscape” refers to improvements such as patios, drive pads, and additional walkways.
- C. The remaining plantable area, excluding the hardscaped areas, must be planted with vegetation, to include but shall not be limited to shrubs, ground cover, grass and trees. Drought tolerant / low water-using plants are acceptable. (See Addendum A for a list of suggested drought tolerant plant.)

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The plantable areas, at the plants maturity, shall not have bare areas greater than a 3 foot x 3 foot area, for a total of 1.5 feet on each side. For aesthetic reasons, all bare areas must be filled in with ground cover, decorative rock, mulch or bark.

- D. Color and size of rock, mulch or bark shall be approved at the Architectural Control Committee’s discretion.
- E. Plants are not to encroach on walkways or block walkway lighting.
- F. Irrigation lines must be subterranean.
- G. Appropriate drainage shall be installed and directed to the street in order to prevent run-off into adjacent or common area property.
- H. Sprinklers should be adjusted so as not to spray adjacent properties or public sidewalks.
- I. Applications for landscape must include:
 - 1. List of plant material
 - 2. Location of plants on overall site plan showing, house (plot plan)
 - 3. Planters and retaining walls – with dimensions, materials, color/finish
 - 4. Hardscape, such as concrete, walk and patios, deck, patio covers with elevations (side views) and construction detail.

XXII. LIGHTING – EXTERIOR WALKWAY AND SECURITY LIGHTING

- A. Lights are to be directed onto application's property and screened to prevent light from falling onto adjacent property.
- B. Proposed fixtures are to be compatible with applicant's house in style and scale. Include a sketch or picture of fixture.
- C. Indicate wattage of lights.
- D. Indicate location of lights and area they will illuminate.

XXIII. PAINT – EXTERIOR OF RESIDENCE

The Board of Directors has devised twenty approved color schemes for Bridlevalle HOA. The devised color schemes blend with the developers original colors. Owners may not deviate from the scheme selected, by example; the colors are listed for specific areas of the home, such as, stucco, shutters, accent, trim, siding and/or garage doors. The paint colors noted must be applied to said areas. Only one color scheme may be chosen and may not be intermixed with another color scheme. The color schemes are displayed on Color Boards at Avalon Management, 43529 Ridge Park Drive, Temecula, CA 92590. The Color Boards can be checked-out by Homeowner's for a 24-hour period. A deposit of \$25.00 is required for those that wish to check out a chart. Limit one chart, per check out, per Lot. The \$25.00 deposit will be refunded when the chart is returned to the management office.

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Owners may paint their homes the original developer color without prior approval. However, prior approval from the Architectural Review Committee (ARC) is required when choosing an approved color scheme. The ARC reserves the right to disapprove an approved color scheme if an adjoining neighbor's home is painted with the same color or if the color has been used excessively on the applicants' street. Should homeowners choose to change the original developer color, they are limited to the twenty approved color schemes. Submittals to the Architectural Committee other than those of the approved color schemes shall not be approved.

XXIV. PATIO AND DECKS (see also Balconies)

- A. Materials shall be harmonious with applicant's house.
- B. The design of a deck or patio should ensure a minimum of intrusion upon neighbor's privacy.
- C. Adequate drainage shall be installed to prevent standing water and run-off onto adjacent properties. Drainage shall be diverted to the street.
- D. Second story wooden decks must be painted to match existing trim at the discretion of the ARC.
- E. Application for patio or deck must include the following information:
 - 1. Site plan-indicating location of patio or deck in relation to existing house and property boundaries.
 - 2. Listing of materials, color and finishes.
 - 3. Dimensions.

4. Elevation drawing.

XXV. PATIO COVERS

- A. Applications for patio covers include:
 1. Location of cover in relation to house.
 2. Materials and color.
 3. Dimensions.
 4. Elevation drawings.
 5. Construction details for footing and joints.
- B. Must be compatible with form and materials of existing house.
- C. Patio covers may be freestanding or attached to existing structure.
- D. Patio covers must be painted to match trim of house.
- E. Obstruction of view from adjacent properties must be considered when constructing a patio cover.
- F. **Unacceptable** construction materials for structures in this sections include the following:

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1. Metal or pre-fabricated structures of metal.
2. Corrugated plastic.
3. Corrugated fiberglass.
4. Plastic webbing, split bamboo, reeded or straw-like materials.
5. Asphalt or composition shingles.

These materials are not all-inclusive.

XXVI. ROOM ADDITIONS

- A. Additional rooms must be compatible in scale, materials, and color with the applicant's existing structure and neighborhood.
- B. Location of the addition should not impair view, sunlight, or natural ventilation to adjacent properties.
- C. Pitched roofs must match or be complementary to the existing structure in slope, form, and material.
- D. No improvement (unless second story improvements or chimneys) shall exceed the roof height of the existing structure.
- E. New windows and doors are to relate well with existing exterior openings.
- F. Provisions must be made to prevent run-off to adjacent properties. All run-offs shall be directed to the street.

- G. Materials for construction shall be stored in the least conspicuous area. Excess debris and material shall be removed from the site daily.
- H. Major features of the existing house must be reflected in the design of the proposed addition, such as the vertical and horizontal lines, projections and trim details.

XXVII. SCREEN DOORS AND SECURITY DOORS

- A. Screen doors with scroll or bars shall not be allowed.
- B. No design review is required if the screen door is installed within the existing doorjamb or a suitable trim provided, which matches the existing dwelling unit trim. Multiple panel screen doors are acceptable and encouraged. Screen doors other than multi-paneled must be reviewed by the Committee.
- C. Security doors must be white in color.

XXVIII. SECURITY SIGNS

- A. Security signs shall be no larger than 12" x 12" (one foot square), placed no more than three (3) feet away from the house and no more than three (3) feet above the foundation level. A maximum of one sign shall be permitted in the front yard. Signs shall be freestanding, not attached to the house or the garage. NOTE: two additional 4" x 4" decals may be attached to the rear windows of the house.

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XXIX. SHEDS

- A. Sheds shall be allowed in rear yards only.
- B. Sheds visible above the fence line must have written neighbor's signature of approval, prior to submittal to the ARC.
- C. Sheds must be constructed with materials and colors that are the same as those of the house.

XXX. SOLAR ENERGY EQUIPMENT

- A. Plans for solar equipment shall include location of roof panels and must conform to the following guidelines:
 - 1. Solar collectors should be placed flush with and in the same plane as the roof slope. If panels can not be flush mounted, then supports must be solid and painted to match the roof.
 - 2. All plumbing lines from collectors to tank must be concealed.
 - 3. Collectors must be non-reflective in nature.

XXXI. SWIMMING POOLS AND SPAS

- A. Portable or above ground spas are permitted. Permanent aboveground pools are prohibited.
- B. Pool or spa equipment must be placed so as not to disturb adjacent properties.

- C. Spa or pool equipment shall be enclosed. Enclosure must be properly ventilated.
- D. Plumbing lines to spa or pool must be subterranean or concealed.
- E. Application for a spa or pool must include the following information:
 - 1. Location of the spa or pool in relation to the existing structure and property boundaries.
 - 2. Dimensions of pool or spa.
 - 3. Drainage detail.
 - 4. Material for decking.
 - 5. Location of equipment and screening (noise and view) detail.
 - 6. Detail on fencing to surround pool or spa.
 - 7. Means of the proposed construction area.

XXXII. WINDOW AND WINDOW TREATMENT

- A. Wrought iron bars are prohibited on windows.
- B. Windows may be tinted in all homes. No reflective materials may be used to create a mirror effect from the outside. No temporary materials such as sheets, paper, or foil shall be used for shading purpose.

ARCHITECTURAL STANDARDS

Please include the following information, as applicable on your plans:

1. Location of residence on lot and the dimensions of lot lines.
2. Complete dimensions of proposed improvements to scale.
3. Measurements of improvements in relationship to home and lot lines.
4. Description of materials and color scheme.
5. Show affected elevations.
6. Show affected views.
7. Plant inventory (type, size and location).
8. Photograph of affected elevation.
9. Detail and an all slopes adjacent to property.
10. Obtain neighbor signatures.
11. Read standard specifications and sign application. Applicant to retain the last copy of application form. Copy of application reflecting ARC action will be returned to applicant.
12. Attach two (2) copies of drawings/plans/specifications along with applications form, and mail to:

**Bridlevale Homeowners Association
C/O Avalon Management Group
43529 Ridge Park Drive
Temecula, CA 92590**

NOTE: PLEASE DO NOT CONTRACT TO HAVE THE WORK BEGUN PRIOR TO OBTAINING THE APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE. THE ARC HAS SIXTY (60) DAYS FROM THE TIME OF SUBMITTAL TO RESPOND TO YOUR REQUEST. HOWEVER, THE ACTUAL RESPONSE SHOULD BE BETWEEN TWO (2) TO FOUR (4) WEEKS.

AFTER COMPLETION OF PROPOSED PROJECT, RESIDENTS MUST NOTIFY AVALON MANAGEMENT BY COMPLETING AND MAILING A **NOTICE OF COMPLETION**.

STANDARD SPECIFICATIONS

Owner agrees to the following:

1. During the period of construction, the area will be kept free of trash and debris and at no time is the street to be blocked so as to impede the normal flow of traffic.
2. Exterior stucco and pipes are to be color-coated to match existing surface.
3. All work to be completed as per plans submitted. Building permits will be the responsibility of the Owner to obtain.
4. Any damage to the Common Area or private lots will be repaired or restored to its original condition at the Owner's expense.
5. The operation and maintenance of all modifications will remain the responsibility of the Owner.
6. In the event repairs are needed to interior surfaces caused by any problem with installation, such repairs shall be at the sole expense of the Owner.
7. In the event repairs are needed due to conditions for which the association is responsible and such repairs require the temporary removal and reinstallation of the modification, such removal and replacement cost shall be the sole expense of the Owner.
8. The Association reserves the right to have the modification removed and approve and special assessment for the cost of removal if it is allowed to deteriorate or go into disrepair.
9. The Owner shall be liable for any damage for water leakage from the Property, adjoining properties, or the Common Area from an opening in piping, fastening devices, or other reason relating to the modification.
10. Owner agrees that neither the Architectural Review Committee nor the Association is responsible for the design, workmanship or construction as being in compliance with the applicable building and zoning requirements.
11. The term "Owner" as used in these shall include any subsequent record owner of the Property.
12. If any action at law or in the equity is necessary to enforce or interpret the terms of this Permit, the prevailing party shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which it may be entitled.
13. This Permit affects the possession and ownership of real property and shall run with and bind the property and shall be in full force and effect for a term of fifty (50) years from the date of the Permit unless sooner revoked by the Association.

Bridlevale Drought Tolerant Landscape Guidelines

ADDENDUM TO EXISTING GUIDELINES

Drought Tolerant Landscape and Hardscape

- Desert-type landscapes consisting of large expanses of rock, decomposed granite or mulch with minimal number of plants are not permitted.
- All plants, trees, ground cover, hardscape, etc must be approved by the Design Review Committee.

Neighbor Awareness & Notification

Forms and details for this are available at the Bridlevale HOA website bridlevalehoa.com under the Forms tab. Please use the Architectural Request Form.

Landscape Plan

A plan, including drawings of the proposed landscape design is required. It should show enough detail so the Design Review Committee can clearly decide if the criteria and requirements are met. An effective plan is:

- **Prepared to scale**
- **Writing is clear and legible.**
- **Lists the names and show locations of all plants in the landscape**
- **Specifies the material that will be used to cover bare soil after planting to prevent weed infestation until the new landscape is established.**
- **Has a drawing that identifies plant name and planting location (see examples of drawings below.)**

A lot of careful observation and thoughtful planning go into creating a landscape that will be a functional and pleasing part of your home. Make sure you provide the Bridlevale HOA Drought Tolerant Landscape Guidelines whenever you hire someone to perform landscaping projects on your property.

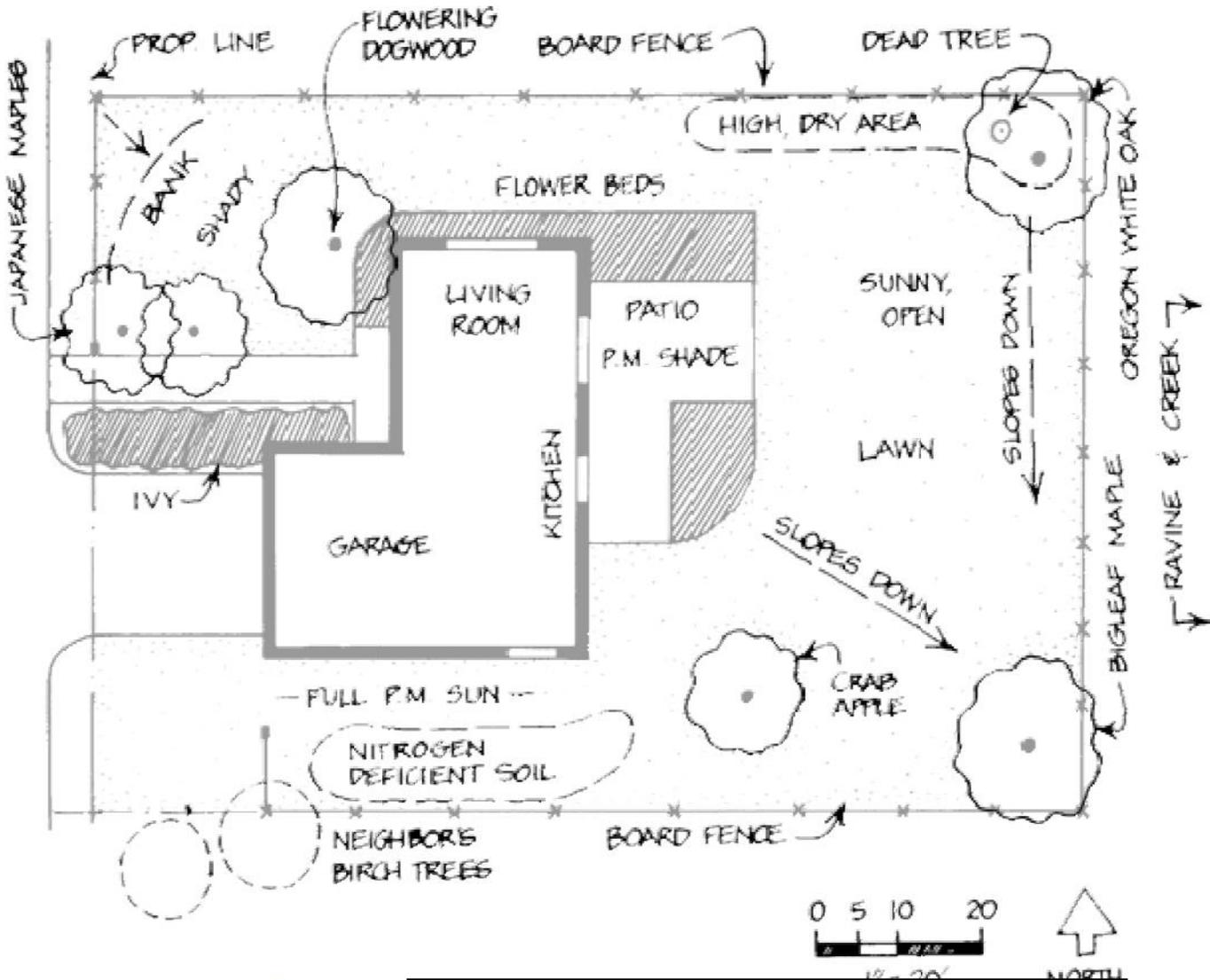
Ideas for developing a Landscape plan can come from several sources such as:

- A Professional Service (Architect, Designer or Engineer)
- A Professional Landscaper
- A Contractor
- Computer Landscaping software
- Do It Yourself (see examples of landscape drawing below)

Bridlevale Drought Tolerant Landscape Guidelines

ADDENDUM TO EXISTING GUIDELINES

Sample Sketch #1 –Completed drawing

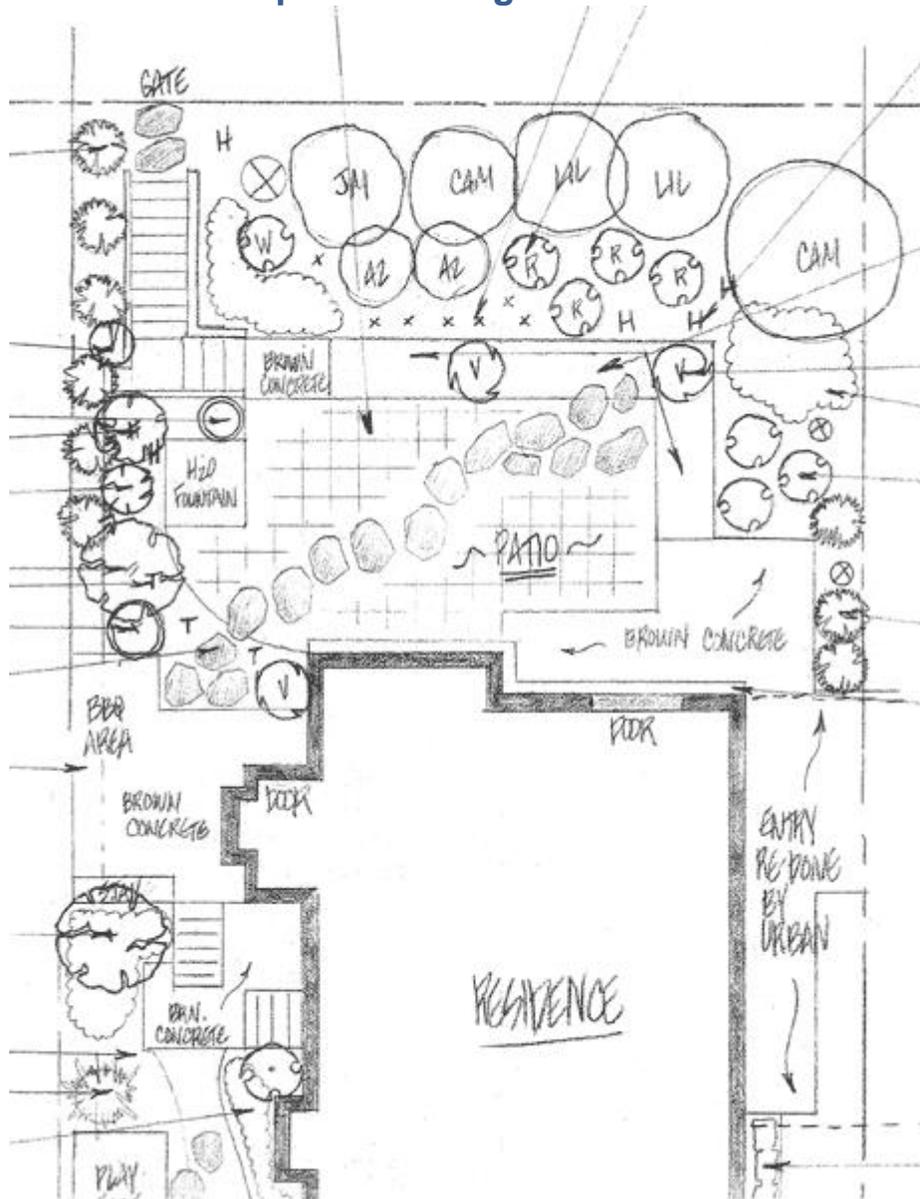


This plan provides details of **plant names** and shows **locations**. Please include lot dimensions!
Approved landscape drawing

Bridlevale Drought Tolerant Landscape Guidelines

ADDENDUM TO EXISTING GUIDELINES

Sample Sketch # 2 – Incomplete drawing



This drawing shows **location** but has no details of **plant names**.

Denied landscape drawing and plan for incomplete information.

Bridlevale Drought Tolerant Landscape Guidelines

ADDENDUM TO EXISTING GUIDELINES

Site Design

Plants must be arranged, planted in sufficient number and density, and specifies the minimum sizes to assure the plantable area has 50% coverage when plants are mature. Architectural Guidelines section (11(b)).

- Shrubs are normally planted in groupings with plants spaced according to plant specifications and/or recommendations.
- Groundcover plantings normally require plants to be spaced according to plant specifications and/or recommendations.
- Use of large boulders may be approved if the Design Review Committee determines their presence suits the intended design and their placement and approximate sizes of boulders must be noted on the landscape drawing. Boulder shall be naturally weathered or a color that is consistent with the aesthetics of the community. Ensure that the rock must have the appearance of being buried in the ground and does not have the appearance of simply being laid on top of the ground. Please provide a representative picture of the proposed boulder.
- There shall be no large or a continuous area of bare soil in the landscape after the initial planting or after the landscape is established.
- Areas of bare soil must be covered with a 2 to 4 inch layer of mulch or other approved soil covering (see Mulches and Soil Coverings Sections below) at the time of planting.
- No hedges or similar continuous plant screens over 18 inches in height are permitted along front property lines. Plants can't be installed in such a way as formed into a hedge along the front property lines.
- There shall be a 1-ft minimum planting setback from adjacent property lines in the front of the house for shrubs and similar plants and a 4-ft planting setback for trees.
- The design must provide plant-based remedies for erosion of soil, mulch, or other landscape debris onto public sidewalks and driveway caused by rainfall, wind, irrigation, or foot traffic. This normally will require a continuous low-growing (12-inch or less height) plant material cover immediately adjacent to these paved areas.

Bridlevale Drought Tolerant Landscape Guidelines

ADDENDUM TO EXISTING GUIDELINES

- Raised cement curbing may be used 1" above mulch, must not be made of wood.



- Adding pavement, such as by widening driveways, so that it creates solid paving across adjacent property lines is not permitted.
- A functioning irrigation system tailored to the planting scheme and site design is required. The irrigation system must be hooked up to an automatic timer; a drip irrigation system is preferred.

Site Preparation

The planting process should begin with a weed free site. The original site slope and grading should remain intact. If either is altered, the owner must specify the measures that will be taken to assure runoff does not affect neighboring properties, i.e., retaining walls.

Plant recommendations may be selected from the following:

- The plants should be in five (5) gallon size or larger, of a perennial nature.
- Groundcover and similar plants may be 1-gallon containers or from flats. Flats must be planted 6 inches on center and 1 gallon, 18 inches on center.
- Groundcover plants from flats are recommended to be planted 6 inches on center (oc) apart; those from containers may be spaced according to plant specifications and/or recommendations.

Bridlevale Drought Tolerant Landscape Guidelines

ADDENDUM TO EXISTING GUIDELINES

Artificial Turf

The use of Artificial Turf may be approved provided that the property owner:

- Submits a product sample of artificial turf to be used, and other product information requested by the Design Review Committee.
- Maintains it by keeping it clean and free of dirt and debris; this may require occasional rinsing with water and removing fallen leaf dander.
- Agrees to replace it when the Bridlevale HOA determines its appearance no longer meets community standards due to the lack of appropriate or normal maintenance or normal deterioration. (Note that most artificial turf products currently sold may have an anticipated life expectancy of 10 years.)
- Turf must allow ring around trees and utility boxes.
- Turf must be laid with grain so appears to be one even mat and must be installed per manufacturer's specifications so that there are no bumps. Turf must be permeable in nature.

Mulches & Soil Coverings

A sample of the soil covering material that will be applied to cover bare soil areas must be submitted with the application and must be approved before use other than approved, sample must be provided.

- The material used shall be brown earth tone in color and 2 to 4 inches deep. ("Natural and unpainted")
- Shredded bark, bark nuggets, or similar coarse forest products **(Must provide samples)**
- Coarse or rounded pebble at least 1/2 inch in diameter in size **(Must provide samples)**
- River rock at least 1/2 inch in diameter in size **(Must provide samples)**
- Lava Rock **(Must provide samples)**
- Synthetic mulch must be brown earth tone in color. **(Must provide samples)**

The following and similar materials are NOT permitted:

- **Road based gravel**
- **Artificially colored rock or granite**

Bridlevale Drought Tolerant Landscape Guidelines

ADDENDUM TO EXISTING GUIDELINES

- **Ground stones**
- **Uncovered weed control or landscape fabric**
- **Artificial color wood chips, (No Red)**

A weed control fabric is required under mulches when the area is intended to be a permanently mulched open space within landscape. Weed control fabric is not required in the portions of the landscape where mulch is used as a temporary soil cover until the plant material grows over it.

Completion Notice & Inspection

Upon completion of the project, the applicant **must** submit a completion notice with photographs documenting that the project followed the **approved** plan.

As stated, homeowners are required to submit a complete application and receive written approval prior to beginning any modifications.