

ELDORADO PROPERTY OWNERS ASSOCIATION

DESIGN AND PLAN SUBMITTAL GUIDELINES

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Effective April 22, 2021

INTRODUCTION

Eldorado is one of the finest established single-family home communities in the Coachella Valley. To ensure that the architectural quality and character of the community are preserved, the Board of Directors (“Board”) of the Eldorado Property Owners Association (“Association”) has appointed an Architectural Committee (“Committee”) to enforce those provisions in the Association’s 2021 Amended and Restated Declaration of Restrictions (“Declaration”) pertaining to architecture, construction and landscaping. In accordance with the Declaration, the Board has adopted these Design and Plan Submittal Guidelines (“Guidelines”).

Any Owner desiring to construct a new residence or to make changes to an existing home or property is required to obtain prior written approval of the Committee to the extent set forth in these Guidelines. The Guidelines establish the procedure for submitting plans and other information concerning proposed projects requiring Committee approval and set forth the design criteria applicable to such projects. In addition, these Guidelines set forth certain standards that apply to all improvements in the Eldorado community, regardless of whether Committee approval is required.

In the event of a conflict between the Guidelines and the Declaration, the Declaration provisions shall prevail. Capitalized terms used in these Guidelines that are not otherwise defined have the meanings ascribed to them in the Declaration. The Declaration contains additional provisions that may apply to an Improvement or project that an Owner may wish to undertake, and it is the Owner’s responsibility to be familiar with and comply with such provisions.

1. When Architectural Committee Approval Is Required

1.1 Declaration Provisions. The Declaration contains provisions regarding the circumstances in which Architectural Committee approval is required. For ease of reference, certain of these provisions are restated herein. Among other provisions, the Declaration provides as follows:

Section 4.18.5: All plans and specifications for any building, swimming pool, fence, wall or other Improvement to be constructed within the Project and any remodeling, reconstruction, alteration or additions to any Improvement on any Lot shall be subject to and shall require approval of the Architectural Committee in writing before any such work is commenced, to the extent set forth in Article XII of this Declaration.

Section 12.1: In order to maintain a uniform and well-maintained appearance throughout the Project, to encourage excellence in architecture, construction and landscaping, to promote an image readily identifiable with quality, and to maintain lasting values, no structure, landscape or other Improvement shall be commenced, constructed or maintained within the Project, nor shall any remodeling, reconstruction or replacement of or alteration or addition to, any Improvement within the Project be made, without the prior written approval of the Architectural Committee,

except for such types of Improvements and replacements, additions or changes thereto that the Board has determined do not require prior written approval of the Architectural Committee which said exceptions are specifically set forth in the Guidelines.

Section 12.4: Except for certain types of Improvements and replacements, additions or changes thereto that the Board has determined do not require prior written approval of the Architectural Committee which said exceptions are specifically set forth in the Guidelines, no Improvement shall be commenced, constructed or maintained within the Project, nor shall any remodeling, reconstruction, replacement, alteration or addition to any Improvement be made, until a completed application and plans and specifications for such proposed project are submitted to and approved in writing by the Architectural Committee in accordance with the Guidelines.

Section 12.4.3: [The Guidelines include] such other limitations and restrictions as the Board in its reasonable discretion has adopted or shall adopt, including, without limitation, regulation of architecture, landscaping, construction, reconstruction, exterior addition, change, alteration to or maintenance of any building, with regard to the nature, kind, shape, size, height, materials, exterior color and surface and location of such structure.

Section 12.4.5: All Improvements and any subsequent replacements, additions or changes thereto shall follow types of architecture and design acceptable to the Architectural Committee to the extent set forth in the Guidelines. Any Improvement placed, erected or maintained upon any Lot in the Project shall be entirely constructed or placed within the legal boundaries of such Lot and in compliance with the applicable set back requirements.

1.2 Specific Items Requiring Approval

By way of illustration, but without limitation, Architectural Committee approval is required for the following:

- **New Construction.** The construction of any new building or reconstruction after full or partial demolition.
- **Remodels and Additions.** New construction with new exterior walls, new roof areas, roof modifications, and/or roof or exterior wall penetrations.
- **Excavations.** Grading, excavation, filling or similar disturbances to the surface of the Lot.
- **Demolition.** Demolition of any existing building, structure or other Improvement, including any portion of an existing residence, fence or wall.

Without limiting the provisions in the Declaration, Committee approval is also required for the following specific items to the extent specified in Sections 4 and 5:

Artwork / Sculptures / Wall Decorations	Mechanical Equipment
Awnings / Sunshades	Misting Systems
Barbeques	Painting (Exterior)
Curbs and Gutters	Patio Heaters
Curtains (Exterior)	Playground and Sports Equipment/Sport Courts
Doors (Front Doors / Gates / Screen Doors)	Pools, Spas and Water Features
Driveways and Auto Courts	Roofs
Exterior Building Materials	Satellite Dishes / Antennas
Fans (Exterior)	Security and Audio/Visual Systems
Fencing / Walls / Gates	Skylights / Solar Tubes
Fire Pits	Solar Panels
Fireplaces (Exterior)	Windows
Flagpoles / Flags / Signs	Window Coverings
Garage Doors	Wiring and Conduit (Exterior)
Hardscape	Other
Landscaping	
Lighting (Exterior)	
Mailboxes	

1.3 No Approval Required. The following projects do not require Committee approval:

- Repainting or re-staining of existing exterior Improvements provided there is no color change from the original.
- Minor repair and maintenance of exterior Improvements. Examples include touch-up of plaster or stucco in select areas of the exterior of a building or wall with exactly matching materials, minor repairs to architectural stone work, minor repairs to the roof with matching materials, replacement of broken pool tiles with matching tiles, irrigation system repairs, tree and palm pruning, planting of flowers, replacement of damaged or overgrown plant material with the same plant material, replacement of a tree with the same species, minor hardscape repair, and repair to exterior light fixtures or replacement with the same or similar fixtures.
- Changes to the interior of a residence, provided that any such changes are in accordance with these Guidelines, do not affect the home's exterior appearance, elevations or dimensions, including roof, doors and windows, and do not impair or alter the Common Area, any utilities, or other systems serving the Common Area, the Golf Course or other Lots.

While an Owner may contract with contractors and vendors to have work performed that does not require Committee approval, such contractors and vendors are nevertheless bound by the same rules and regulations as other contractors and vendors with respect to operating in the Eldorado community. See Section 7.6.

If there is any doubt as to whether or not a proposed project requires Committee approval, an Owner should seek clarification from the Committee before proceeding with the project.

1.4 Grandfathered Nonconforming Improvements. Effective April 22, 2021 (“Effective Date”), these Guidelines amend and restate the Association’s prior Plan and Design Submittal Guidelines. Any Improvement or other project that has been approved by the Committee prior to the Effective Date that is not in compliance with these Guidelines (a “Nonconforming Improvement”) may continue to exist and need not be modified to be in compliance with these Guidelines, subject to the following conditions:

- **Modifications.** If a Nonconforming Improvement is to be materially modified after the Effective Date, Committee approval is required and the Nonconforming Improvement shall be brought into compliance with the Guidelines in effect at the time of such modification.
- **Replacements.** If a Nonconforming Improvement is to be replaced after the Effective Date, the replacement requires Committee approval and the replacement shall adhere to the Guidelines in effect at the time of such replacement; provided, however, that if the Nonconforming Improvement is being replaced exactly in kind (including with respect to design, dimensions, materials and color), the Owner shall, prior to removal of the Nonconforming Improvement in preparation for such replacement, notify the Committee of the proposed replacement and provide sufficient information for the Committee to determine whether the replacement will in fact be exactly in kind. Any such replacement that the Committee determines will be exactly in kind need not be modified to be in compliance with these Guidelines unless the Committee determines that doing so would not be unduly burdensome to the Owner or, alternatively, the Committee may require modifications to such like-kind replacement that mitigate the nature and extent of such non-compliance if the Committee determines such modifications would not be unduly burdensome to the Owner. See Section 6.6 for additional requirements relating to in-kind replacements.
- Any determinations by the Committee pursuant to this Section 1.4 are the Committee’s sole determination.

1.5 The Committee

- **Responsibility.** The Committee has the following responsibilities:

- Consider and act upon applications (“Applications”) submitted for any and all projects for which its approval is required as described in these Guidelines.
 - Monitor construction and completion of projects for compliance with these Guidelines and the architectural requirements of the Declaration.
 - Enforce compliance with these Guidelines and the architectural requirements of the Declaration with respect to all projects for which Applications have been approved and with respect to any and all other Improvements in the Project. In this regard, if the Committee, through its monitoring efforts, investigation of a complaint from an Owner or otherwise, determines that a violation has occurred, the Committee shall notify the Owner who is in violation requesting that appropriate action be taken to achieve compliance within a reasonable time specified in the notice. If the Owner does not cure the violation or otherwise reach a resolution with the Committee within the specified time, the Committee shall refer the matter to the Board with a recommendation for appropriate action. Notwithstanding the foregoing, Owners may be fined for violations of Construction Site Rules in accordance with Section 7.7.
- **Meetings and Review.** The Committee will review Application submittals during its regularly scheduled meetings or such other times as it deems necessary. The Committee’s regular meetings shall be held at the Association’s principal office on the same dates as, and one hour before, each regularly scheduled Board meeting during the months of January, February, March, April, May and November. Once an Application submittal, including all plans, drawings and other information required in connection therewith, is deemed by the Committee to be complete, the Committee will review and respond in writing within thirty (30) days. Partial approval will not be allowed.
 - **Conflicts of Interest.** In the event a Committee member or relative of a Committee member is seeking approval from the Committee for a project or a Committee member is sponsoring a candidate for membership to the Club who is purchasing a Lot contingent on membership approval and is also seeking approval from the Committee for a project on such Lot, such Committee member shall recuse him or herself from the approval process.
 - **Consulting Architects.** The Committee may elect to retain the services of one or more consulting architects (“Consulting Architect”) for Application review and recommendation prior to approval or disapproval by the Committee.
 - **Director of Property Services.** The Committee may from time to time appoint a “Director of Property Services,” who need not be a Member of the Association, to serve for the time periods and have the duties as determined by the Committee. The Director of Property Services shall be responsible for supervising and managing the approval process, serving as a liaison between the Owner and the Committee, coordinating with an Owner’s contractors and consultants to facilitate compliance with these Guidelines, and keeping the Committee informed and reporting to the Committee any violations of the Guidelines.

The current Director of Property Services for the Association is the Club's Director of Security and Safety.

- **Delegation.** The Committee may delegate its plan review responsibilities to one or more members of the Committee. Upon such delegation, the approval or disapproval of plans and specifications by such persons shall be equivalent to approval or disapproval by the entire Committee.
- **Written Approval Required.** Failure to obtain prior written approval of the Committee for any project requiring its approval shall constitute a violation of the Declaration and may require replacement, modification or removal of such unauthorized project at the Owner's expense and the Owner shall reimburse the Association upon demand for its legal expenses (including attorneys' fees and costs) for enforcing compliance. Further, in the event any Improvement does not conform to the plans and specifications approved by the Architectural Committee, the Board may require replacement, modification and/or removal of such non-conforming Improvement at the Owner's expense and the Owner shall reimburse the Association upon demand for its legal expenses (including attorneys' fees and costs) for enforcing compliance. No individual Board member, individual Committee member, Consulting Architect, Director of Property Services or management is authorized to give verbal approval of any proposed project. Thus, no Owner may infer approval for a proposed project based upon a conversation with management or any individual Board member, Committee member, Consulting Architect or Director of Property Services. An architectural approval is valid only if it is in writing and from the Committee or one or more Committee members under authority delegated to such member(s) pursuant to this Section 1.5.

2. DESIGN PHILOSOPHY

2.1 Building Design Philosophy. The Eldorado community consists of custom, low-profile, single-story residences that, together with the Club facilities, create an overall image of enduring quality and understated elegance. Accordingly, a home should:

- reflect a high-quality, appealing design that is subtle and complementary to the dominant beauty of the surrounding desert mountains, the Golf Course and the Club facilities,
- be aesthetically compatible with the built community and not compete for attention with its neighbors, and
- when viewed from all sides, present a single, unified design statement with continuity of form, scale, proportion, materials and textures.

2.2 Additions and Remodels. Additions and remodels to existing homes shall be designed to be an integral part of the existing structure. All materials and colors from the host structure shall be continued in the new work. The details and roofs shall be designed with the same level of

attention and continuity as the original project. If an addition or remodel lacks the continuity and design quality of the original structure, the Committee may deny the Application. If the Owner proposes to change the aesthetics of an addition, the remaining original building also will be required to be changed to match the new design.

2.3 Architectural Styles. Predominant architectural styles in the Eldorado community are mid-Century modern, desert contemporary/modern, California ranch, Spanish Colonial and Mediterranean styles. While other architectural styles may be considered by the Committee, a proposed new home or proposed substantial remodel of an existing home shall be compatible with the prevailing architectural characteristics of the community. In addition, any new construction or addition or remodel to an existing home located in the area fully bounded by W. Eldorado Drive and Crystal Loop (32 homes situated within four separate Planned Unit Developments and generally referred to as the “Crystal Cove homes”) shall maintain the same basic architectural character and style of the existing homes in such area.

Unacceptable architectural design elements include, but are not limited to:

- Complicated or arbitrary forms.
- False, decorative façade appliques or use of incompatible materials.
- Designs inspired by fashions or styles of architecture that are foreign to those found in the Eldorado community, including, but not limited to, Post- Modern, Cape Cod, Craftsman, Futuristic, Moorish, Oriental, Shingle, Spaceship, Rustic, Medieval, Renaissance, Classical, Georgian Manor, Tudor and Victorian.

The existing homes and elements on existing homes are not precedent setting. Varying sensitivities to architectural styles and interpretations of prior Declaration or Guidelines provisions may have led to the construction of homes or other Improvements in the Eldorado community that do not comply with the objectives of the Declaration or the Association’s current regulatory scheme. Being able to point to an existing specific design or siting feature that is now considered by the Association as being inappropriate, anomalous, or a relic of past practices that are no longer supported by existing conditions, will confer no rights to an applicant to reproduce such undesirable features. Applications will be judged according to the Guidelines and the realities and conditions of the present. Many past standards and practices no longer sufficiently protect the character and welfare of the community.

3. BASIC DESIGN REQUIREMENTS

3.1 Units. A Lot shall be used for private residential purposes only, and no dwelling, other than one first class, single story, private, one-family residence and guest houses permitted by the Declaration, shall be erected, placed or maintained on any Lot. Except for any of the following structures previously approved by the Committee and located in the Project on April 22, 2021,

(a) no other building or type of structure that has a roof and one or more walls is allowed, including a pool house, cabana, play house, greenhouse, dog house, tree house, shed or storage building, except that a dog house may be placed on a Lot so long as it is not visible from other residences, the Common Area or the Golf Course, and (b) no other freestanding structure that has a roof or roof-like top is allowed, including a pergola, gazebo, overhead trellis or detached arbor. *[Declaration Section 4.18.1]*

3.2 Square Footage.

3.2.1 Minimum Square Footage. Except for Units located in the Association on or before February 13, 2020, a residence constructed on a Lot shall have not less than three thousand (3,000) square feet of fully enclosed floor area devoted to living purposes (exclusive of roofed or unroofed porches, terraces, garages or carports). *[Declaration Section 4.18.2(a)]*

3.2.2 Maximum Square Footage. Except for Lots that do not comply with this restriction on April 22, 2021, the total amount of square footage under roof (including roofed porches, garages and carports and areas under eaves and overhangs but not counting basement areas) on a Lot ("Total Area Under Roof") shall not exceed the lesser of (a) thirty-five percent (35%) of the total square footage of the Lot or (b) 15,000 square feet. The square footage of the area under the tops of overhead trellises, pergolas, gazebos, arbors, breezeways and similar structures shall be included in the calculations of Total Area Under Roof. The Total Area Under Roof of a Lot that exceeds this restriction on April 22, 2021 shall not be increased. *[Declaration Section 4.18.2(b)]*

3.3 Height Limitations. Roof heights above approved building pad shall be a maximum of fourteen feet (14') measured to the ridge line of the roof. The Committee may allow variances to roof heights, not to exceed sixteen feet (16'). In no event will the sixteen-foot roof height be allowed within ten feet (10') of the setback lines. The Committee will consider requests for increased roof height on a case-by-case basis and in any event shall not grant a variance if it determines that the variance will not be in conformity with the intent and purposes of these Guidelines and/or will be materially detrimental or injurious to other property or Improvements in the Project. For flat roofs, no more than twenty-seven percent (27%) of total roof shall exceed fourteen feet (14') in height. A chimney (including spark arrestor and any decorative cap) or other roof protrusion may not exceed 42 inches (42") in height above the height of the roof where the chimney or other protrusion is located; provided, however, if the chimney or other protrusion is located within ten feet (10') of a higher portion of the roof, the chimney or other protrusion may exceed the 42 inch maximum up to a height that is 24 inches (24") above the higher portion of the roof.

3.4 Carports / Garages. Except for the Units with carports or garages that do not comply with this restriction on or before February 13, 2020, all carport areas or garages shall be enclosed with doors to conceal parked automobiles and golf carts from neighboring Lots, Private Streets and the Golf Course. Should an Owner of a grandfathered Unit significantly modify the exterior of his or her Unit, the Association may require the Owner to modify his or her carport or garage to comply with this restriction. The determination as to whether a grandfathered Unit is being

significantly modified so as to require the Owner to modify his or her carport or garage to comply with this restriction is solely the determination of the Association. *[Declaration Section 4.18.3]*

3.5 Guest Houses. Guest houses are allowed on a Lot provided that (a) the Total Area Under Roof of all guest houses on a Lot may not exceed fifty percent (50%) of the Total Area Under Roof of the main residence, (b) the Total Area Under Roof of any guest house may not exceed three thousand (3,000) square feet, and (c) each guest house shall be attached to the main residence by an arbor or breezeway. Any guest house(s) in existence on a Lot on April 22, 2021 that exceeds the foregoing restrictions on Total Area Under Roof may continue to exist without compliance with such restrictions but the Total Area Under Roof of such guest house(s) may not be increased. Roof heights above approved building pad shall be not more than fourteen feet (14') measured to the ridge line of the roof. The Committee may allow variances to roof heights, not to exceed sixteen feet (16') as set forth in Section 3.3. The architectural character and detailing of a guest house shall be consistent with the main residence, and the materials, finishes and color shall match the main residence.

3.6 Setbacks.

3.6.1 General. Except as otherwise provided in this Section 3.6, every Improvement that is erected or placed upon any Lot shall be set back the following prescribed distances from Lot lines:

- Front Yard Setbacks. Not less than twenty feet (20') from any street Lot line. Corner Lots fronting on two streets shall be considered as having two street Lot lines and the setbacks shall not be less than 20 feet from each.
- Side Yard Setbacks. Not less than twelve feet (12') from any side Lot line.
- Rear Yard Setbacks. Not less than twenty feet (20') from any rear Lot line. Where the rear Lot line of one Lot is also the side Lot line of an adjoining Lot, the minimum setback provided for side Lot lines shall apply to both sides of said Lot line. Where the rear line of a Lot also constitutes the rear line of another Lot or Lots, or when a Lot adjoins open property, other than the Golf Course, then the rear setback shall be not less than twelve feet (12').
- Golf Course Setbacks. Not less than twenty feet (20') from any Lot line abutting the Golf Course.

Sections 3.6.2 through 3.6.13 allow certain types of Improvements within the prescribed yard setback areas set forth above. Allowance of an Improvement within one setback area does not include allowance within any other setback area unless specifically so stated. For example, allowance of an Improvement within a rear yard setback area does not include allowance of the Improvement within the side yard setback areas that are located within the rear yard setback area unless specifically stated.

3.6.2 Appendages and Projections. Eaves, cornices, overhangs, canopies and nonstructural architectural buttresses, may project not more than thirty inches (30”) into a yard setback. Retractable awnings may not extend more than forty eight inches (48”) into a yard setback.

3.6.3 A/C, Pool and Other Mechanical Equipment. Air conditioning equipment, pool equipment and other mechanical equipment may not be placed within the front yard, rear yard or Golf Course setback area but may be placed in the side yard setback area not less than four feet (4’) from the side Lot line.

3.6.4 Swimming Pools / Spas. A swimming pool or spa may be located within a yard setback area subject to the following limitations:

- The water perimeter of the pool or spa shall be at least five feet (5’) from any property line.
- A swimming pool or spa located in a front yard setback area shall be concealed from view from other Lots, the Common Area and the Golf Course by walls.
- A swimming pool or spa located within a Golf Course setback area shall not exceed two feet (2’) in height.

3.6.5 Water Features. A water feature may be located within a yard setback area subject to the following limitations:

- The water feature shall be at least five feet (5’) from any property line, except that a water feature may be located within five feet (5’) of a rear yard property line that has a boundary wall so long as the water feature does not exceed the height of the wall.
- A water feature located within ten feet (10’) of the street frontage property line may not exceed three feet (3’) in height.
- A water feature located within the second ten feet (10’) of the street frontage property line shall (a) not exceed three feet (3’) in height or (b) be concealed from view from other Lots, the Common Area and the Golf Course by walls.
- A water feature located within a side yard setback shall not exceed the height of the side yard boundary wall.
- A water feature located within the Golf Course setback area that is visible from the Golf Course shall not exceed two feet (2’) in height.

3.6.6 Walls / Fences and Gates. Walls, fences and gates may be located within a yard setback area subject to the following limitations:

- Walls, fences and gates shall not exceed six feet (6’) in height measured from the highest point of the finished grade at the base of the wall or fence on either side.
- No walls, fences or gates are permitted within a Lot’s Golf Course setback area other than (a) retaining walls where the grade of the yard differs from the grade of the Golf Course and (b) wrought iron fencing along Lot lines abutting the Golf Course and wrought iron fencing along side Lot lines that connect to wrought iron fencing along the Lot lines

abutting the Golf Course, provided such fencing (x) does not exceed three feet (3') in height measured from the highest point of the finished grade at the base of the fence on either side, (y) is set back at least five feet (5') from such Lot lines, and (z) is concealed from view from other Lots, the Golf Course and the Common Area by landscaping.

- No walls, fences or gates are permitted within the front yard setback area or within a side yard setback area located within the front yard setback area unless a variance is granted by the Committee. (In any case, any such wall or fence shall not exceed a distance of two-thirds of the street lot frontage.)

3.6.7 Firepits; Barbeques. A firepit may be located within a yard setback area so long as it is at least five feet (5') from any property line. A firepit located within the Golf Course setback area may not exceed eighteen inches (18") in height. A freestanding barbeque or other outdoor kitchen structure may be located within a yard setback area so long as (a) it is at least twelve feet (12') from any property line, and (b) if such structure is located in the front yard setback area, it is concealed from view from other Lots, the Common Area and the Golf Course by walls.

3.6.8 Mailbox Stands / Lights. Mailbox stands, lights and other such isolated structures may be located within ten (10') of the street frontage property line but (a) may not exceed four feet (4') in height for mailboxes or five feet (5') in height for such other structures, nor 18" in width or depth and (b) may not be located within a side yard setback area that is within the front yard setback area..

3.6.9 Driveways. Driveways may be located within the front yard and side yard setback areas.

3.6.10 Flagpoles. A flagpole may not be located in any side or rear yard setback area that is adjacent to another Lot, and may not be placed within ten feet (10') of the street frontage property line or within ten feet (10') of the Golf Course.

3.6.11 Hardscape. Hardscape consisting of flatscape such as sidewalks, walkways, landings, courtyards, patios and porches and steps leading to such flatscape, may be located within a yard setback area except that no such flatscape or steps may be located within five feet (5') of the Golf Course.

Hardscape consisting of elevated planter boxes, benches and similar elevated architectural amenities may be located within a yard setback area subject to the following limitations:

- No such hardscape may be located within twenty feet (20') of the street frontage property line unless it is (a) not more than three feet (3') in height or (b) concealed from view from other Lots, the Common Area and the Golf Course by walls.
- No such hardscape may be located within a side yard setback area (a) unless it is at least five feet (5') from the side yard Lot line and (b) less than three feet (3') in height.
- No such hardscape may be located within the Golf Course setback area unless it is (a) at least five feet (5') from the Golf Course and (b) less than eighteen inches (18") in height.

3.6.12 Landscaping. Trees, shrubs, cacti and other plants, grass, ground covers, boulders, rocks and other natural formations, and artificial turf may be located within a yard setback area subject to the following limitations:

- No hedge or screen plantings located within a yard setback area shall exceed nine feet (9') in height.
- No hedge, screen plantings, individual shrubs or vines located within ten feet (10') of the street frontage property line shall exceed three feet (3') in height.
- No individual shrub or vine located within a yard setback area shall exceed nine feet (9') in height, except that an individual shrub or vine planted within three feet (3') of a building may grow to a height that does not exceed fourteen feet (14').

For purposes of this Section 3.6.12, "shrub" means an individual evergreen or deciduous woody plant with several main stems or branches arising from or near the ground in contrast with the single main stem or trunk of a tree, and is capable of reaching a height of three feet (3') or more at maturity. An individual tree (including any type of palm tree), succulent, cacti or any type of native or desert shrubbery (e.g. ocotillo) is not considered a shrub.

3.6.13 Sport Courts. A sport court (including tennis, pickleball and basketball courts) may be located only in the rear or side yard of a Lot and shall be set back at least five feet (5') from the side and rear lot lines, ten feet (10') from the front lot line and twenty feet (20') from the Golf Course.

3.7 Service Yard Area. Each Lot shall have a service yard area of at least two hundred (200) square feet, fully enclosed with a solid type wall or solid type fencing with a maximum height of six feet (6'), with solid type gates required for access. This area shall be integrated with the main structure of the Unit and have convenient access for trash pickup. *[Declaration Section 4.22]*

3.8 Tanks/Outside Equipment. No elevated or underground tanks of any kind shall be erected, placed or permitted upon any part of the Project. All types of refrigerating, cooling or heating equipment shall be on the ground level and concealed. *[Declaration Section 4.23]*

3.9 Underground Installation of Utilities. All electric, cable, telephone and other utility line installations and connections from Owner's property line to their Unit or other structures shall be placed underground, except for those installations, if any, which are required to be placed above ground by Applicable Law or the utility company. *[Declaration Section 4.25]*

3.10 Dry Wells / Drainage. A dry well or wells, as the case may be, is required on each Lot to collect nuisance water and assure proper drainage of water which may otherwise accumulate on the Lot or the surrounding area, including the Golf Course. Owners shall take particular measures, if necessary, to assure proper drainage in those portions of their Lots that adjoin the Golf Course. *[Declaration Section 4.26]*

4. IMPROVEMENT CATEGORIES / GUIDELINES

This Section 4 sets forth the architectural guidelines that apply to certain specific categories of Improvements. Each category also specifies the extent to which Committee approval for such Improvements is required. In certain categories, Committee approval is not required for the installation, modification, replacement or relocation of an Improvement that is not visible from other Lots, the Common Area or the Golf Course. However, if the Improvement later becomes visible from other Lots, the Common Area or the Golf Course, Committee approval is required at that time in accordance with these Guidelines for the continued existence of such Improvement as if the Improvement were then being installed, modified, replaced or relocated and the Committee may require removal of the Improvement or other remediation to eliminate its visibility if the Improvement does not conform to these Guidelines.

4.1 Artwork / Sculptures / Wall Decorations. Committee approval is required for the installation, modification or relocation of any exterior artwork, sculpture or wall decoration that is visible from other Lots, the Common Area or the Golf Course (“Visible Art”). In general, Visible Art is discouraged, and is strongly discouraged if it would be visible from the Golf Course. Any Visible Art that is approved shall complement the landscape but shall not dominate it, shall be tasteful and shall be compatible with the community-wide standard in the neighborhood. The Committee will consider, among other things, appropriateness of subject matter, placement, size, number of pieces, materials and color. In no event shall Visible Art have any kinetic (moving) parts, reflective surfaces or bright colors or include a display of nudity, regardless of whether representational or abstract. The Application submittal shall include a photo of the artwork, sculpture or wall decoration, its specifications and dimensions, and a site plan of the Lot showing the residence and surrounding areas and the proposed location of the artwork, sculpture or decoration. The Application submittal shall also include specifications and dimensions of any pedestal upon which the artwork/sculpture will be maintained and all lighting plans, if any. Lighting specifications and cut sheets shall also be submitted with the Application.

4.2 Awnings / Sunshades. For shade purposes, Owners may install roll-up sunshades or retractable awnings. No other types of external sunshades, awnings, tents or sunsails are allowed, other than patio umbrellas as set forth in Section 4.30. The installation, modification, replacement or relocation of a roll-up sunshade or retractable awning that is visible from other Lots, the Common Area or the Golf Course requires Committee approval. The Application submittal shall include photos showing the proposed location of the awning / sunshade, a brochure showing the awning / sunshade and frame specifications and frame color, and a fabric sample.

- Awnings / sunshades shall be a solid uniform color with no pattern or design and shall have a wood or metal covered frame.
- Sunshade fabric shall be a combination of fiberglass, vinyl, PVC and/or polyester.
- The awning / sunshade fabric, frame and hardware color shall blend with the exterior color scheme of the residence.
- Awnings / sunshades shall be permanently attached to the residence.

- Awnings / sunshades shall be auto-retractable, have a wind sensor and shall be retracted when the residence is unoccupied.
- Only motorized awnings and sunshades shall be used. The power supply shall be installed in conduit that is completely concealed from view.
- The Owner shall promptly remove or replace any awning / sunshade that has become discolored, deteriorated or damaged.

4.3 Barbeques. Committee approval is not required for a portable outdoor barbeque. The location of a portable outdoor barbeque shall comply with the setback requirements of Section 3.6.7, and a portable barbeque that is visible from other Lots, the Common Area or the Golf Course shall be black, stainless steel or a neutral color. Committee approval is required for the installation, modification or replacement of a permanent outdoor barbeque or other outdoor kitchen structure. Any such structure shall comply with the setback requirements of Section 3.6.7, and the structure may not exceed forty eight inches (48”) in height if it is visible from other Lots, the Golf Course or the Common Area. The design, scale, materials and color shall be compatible with the residence. In reviewing an Application, the Committee will consider the impact of smoke and odors on adjacent Lots. If the structure is painted, the color shall be a color from the Eldorado Approved Color Palette, which is available at the Association's office. The color of the hood of a permanently installed barbeque shall be black, stainless steel or a neutral color. An Application submittal shall include a site plan showing the proposed location of the structure, any gas lines and required setbacks, photos of the proposed location, a depiction and description of the structure showing specifications, dimensions and colors, and samples of materials.

4.4 Curbs and Gutters. If the approved form of the curb and gutter is not installed on the street side of a Lot, it is required to be installed when a residence is built or substantially remodeled on the Lot. The approved form is attached to these Guidelines as Appendix E. The color shall be grey Portland cement. No other materials are allowed.

4.5 Curtains (Exterior). The installation, modification, replacement or relocation of exterior curtains that are visible from other Lots, the Common Area, or the Golf Course requires Committee approval. Such curtains shall blend with or complement the exterior color scheme of the residence. An Application submittal shall include a fabric sample, a depiction of the style of curtains and a site plan of the Lot showing the residence and proposed location of the curtains.

4.6 Doors. The installation, modification or replacement of an exterior door requires Committee approval. Door designs shall be consistent with each other, utilizing similar jamb, head and panel designs around the exterior of the house, except that the front door may have a distinctive appearance compatible with the overall design of the residence. Glass in doors may be coated or tinted to control solar heat gain, but a reflective, mirrored appearance is not permitted. Screen doors on front entry doors are not permitted. Security screen doors are not permitted on any doors visible from other Lots, the Common Area or the Golf Course. The colors of exterior doors shall be consistent with the architectural style of the house and satisfy the requirements of Section 4.21. An Application submittal for installation, modification or replacement of an exterior

door shall include a photo of the existing door and its surrounds, a depiction or manufacturer's brochure of the proposed new door and information on the door's materials and color.

4.7 Driveways and Auto Courts. The installation, modification or replacement of a driveway or auto court requires Committee approval. Driveways should follow alignments that minimize grading or other disruptions to the site. The following materials may be used for driveways and auto courts: concrete (including colored, patterned, stained and epoxy-coated), precast concrete pavers, stone, brick and aggregate concrete. Strips of natural or artificial turf may also be used in driveways / auto courts, provided, however, artificial turf shall meet the requirements set forth in Section 5.4. Asphalt, gravel and decomposed granite may not be used for driveways / auto courts. Driveway / auto court paving shall match or be similar in style and color to paving used for other outdoor areas contiguous to the driveway / auto court. An Application submittal for installation, replacement or modification of a driveway or auto court shall include a photo of the existing area, a depiction or manufacturer's brochure of the proposed new material, a site plan showing the area of proposed change and required setbacks, and a sample or other adequate description of the proposed new material, including its color.

4.8 Exterior Building Materials. The exterior design, including materials and colors, of buildings shall achieve a complete architectural statement that is compatible and harmonious with the neighborhood. Materials that are unacceptable include vinyl siding, aluminum siding, sheet metal, metal cladding, ceramic tile, plastic or fiberglass panels, two dimensional thin stone veneers or manufactured stone products that are not structural in appearance, or exposed concrete or concrete block. No highly reflective materials (other than nonmirrored glass) shall be used on exterior surfaces. Unfinished aluminum, bright finished, or bright plated metal on exterior doors, windows, frames or exterior trim is not permitted. Metal frames shall be either anodized or electrostatically painted and be in harmony with the exterior color of the residence. Wood frames shall be painted, stained or sealed. Any addition, modification or replacement of the exterior surfaces of a residence, including walls, trim, roofing, fences, gates and other structures, requires Committee approval. An Application submittal shall include a photo of the existing materials, a site plan showing the area of proposed change, a description or manufacturer's brochure of the proposed new material and color, and a sample of the proposed new material. Depending on the scope of the project and the interface with existing materials, the Committee may require that an Application submittal also include elevations.

4.9 Fans (Exterior). The installation, modification, replacement or relocation of a permanent exterior fan visible from other Lots, the Common Area or the Golf Course requires Committee approval. Exterior fans shall be "wet" type fans designed for exterior use and shall be UL approved. Fans shall be complementary to the house architecture and exterior colors. Light kits are allowed on fans but they may not exceed a total of 60 watts of power. If LED light is used, lighting shall be a soft (warm) white color and not exceed 900 lumens. Exposed conduit or wiring is not allowed. An Application submittal shall include a site plan showing the proposed location of the fan, photos of the proposed location and a depiction or manufacturer's brochure showing the fan's style, dimensions and color.

4.10 Fencing / Walls / Gates. The installation, modification or replacement of a wall, fence or gate requires Committee approval. Fences, walls and gates shall be compatible with the materials, finishes, and exterior color scheme of the residence and the colors shall satisfy the requirements of Section 4.21. Fences and walls shall consist of masonry block or similar materials, except that wrought iron may be used (a) to the extent provided in Section 3.6.6 or (b) for securing a sport court but not for the required screening walls or fences for the sport court (see Section 4.23). See Section 3.6.6 for certain additional restrictions on fencing, walls and gates located along Lot boundaries or within setbacks. An Application submittal for the installation, modification or replacement of a fence, wall or gate shall include photos of the existing fence, wall or gate, a site plan showing the location of the proposed project and required setbacks, and a depiction and description of the proposed project, including materials and color. Depending on the scope of the project, the Committee may require that an Application submittal also include elevations.

4.11 Fire Pits. The installation, modification or replacement of a fire pit that is visible from other Lots, the Common Area or the Golf Course requires Committee approval. Fire pits shall not be more than thirty inches (30") above the finished grade, except that a firepit located within the Golf Course setback area may not exceed eighteen inches (18") in height. They may be fixed or mobile using natural gas or propane. All fire pits shall have a shut-off valve. The color, style and size shall be compatible with the residence, and the color shall satisfy the requirements of Section 4.21. An Application submittal for a fire pit shall include a site plan showing the proposed location of the fire pit and any gas lines and required setbacks, photos of the proposed location of the fire pit, and a depiction or manufacturer's brochure showing the fire pit's specifications, dimensions and color.

4.12 Fireplaces (Exterior). The installation, modification or replacement of an exterior fireplace that is visible from other Lots, the Common Area or the Golf Course requires Committee approval. Exterior fireplaces are allowed in courtyard and rear yard areas only. Detached fireplaces are not allowed. All fireplaces shall have a gas shut-off valve. The color, design and size shall be compatible with the residence, and the color shall satisfy the requirements of Section 4.21. An Application for the installation, modification, or replacement of an exterior fireplace shall include a site plan showing the proposed location and setbacks, photos of the proposed location, an elevation plan showing dimensions and materials of the proposed fireplace, and samples of materials.

4.13 Flag Poles/Flags/Signs.

- Flag Poles. The installation, modification, replacement or relocation of a permanent flag pole requires Committee approval. Flag poles shall meet the following safety and public health standards:
 - Permanently installed flag poles shall be mounted to the house, or a footing or anchorage designed to resist lateral loads.

- For safety concerns, the top of the flag poles shall not be higher than twenty feet (20') from ground level. Flags and/or poles shall not impede a neighbor's view.
- Flagpoles shall comply with all City Zoning Code requirements.

An Application submittal shall include a site plan showing the proposed location of the flag pole and required setbacks, photos of the proposed location, and specifications, dimensions, material and color of the flag pole.

- United States Flag. An Owner may display a flag of the United States, maintained in good condition, from such permanently installed flag pole or from a window. The phrase "a flag of the United States" means the officially recognized, then-current, flag of the United States of America made of fabric, cloth or paper, and does not mean a depiction or emblem of the flag of the United States made of lights, paint, drawing, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component.
- Noncommercial Signs/Flags. An Owner may post noncommercial signs, posters, flags, or banners on the Owner's Lot subject to the following restrictions: the number, manner of display and location of such items shall not violate any Applicable Law or pose a health or safety hazard, such noncommercial signs and posters shall not exceed nine (9) square feet in size and noncommercial flags or banners shall not exceed fifteen (15) square feet in size. A noncommercial sign, poster, flag or banner may be made of paper, cardboard, cloth, plastic, or fabric, and may be posted or displayed from the yard, window, door, balcony, or outside wall of the Unit and in the case of a flag, from a flagpole, but may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping or decorative component, or include the painting of or drawing on architectural surfaces.
- Commercial Flags/Signs. The display of commercial flags, posters and signs (including, without limitation, for sale, lease and rent signs) is prohibited to the maximum extent such prohibition is permitted by Applicable Law.
- Replacement. All flags shall be replaced when they become faded, tattered or torn, and if an Owner fails to so replace such flag after notice to do so, the Association may remove such flag as provided in Section 4.2 of the Declaration.

4.14 Garage Doors. Committee approval is required for the installation, modification or replacement of a garage door, including the addition of glass or other translucent material to an existing garage door. The color of a garage door shall be consistent with the exterior color scheme of the residence and shall satisfy the requirements of Section 4.21. Glass or glazing with translucent materials in a garage door shall be opaque with a maximum of 40% visible light transmission. Interior garage lighting shall be controlled by an occupancy sensor to minimize

nuisance light at night. An Application submittal for garage door installation, modification or replacement shall include a photo of the existing area showing a front view of the door and adjoining walls, and a site plan and elevations showing the placement and dimensions of the proposed door, with reference to the existing door and current placement.

4.15 Hardscape. Committee approval is required for the installation, modification or replacement of all hardscape that is visible from other Lots, the Common Area or the Golf Course, including any such visible sidewalks, walkways, landings, courtyards, patios, porches, steps, and elevated planter boxes. Certain categories of hardscape, including fireplaces, fire pits, fences, walls, gates, mailboxes and pools, spas and water features, are addressed specifically in other sections of this Section 4. All hardscape shall be integrated into the overall design of the residence and shall use materials that complement the architecture and materials of the residence. Hardscape that is painted shall satisfy the requirements of Section 4.21. Paved areas shall minimize the use of several different types of paving materials in order to produce an understated, unified design. An Application submittal shall include a site plan showing the location of the proposed hardscape and required setbacks, a description or manufacturer's brochure of the proposed hardscape materials, including specifications and color, photos of the proposed location of the hardscape and surrounding existing Improvements, and samples of the materials. Any project that proposes a change to existing grade requires a hardscape plan that shows the dimensioned locations and materials of all components of the project (the vertical heights of seating, planters and other Improvements raised above the building pad/foundation). The plan shall also show drainage, setbacks and existing and proposed elevations.

4.16 Lighting. Committee approval is required for the installation, modification, replacement or relocation of exterior light fixtures, except that Committee approval is not required for the replacement of an external light fixture with the exact same or similar light fixture.

- Lights shall not exceed 60 watts or 900 lumens, except that any landscape lighting visible from other Lots, the Common Area or the Golf Course shall not exceed 40 watts or 500 lumens.
- All exterior fixtures shall produce light with color temperatures of 2700 Kelvin or less.
- Proposed exterior lighting shall comply with the National Electric Code and any local codes and ordinances and shall be installed by a licensed electrician.
- All exterior light fixtures shall be shielded so that the light source is not visible from other Lots, the Common Area or the Golf Course, and such light fixtures shall be arranged and shielded to prevent any glare, nuisance or hazardous interference on adjoining streets, other Lots, the Common Area or the Golf Course.
- Exterior light fixtures, including design and color, shall be compatible with the architectural style and exterior color scheme of the residence. No bright colors or reflective surfaces are allowed.

- Tree-mounted lighting is permitted for the up-lighting of a tree crown or canopy so long as the maximum height of the light fixture is not more than twelve feet (12') from the ground, no more than one fixture is installed per tree, the fixture and electrical conduit are painted to match the tree trunk on which the fixture is mounted, the fixture is fully shielded and positioned in such manner as to avoid interference with the reasonable use of adjoining Lots and to minimize on-site and off-site glare, and the fixture and conduit are maintained in good condition and repair at all times.
- The following are not permitted: fluorescent lights, bug zapper lights, flashing, revolving, or intermittent exterior lighting, exposed bulbs or Malibu-type lighting, temporary "Tiki" type lights / kerosene torches, or colored lenses or bulbs, with the exception of holiday lights as set forth below. Temporary decorative party / string lighting may be used for events so long as the lighting is installed no earlier than one week prior to the event and is removed within three days after the event. Permanent party / string lights are not permitted.
- If, in the opinion of the Committee, illumination creates an unacceptable negative impact on other Lots, the Common Area or the Golf Course, the Committee may require the dimming of light sources or other remediation.
- Understated and tasteful holiday lighting and decorations are permitted and may be installed without prior Committee approval. Holiday colored lighting, static lights, laser projector lights and luminaries installed in a subtle non-excessive manner are permitted. Decorations shall not have a commercial appearance and shall not be overly bright, excessively large or intrusive to neighbors, the Common Area or the Golf Course. Holiday lighting and decorations may be installed no earlier than Thanksgiving and shall be removed no later than January 10. Decorations for other holidays may be installed no more than two weeks prior to the holiday and shall be removed within one week after the holiday.
- Interior lighting consisting of flashing, revolving, intermittent or neon light that is visible from other Lots, the Common Area or the Golf Course is not permitted.

An Application submittal shall include a site plan showing the placement of the proposed fixtures, photos of the proposed location, and product information for each fixture that includes specifications for the fixture type, size, color, wattage, color temperature and a photometric chart. A photometric study at Owner expense may be required as part of an Application if the Committee determines that there is potential for a negative impact to other Lots, the Common Area or the Golf Course.

4.17 Lawn Ornaments / Decorative Objects. Lawn ornaments or exterior decorative objects such as urns, flower pots, bird baths, benches, statuary and other decorative accents that are visible

from other Lots, the Common Area or the Golf Course shall be in keeping with the aesthetics of the community, and shall be used in moderation. The color, size and number of such items shall be compatible with the architectural design and exterior color scheme of the residence.

4.18 Mailboxes. The installation, modification, replacement or relocation of a mailbox or its pedestal requires Committee approval. Each residence shall have a mailbox that either is affixed to the top of, or is incorporated into the body of, a pedestal located near the street. The pedestal and mailbox shall utilize the same materials and colors as the exterior of the residence and shall be consistent with and reflect the design character of the residence. The pedestal and mailbox shall not exceed four feet (4') in height and shall not exceed eighteen inches (18") in width or depth. The numbers of the address for the residence shall be displayed on the mailbox or pedestal and shall be illuminated at night with uplighting in accordance with Applicable Law. Names of Owners shall not be displayed. An Application submittal shall include a site plan showing the proposed location of the mailbox and pedestal, a depiction of the mailbox, as well as dimensions, materials and color, address number and lighting specifications, and a sample board of the materials and color.

4.19 Mechanical Equipment. Committee approval is required for the installation, modification, relocation or replacement of mechanical equipment including heating, ventilation, and air conditioning equipment; tankless water heaters; pool and spa equipment; and any other equipment located on the exterior of a Lot except that Committee approval is not required for the replacement of equipment in the same location with the same type of equipment that is at least as quiet as the equipment that is being replaced. All such equipment shall be located at ground level and be concealed from view from other Lots, the Common Area and the Golf Course by placement in a walled service area. Placement shall minimize potential noise impact to neighbors. An Application submittal shall include a site plan showing the location of all equipment and setbacks and manufacturer's specifications or data sheets, including sound ratings for all equipment.

4.20 Mistig Systems. Installation, modification, replacement or relocation of a misting system that is visible from other Lots, the Common Area or the Golf Course is subject to Committee approval. The piping shall be fully enclosed in aesthetically attractive moldings painted the color of the residence and concealed from view. An Application submittal shall include a site plan showing the location of the proposed misting system and mechanical pumps and manufacturer's specifications or data sheets.

4.21 Painting (Exterior). Any exterior Improvement may be repainted without Committee approval if it is repainted the exact same color. Painting or repainting using any other color, or the installation of any Improvement or exterior surface that is already painted or colored (including stucco with integral color), requires Committee approval. Only the following colors are acceptable for painted exterior surfaces: (a) for building surfaces such as walls of buildings, fascia, soffits, window trim, door trim, fences, walls, exterior fireplaces, barbeque structures, fire pits and hardscape such as elevated planter boxes, benches and similar architectural amenities, the color shall be from the Eldorado Approved Color Palette, which is available at the

Association's office, and (b) for doors, window and door frames, garage doors, gates and mailboxes, the color shall be from the Eldorado Approved Color Palette, a shade of white, brown, bronze, grey or black, or aluminum color. In addition, Spanish Colonial and Mediterranean style homes may have window and door frames in a muted shade of green or blue that is common to such architectural style. Wood surfaces that are stained shall be stained a natural or neutral color. Staining, or restaining using a different stain color, requires Committee approval. Painting shall be uniform and consistent with complete coverage of all design elements that are approved for painting by the Committee. No exterior paint shall have a high gloss, glare, or reflective "mirror" type finish. Only paint with a light reflective value of 35 or lower is permitted. An Application submittal shall include identification of the color selected, and if less than all of an Improvement is to be repainted or restained, a site plan showing the area of proposed change and color samples of the areas that are not being repainted or restained. If fewer than all of the Improvements on a Lot are being repainted the same color, the Committee may require color elevations.

4.22 Patio Heaters. Electric patio heaters that are permanently attached to the residence are permitted as long as the equipment is mounted in a manner such that it is not visible from other Lots, the Common Area or the Golf Course. Installation, modification, replacement or relocation of a permanently mounted heater requires Committee approval. Portable heaters may be used without prior Committee approval but they shall be stored out of sight when not in use. "Use" is defined as actively lit or producing heat. Portable heaters may be left out during the "season" (November 15th through Easter Sunday).

4.23 Playground and Sports Equipment / Sport Courts. Playground and sports equipment, regardless of whether portable or permanent, including swings, jungle gyms, basketball hoops, trampolines, soccer nets, weight training machines and equipment and other recreational apparatus, that is visible from other Lots, the Common Area or the Golf Course is not allowed. Any portable equipment that is not visible from other Lots, the Common Area of the Golf Course shall comply with the setback requirements of Section 3.6.1. The installation, modification, replacement or relocation of any permanently installed playground or sports equipment that is not visible from other Lots, the Common Area or the Golf Course requires Committee approval, and such equipment shall comply with the setback requirements of Section 3.6.1. When considering such a project, the Committee will evaluate its impact on neighbors as well as its aesthetic impact on the residence. An Application submittal shall include a site plan showing the proposed location of the equipment and required setbacks and specifications or manufacturer's brochures for the equipment showing dimensions, materials and color

Installation, modification or replacement of a sport court, including tennis, pickleball and basketball courts, requires Committee approval. When considering a proposed sport court, the Committee will evaluate its impact on neighbors as well as its aesthetic impact on the residence and the size of the Lot. A sport court shall be constructed six feet (6') below grade and shall comply with all City Zoning Code requirements. A sport court and any fencing used to secure the court shall be concealed from view from other Lots, the Common Area and the Golf Course. Night lighting of a sport court is not permitted. The sport court shall be screened from adjacent Lots

with a wall six feet (6') in height, measured from the site grade and located between the court and adjacent Lots except that this requirement will not apply or will apply only in part if another structure on the Lot which is at least six feet (6') in height is located between the court and the adjacent Lot. An Application submittal shall include (a) a site plan showing the proposed dimensions and location of the sport court and any new fencing and walls, as well as setback lines, (b) elevations showing the proposed sport court and any new fencing and walls in relation to existing structures and adjacent residences, (c) color, composition and height of new fences, walls and landscape screening, and (d) specifications of materials and color of the sport court.

4.24 Pools, Spas and Water Features. Committee approval is required for the installation, replacement or remodeling of any pool, spa or water feature.

- Pools, spas and water features shall comply with the applicable setback requirements set forth in Sections 3.6.4. and 3.6.5.
- In general, pools, spas and water features are to be designed to be integral parts of the residential design and visually blend with the landscape. Landscaping should be selected and arranged to complement the pool, spa or water feature.
- Pool, spa and water feature lighting that is visible from other Lots, the Common Area or the Golf Course shall be clear white or light blue and may not be other colored lighting.
- Pool and spa areas shall be screened with low landscape walls and/or plantings to minimize their visibility from other Lots, the Common Area, and the Golf Course.
- Pools and spas, and the doors and gates leading to them, shall be constructed in accordance with City regulations, including fence and enclosure heights. Temporary fencing erected around a pool for the safety of young children may remain only as long as that guest is in residence.
- Mechanical equipment shall be enclosed by fences or walls of sufficient height to effectively screen such equipment from view from other Lots, the Common Area and the Golf Course.
- Diving boards and slides are not allowed.
- Portable or above ground spas and hot tubs are not allowed.

An Application submittal shall include a site plan showing the location and specific dimensions of the Improvement and equipment and required setbacks, a description of the Improvement, including color and description of materials, and the location of lines for electricity, plumbing and drainage, specifications or manufacturer's brochures for the equipment, including noise ratings, and a sample board of all materials to be used.

4.25 Roofs. Committee approval is required for new roofing, reroofing, and the installation, modification, replacement or relocation of roof vents, flue, and other roof penetrations, provided, however, that reroofing with the exact same materials and color does not require Committee approval. Roofing materials shall minimize light reflection and glare. Acceptable roofing materials include clay, concrete, tile, slate, or standing seam metal, in a color compatible with the residence and the neighborhood. Unacceptable roofing materials include wood shingles or shakes, metal shingles, corrugated metal, and in the case of pitched roofs, crushed rock, asphalt or composition shingles. Notwithstanding the foregoing, a roof with wood shingles or shakes in existence on the Effective Date of these Guidelines may be replaced with wood shingles or shakes provided that the wood shingles or shakes are certified as a Class A UL fire retardant and replacement with such wood shingles or shakes is approved by the City

Roof-mounted vents and flues shall not be visible from other Lots, the Common Area or the Golf Course. On pitched roofs, the elements shall be concealed within architectural structures (e.g., chimneys). Small vents or flues may be painted to match the roof color. Ganging of vents/flues is required to minimize the number of projections. On flat roofs, vents and flues shall be concealed by parapet walls, chimneys or other architectural elements or otherwise shall not be visible from other Lots, the Common Area or the Golf Course.

All projections, including chimneys, chimney caps, vents and flues, shall be incorporated into the overall design. Chimney flashing shall be painted to match the color of the chimney.

All flat roof drains shall be tied to landscape drains that are tied to the drywell on the Lot. No visible exterior rain gutters or downspouts are allowed. Roof valleys on pitched roofs shall provide drainage to landscape drains that are attached to the drywell on the Lot.

An Application submittal for roofing or reroofing shall include a manufacturer's brochure specifying the materials and color. An Application submittal for roof projections shall include a roof plan showing the proposed locations as well as a description of the projections, including specifications, dimensions and color. During Committee review, the Committee may require that the proposed location of a projection be staked in a manner that shows the dimensions.

4.26 Satellite Dishes/Antennas. No antenna or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation, including, without limitation, satellite or microwave dishes, shall be installed on any Lot, whether attached to a building or other structure, or mounted on the ground, unless the device is a "dish" antenna one meter (39.37 inches) or less in diameter designed to receive direct broadcast satellite service or to receive or transmit fixed wireless signals by satellite, an antenna one meter in diameter or less designed to receive wireless cable or to receive or transmit fixed wireless signals other than by satellite, or an antenna designed to receive local television broadcast signals, in each case to the extent that the Association is required to allow such pursuant to rules promulgated by the Federal Communications Commission ("Permitted Antennas"). The FCC will allow some restrictions by a community association as long as they do not unreasonably cause delays,

increase the cost of installation, or preclude the reception of an acceptable quality signal. An acceptable quality signal does not mean the strongest possible signal. In order to preserve the architectural character and appearance of the community, and in accordance with Section 4.13 of the Declaration, the following requirements apply when installing a Permitted Antenna:

- The Owner shall install the Permitted Antenna in a location where the antenna would be the least visible, as long as reception of an acceptable quality signal is not precluded and there is not an unreasonable increase in cost and/or delay of the installation. The preferred location, in decreasing order of preferences, is as follows:
 - a location where the Permitted Antenna is not visible from the Golf Course, the Common Area or other Lots
 - a location where the Permitted Antenna is not visible from the Golf Course or the Common Area
 - a location where the Permitted Antenna is not visible from the Golf Course
- To the extent practicable to eliminate or reduce visibility from the Golf Course, the Common Area and other Lots, the Owner shall undertake reasonable measures to screen the Permitted Antenna by means of landscape shrubbery or other appropriate screening methods.
- A Permitted Antenna that is visible from the Golf Course, the Common Area or other Lots shall be painted the same color as the residence so as to blend into the background to which it is mounted or placed.
- All exterior conduit and wiring shall be installed in a manner that minimizes visibility.
- Mast height shall be limited to that absolutely necessary in order for the Owner to receive an acceptable quality signal, but under no circumstances shall a mast extend more than twelve feet (12') above the roofline unless the Committee approves such installation after being reasonably satisfied as to its safety.
- To limit the safety risk of exposure to radio frequency waves, any transmitting Permitted Antenna shall be installed by a professional installer.

Prior to installation of a Permitted Antenna, the Owner shall notify the Committee in writing of the planned installation and provide the Committee with a sketch of the proposed location and a copy of the antenna installation and specifications brochure. An Owner is encouraged to work with the Committee in finding a suitable location for a Permitted Antenna. If an Owner installs a Permitted Antenna in a location that is not the most preferred location, the Committee may require the Owner to relocate or screen the antenna.

4.27 Security and Audio/Visual Systems. Committee approval is required for the installation, modification, replacement or relocation of exterior security cameras, televisions, monitors, audio systems, fire alarm bells, and other exterior audio visual (A/V) systems. Individual security doorbell systems do not require Committee approval. External horns or sirens are not allowed. In its review of A/V systems, the Committee will consider the noise levels and visual intensity/wattage and reflection from use on neighboring properties. Noise from such systems shall be contained and controlled so as not to interfere with other Owners' enjoyment of their properties. The mounting of any video equipment shall be directional to the subject Lot such that there is no visibility or reflection of the monitors or screens when they are in use on any other Lots, the Common Area or the Golf Course. An Application submittal shall include a site plan showing the location and orientation of all proposed exterior systems, noting distances from adjacent properties' living, patio and pool areas. The Application shall also include specifications or data sheets for all proposed systems.

Whenever possible, exterior video camera and surveillance equipment shall be placed in a location where it is not visible from other Lots, the Golf Course or the Common Area. In no event, shall exterior video camera or surveillance equipment be angled or positioned in any manner that would permit viewing or surveillance of other Lots, the Common Area or the Golf Course. An application submittal shall (a) include a site plan showing the location of the cameras/surveillance equipment in relation to the Lot, neighboring Lots and, if applicable, adjoining Golf Course and Common Area, (b) specify the size, shape, angle and range of view, and (c) include manufacturer's specifications and photographs/drawings of the cameras/equipment.

4.28 Solar Panels. The installation, modification, replacement or relocation of solar panels requires Committee approval. Solar panels shall be integrated into the roof design. An Application submission shall include a roof plan and professional drawing and photos of the precise location of each solar panel as well as a photo of the solar panel inverters / control boxes showing their proposed locations. Additional requirements are as follows:

- Solar panels shall be in compliance with approved federal and state requirements.
- Solar panel inverters shall be installed inside the garage. If an inverter cannot adequately be placed inside the garage, it shall be placed in a location that is least visible from neighboring Lots, the Common Area and Golf Course and shall be covered and painted to blend into the surface to which it is attached or be completely screened from view.
- Panels shall have a low profile with mountings that are flush to the roof, be a dark color so as not to be reflective, and be static with no tracking mechanisms.
- The framing shall be hidden from view or be painted a color to blend with the roof. Natural aluminum is prohibited.

- No cable, connections or components shall be visible from other residences, the Common Area or the Golf Course. Every effort shall be made to install panels in areas that are least visible from other residences, the Common Area and the Golf Course to the greatest degree practicable without significantly decreasing efficiency. If needed to eliminate or reduce visibility, solar panels shall be screened by parapet walls.
- Ground mounted solar panels shall be located in the rear or side yards and screened from view from neighboring Lots, the Common Area and the Golf Course by walls or landscaping.

An Application submittal shall include a roof plan showing the proposed location of roof-mounted solar panels or a site plan showing the location of ground-mounted panels, as well as specifications, dimensions and color of panels, mountings and any proposed parapet walls or other screening. During Committee review, the Committee may require that the proposed location be staked in a manner that shows the dimensions.

4.29 Skylights/Solar Tubes. The installation, modification, replacement or relocation of a skylight or solar tube that is visible from other Lots, the Common Area or the Golf Course requires Committee approval. Skylights/solar tubes shall be designed to be an integral part of the roof. Skylight glazing shall be clear, solar bronze or gray. White or reflective glazing is prohibited. Skylight framing material shall be bronze anodized or colored to match the roof in which the skylight is installed. Natural aluminum is prohibited. Skylights/solar tubes shall be installed and inspected by a qualified and licensed roofing contractor. An Application shall include a roof plan showing the proposed location of the skylight/solar tube and specifications and dimensions.

4.30 Umbrellas. Patio umbrellas that are visible from other residences, the Common Area or the Golf Course shall not exceed ten feet (10') in height closed and may only be placed on a pad elevation of twelve inches (12") or less.

4.31 Window Coverings. The use of interior transparent window tinting is approved as a method for reduction of sun and heat penetration. Transparent type films shall be maintained with no peeling or discolorations that create an aesthetic nuisance. Highly reflective mirror-like coatings, opaque material such as aluminum foil or printed foil insulation panels and homemade cardboard, cloth, or paper coverings are not allowed. Curtains, drapes, shutters or blinds may be installed as interior window covers, provided the exterior facing side of the window treatment is a neutral color that is complementary to the exterior colors of the residence. No window shall be covered with aluminum foil or similar materials. Between June and September, protective window covers of any type may be used so long as they are attractive from the outside and not offensive to Owners who remain in the Project during those months. [*Declaration 4.14*]

4.33 Windows. The installation of new windows or replacement or modification of existing windows requires Committee approval. Window designs shall be consistent with each other, utilizing similar jamb, head and sill details. Replacement windows shall match existing windows in color and design. The color of windows shall satisfy the requirements of Section 4.21. An

Application submittal to add, modify or replace windows shall include a floor plan and elevations showing the placement and dimensions of all windows to be added, modified or replaced, with reference to existing size and current placement, and a description or manufacturer's brochure showing specifications, dimensions and color.

4.34 Wiring and Conduit. Exposed wiring or conduit is not allowed unless shielded from view.

4.35 Other. The installation, modification, replacement or relocation of any type of exterior manmade Improvement that does not fall within one of the specific categories set forth in this Section 4 requires Committee approval. In reviewing any such project, the Committee shall consider whether the project is consistent with the design philosophy and overall intent of these Guidelines as well as the other factors set forth in Section 6.4.1.

PROHIBITED IMPROVEMENTS

- Floating pool covers visible from other Lots, the Common Area or the Golf Course.
- Golf ball screens.
- Hammocks that are visible from other Lots, the Common Area or the Golf Course, except for free-standing styles approved by the Committee.
- Hanging accessories (wind-socks, mobiles, bird feeders, hanging pots, lanterns, chandeliers, etc.) that are visible from other Lots, the Common Area or the Golf Course. Wind chimes are not allowed anywhere on the Lot.
- Owner nameplates are not allowed on front yard gates, walls, fences or mailboxes.
- Plastic or silk plants visible from other Lots, the Common Area or the Golf Course.
- Plastic yard art (including but not limited to, scare owls, duck decoys, swan decoys, etc.) visible from other Lots, the Common Area or the Golf Course.
- Temporary exterior sunshades, regardless of whether they are made of plastic, canvas, netting or any other material.
- Temporary fencing, except during the construction of an Improvement or around pools for child safety. Temporary safety fences shall be stored out of sight when not in use.

5. LANDSCAPING

5.1 General. Committee approval is required for any of the following landscaping items that are visible from other Lots, the Common Area or the Golf Course: (1) the installation, relocation, replacement or removal of trees, shrubs, cacti, other plants or ground cover, (2) the installation, relocation, replacement or removal of boulders, rocks and other natural formations and (3) the installation or replacement of artificial turf; provided, however, Committee approval is not required for the basic maintenance and repair of landscaping, including thinning of landscape plant material, annual tree and palm pruning, replacement of damaged or overgrown plant material with the same plant material, replacement of a tree with the same species, or the planting of flowers. While Committee approval is not required for a landscaping item that is not visible from other Lots, the Common Area or the Golf Course, if the landscaping item later becomes visible from other Lots, the Common Area or the Golf Course, Committee approval is required at that time in accordance with these Guidelines for the continued existence of such item as if the item were then being installed, modified, replaced or relocated and the Committee may require removal of the item or other remediation to eliminate its visibility if the item does not conform to these Guidelines.

Landscaping is an important design element, and the Committee will apply the same considerations to an Application for landscaping as it applies to other design elements. All proposed projects shall be aesthetically consistent with the home's existing landscaping and architecture, as well as the native desert environment, neighboring properties, the Common Area and the Golf Course. Generous use of flowers, natural grass and other greenery, along with native desert plants, is encouraged. Excessive use of hardscape is discouraged. The creation of berms is discouraged and in no event is new berming allowed where it would affect water drainage to the detriment of other Lots, the Common Area or the Golf Course. See Section 3.6.12 for certain setback and height restrictions applicable to landscaping.

An Application submittal for an addition or change to landscaping shall include a site plan showing the location of all existing plant and tree material and the proposed plant/tree material, the footprints of all structures and the outlines of all hardscape Improvements, all required setbacks, a plant/tree list indicating both Botanic and Common names, container size at time of planting, size at full maturity, and quantities of each plant/tree, and irrigation plans if the irrigation will be modified.

5.2 Lawns. Except where artificial turf is approved for use, as described below, all lawn areas that are visible from other Lots, the Common Area or the Golf Course shall be of a hybrid type Bermuda (preferably Tiff Green 328), which shall be reseeded annually for the winter months by October 15 with perennial rye.

5.3 Ground Covers. Ground covers consisting of decomposed granite, rock or pebbles shall be compatible with the exterior color scheme of the residence and the native desert. No colored glass, mulch, nut shells or husks, red mulch, red or black lava rocks, sand, black or dark gravel/decomposed granite or similar materials are allowed in areas that are visible from other

Lots, the Common Area or the Golf Course. Large areas shall not be composed of a single material, e.g., rock is not allowed unless it is interspersed with plants.

5.4 Artificial Turf. Artificial turf that is visible from other Lots, the Common Area or the Golf Course is not encouraged. Where such visible artificial turf is proposed to be used, it shall:

- Have a minimum pile height of 1.5 inches
- Have a minimum pile weight of 60 ounces per yard
- Have a minimum 10-year “No Fade” warranty
- Have 100% UV protection
- Have a realistic appearance (with variable colors and blade height) and be indistinguishable from natural turf, from a pedestrian’s perspective
- Be adequately secured, with no ripples or seams showing
- Have finished turf edges
- Be installed in accordance with the manufacturer’s instructions/recommendations, including a weed barrier and a properly prepared aggregate base for drainage, and shall not be installed on grass, dirt or hardscape
- Have an adequate base and drainage, as defined by the manufacturer, under the turf
- Be maintained on an on-going basis to ensure an appearance that mimics real, live turf to the greatest extent feasible
- Be kept free of weeds, debris, tears, holes and dents
- Be promptly replaced if it becomes discolored or decayed

An Application for use of artificial turf shall include a site plan showing the proposed location of the turf, a 12” square sample of the proposed product, the manufacturer’s brochure and detailed product description, and a detailed description of the installation method.

5.5 Prohibited and Restricted Plants/Trees. The plants/trees listed in Part 1 of Appendix G are prohibited, regardless of whether or not they are visible from other Lots, the Common Area or the Golf Course. These plants/trees represent species with characteristics that are potentially destructive to the native desert landscape, have weed-like tendencies or are in conflict with the intent of these Guidelines. The plants listed in Part 2 of Appendix G may be used in limited quantity in areas on a Lot that are visible from other Lots, the Common Area or the Golf Course but they may not serve as a primary landscape design feature.

5.6 Summer Plant Coverings. During the months of June through September, Owners may cover plants to protect them from sun damage provided that all covers on a Lot shall be a single uniform color of either dark green or tan, except that any large tree shall be covered only in a dark green cover. Covers shall be replaced when they become faded, tattered or torn.

6. THE APPROVAL PROCESS

6.1 General Information. To apply for Committee approval for a proposed project, an Owner shall submit to the Committee three sets of a signed and completed Application form for the type of project being proposed, together with the applicable design review fee (“Design Review Fee”), if any, and three sets of all plans, drawings and other information required by these Guidelines to complete the submittal package for the type of project that is being proposed.

Application forms may be obtained from the Director of Property Services or by visiting the Club website EPOA tab to print the form. Completed Application submittals and other submittals and notices required by these Guidelines shall be delivered to:

Architectural Committee
Eldorado Property Owners Association
46000 East Fairway Drive
Indian Wells, CA 92210

The Design Review Fee covers the Committee’s cost of reviewing and processing an Application. The amount of the fee is based on the scope of the project, as specified in the schedule set forth in Appendix C. The Committee will not accept incomplete submittals for consideration and the Committee’s 30-day approval period set forth in Section 6.4.2 will not begin unless and until a complete submission package has been submitted. An incomplete submittal will be returned to the Owner along with a checklist noting the area(s) of deficiency. The steps in the approval process differ based on the scope and type of project, as described in the following sections.

6.2 Approval Process for Major Projects (New Construction, Additions and Major Remodels). Set forth below are the steps in the approval process for any of the following proposed projects (“Major Projects”).

- Construction of any new building (reconstruction after the demolition of 50% or more of an existing structure will be reviewed as though it is a new building)
- The addition of square footage to any building
- Extensive modification to the exterior of any building or site that alters the style of the building or its layout, or results in significant changes to the size and/or design of windows, doors or roof.

The approval process for Major Projects takes place in five steps:

1. Orientation Session
2. Conceptual Design Review
3. Preliminary Plan Review
4. Final Plan Review
5. Construction Verifications and Completion

NOTE TO OWNERS: An Owner may elect to forego the Orientation Session, Conceptual Design Review, and/or Preliminary Plan Review and proceed directly to the Final Plan Review, but an Owner is strongly encouraged to follow all of the steps set forth above. A submission for Conceptual Design Review or Preliminary Plan Review will not begin the Committee's 30-day plan approval period (that period will begin only upon the Committee's receipt of a complete submission package that includes Final Plans). However, submission of Conceptual Design and Preliminary Plan Review materials may save the Owner the time and cost of having to revise and resubmit final design plans. If an Owner elects to forego Conceptual Design Review and/or Preliminary Plan Review, then the full Design Review Fee shall be paid at the time of the Owner's initial Application submittal.

6.2.1 Orientation Session. An Owner contemplating a Major Project shall first contact the Director of Property Services to arrange for an orientation session. The orientation session provides the Owner and the Owner's architect and other consultants an opportunity to:

- Review the approval process for the proposed project,
- Review the requirements of the Guidelines, and
- Have answered questions about the approval process.

6.2.2 Conceptual Design Review. The purpose of the Conceptual Design Review stage is to confirm that the design professionals are headed in the right direction, are correctly interpreting the Guidelines, and that the Owner's project can be accommodated on the Lot. At this stage, the Committee will not focus on detail but instead will focus on the architectural form and fundamental relationship between the proposed project and the surrounding environment of neighboring homes, the Common Area and the Golf Course. After the Orientation Session, the Owner shall submit to the Committee three copies of a signed and completed Application form (see Appendix A) and the initial portion of the applicable Design Review Fee (see Appendix B), together with three full size sets (24" x 36") and a disc containing PDF's of the following materials:

- Topographic Survey of Lot and Surrounds (1/8" scale) Include:
 - Existing one (1) foot contour intervals on Lot, between front property line and street, and twenty-five (25) feet into the Golf Course and any adjacent Common Area, and twenty-five (25) feet to either side of the Lot.
Note: If adjacent Lot or Lots are developed, in addition show pad heights and location of existing structures and walls. Show tree locations and landscape information on the Golf Course.
 - Show at least two (2) spot elevations along edge of pavement and at Lot corners.
 - Show utility locations including electric transformer, electric pull, and water meter box or stub out, gas and sewer laterals serving the Lot.
 - Identify property lines, set back lines, and any easements.
 - Show existing and approved elevations.
 - Show centerline street elevations.

Note: All grades must be mean elevation above sea level.

- Schematic Site and Floor Plan (1/8" scale)

This plan should use the information from the Topographic Survey and shall include:

- Proposed floor plan (rooms designated by name) and outline of the roof overhang. Include hip, ridge and valley lines.
- Schematic site design concept for Lot, including driveways, walkways and patios.
- Show property lines, building set back lines, and any easements.
- Show adjacent Lots, Golf Course, Common Area, and streets within twenty-five (25) feet of Lot, including existing Improvements and plantings.
- Show adjacent Lot Owners' names and Lot numbers.
- Show Total Area Under Roof for each building and other structures.

- Schematic Elevations with Perspective (1/8" scale)

This drawing shall show the following:

- At least four (4) elevations of the building (including general massing, roof forms, building height [and materials]) identified as north, south, east, west, and/or front (street side), rear (generally Golf Course elevation), left and right sides.
- Include a person of typical height in the drawing in order to see how that person relates to the home.

If an Owner is proposing an addition or remodel, all new areas on plans shall be drawn in heavier line weights or otherwise clearly marked to delineate what is being proposed from what already exists. Depending on the scope of a remodeling or addition project, some of the submittal requirements may be simplified or deleted with the concurrence of the Committee Chairperson.

The conceptual plans will be informally either approved or disapproved by the Committee within a reasonable time after submission. If approved, one copy will be returned to the Owner, one copy will be retained by the Committee as its working copy and one copy will be placed in the Committee's files. If disapproved, two sets will be returned to the Owner along with a checklist noting the area(s) of deficiency, and the remaining set will be retained by the Committee.

6.2.3 Preliminary Plan Review. After the Orientation Session and Conceptual Design Review, the Owner shall submit plans, drawings and other information that adequately convey existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and colors and conceptual landscape design. If an Owner is proposing an addition or remodel, all new areas on plans shall be drawn in heavier line weights or otherwise clearly marked to delineate what is being proposed from what already exists. Depending on the scope of a remodeling or addition project, some of the submittal requirements may be simplified or deleted with the concurrence of the Committee Chairperson. (For example, a landscape plan may not be required for a remodel that does not change existing landscaping.) The package shall include three copies of a signed and completed Application form and the balance of the applicable Design Review Fee, together with three full size sets and a disc containing PDF's of the following materials:

- Topographic Survey of Lot and Surrounds (1/8" scale) prepared by a licensed surveyor showing all items required to be shown on the topographic survey for Conceptual Design Review except that in addition to showing existing elevations show proposed elevations.

- Site and Floor Plan (1/8" scale). Show the following:
 - Easements.
 - Proposed pad elevation and center line street elevation.
 - Property, building, and other Improvement set back lines.
 - Roof overhang line.
 - Slab elevations.
 - All service yards and equipment that will be in these yards.
 - All hardscape.
 - Pools, spas, water features.
 - All utility service locations for the Lot and residential meter locations.
 - Mailbox location.
 - Location of drywell(s) and inlet receptacle box.
 - Electrical appliances.
 - Rooms designated by name and dimensions.
 - Retaining or free-standing garden walls, garden gates and their finishes (not garden wall elevations). Provide separate details for gates (specify wood, metal etc.)
 - Square footage of:
 - Enclosed air conditioning space
 - Covered patio space
 - Garage and mechanical space
 - Total Area Under Roof of each building and other structures
 - Any other site amenities
 - Adjacent Lots, Golf Course, Common Area and streets within twenty-five (25) feet of Lot, including existing or proposed Improvements in these areas. Show adjacent lots and lot numbers.

- Elevation Sections (1/4" scale). Show the following:
 - Photos of all four (4) elevation sections extending twenty-five (25) feet beyond property line. Show existing and proposed Improvements in these areas with dimensions.
 - Proposed exterior materials and finishes on walls and roofs.
 - Proposed special architectural elements such as skylights, solar panels and covered patios.
 - Maximum height of finished structure from approved pad elevation.
 - Typical fascia and soffit details, typical exterior column details, if any, typical door head and jamb details, window head, jamb and sill details and typical garden wall details, providing sections.

- Show the outline of all garden walls with dash lines as they impact the house elevation.
 - Mailbox design and dimensions.
 - Address location.
 - Show front door detail and finish.
 - One set of elevations shall be rendered in color.
- Schematic Perspective or Study Model Perspective (minimum scale 1" = 20')
 - Present a schematic drawing in two-point perspective from a point above the house on the street side and Golf Course side with an angle of approximately 45 degrees to the face of the house. This drawing shall be in color. The perspective should show all visible proposed driveways, walkways, patios, pools, garden walls, etc., as well as special architectural elements, and all planting and grading treatments and how they relate to adjacent land.
 - 3D model- Provide a study model illustrating the relationship between the proposed building forms and topography, tree heights and prevailing site conditions. This model shall be in color. It need not be an expensively detailed model, but adequate to communicate basic three-dimensional massing concepts. Computer drafted 3D modeling is acceptable.
- Roof Plan (1/8" scale). Show the following:
 - Flat and sloped roof areas and how they are drained.
 - Arbor or breezeway areas, skylights, chimneys, plumbing, heating vents and roof vents.
 - Location of exterior walls and columns in relationship to roof edge.
 - All flat roof drains shall be tied to landscape drains that are tied to the drywell. No exterior (visible rain gutters and downspouts are allowed). Roof valleys on pitched roofs shall provide drainage to landscape drains that are attached to the drywell.
- Fine Grading and Drainage Plan (1/8" scale). Show the following:
 - All information from the Preliminary Site and Floor Plan.
 - All existing grade contours, taken from the topographic survey on the Lot, adjacent Lots, Golf Course, Common Area and streets within twenty-five (25) feet with dashed lines at one (1) foot contour intervals and all proposed grades on Lot with solid lines at one (1) foot contour intervals.
 - Indicate means of achieving positive drainage from all locations on the Lot to an approved drainage location with arrows.
 - Show location of all bubbler boxes, area drains and dry wells. Each Lot shall install a minimum of one (1) drywell on the Lot to collect nuisance water.
- Schematic Landscape Plan (1/8" scale) prepared by a licensed landscape architect showing:

- All information from the Preliminary Site and Floor Plan, and Fine Grading and Drainage Plan.
 - Proposed trees, shrubs, lawn, berming and ground cover areas. Trees shall be identified by form or name (i.e., canopy tree, citrus tree, etc.). When identifying by botanical name, include common name. Show multi or standard trunk. Show proposed hardscape.
 - Existing or approved trees, shrubs, lawn, berming and ground cover (indicate species by common and botanical names), hardscape and house walls on adjacent Lots within thirty-five (35) feet of the Owner's Lot.
 - All existing trees, shrubs, lawn, berming and ground cover (indicate species by common and botanical names) on the Golf Course (or behind Lot) within thirty-five (35) feet of the Lot. Show other Golf Course features such as cart paths, sand traps, tees, greens, etc., within thirty-five (35) feet of the Lot.
 - If artificial turf is being proposed, provide the percentage of turf to be installed in relation to the total percentage of area to be landscaped. Also, provide a 12" x 12" sample of the proposed turf with the submittal.
- Material Board and Design Information
The Preliminary Plan drawings shall be accompanied by two 8-1/2" x 11" color boards showing samples of the proposed finishes. Show materials, textures and colors of the building and garden walls, fascia, hardscape, roof and pool/spa/water features. The building color shall be from the Eldorado Approved Color Palette. Provide manufacturer's brochure and/or illustrations for the following:
 - All exterior doors, including garage doors, and all gates.
 - Roof installation method and material- no asphalt or composition shingles on pitched roofs.
 - Building and site light fixtures with dimensions and heights on walls.
 - Any special architectural features- metal grilles, trellis, etc.
 - Address numbers.
 - Stucco texture.
 - Stonework- sample of stone.
 - Window and door frame colors.
 - Flatwork- color of concrete and texture, tiles, pavers or stone.
 - Pool/spa/water features- tile, gunite and other finishes.

The Preliminary Plans will be either tentatively approved or disapproved within a reasonable time after submission. If tentatively approved, one copy will be returned to the Owner, one copy will be retained by the Committee as its working copy and one copy will be placed in the Committee's files. If disapproved, two sets will be returned to the Owner along with a checklist noting the area(s) of deficiency, and the remaining set will be retained by the Committee. A corrected re-submittal of Preliminary Plans shall follow the same procedures outlined above, and be repeated until the Committee can provide tentative approval of the Preliminary Plans.

6.2.4 Final Plan Review. Within one year of Preliminary Plan tentative approval, the Owner shall initiate Final Plan review by submitting three copies of a signed and completed Application form, together with in final form three sets of all plans, specifications, material boards and other information required to be submitted in the Preliminary Plan Review stage, with each such document marked "Final," and a disc containing PDF's of all such documents. The Final Plan documents shall substantially conform to the Preliminary Plan documents last reviewed by the Committee and any differences shall be noted in the Application included in the submittal. All architectural plans shall be prepared by a licensed architect, and all landscape plans shall be prepared by a licensed landscape architect. The Final Plan documents shall include a full set of the plans required by the City. The Committee will not accept incomplete submittals and the Committee's 30-day review period will not begin unless and until a complete package of Final Plan Review documents has been submitted.

If the decision of the Committee is to disapprove the Final Plan submittal, the Committee shall provide the Owner with a written statement of the basis for such disapproval. If the Final Design submittal is not approved and the Owner still desires to pursue the project with the Committee, the Owner will be required to follow the same procedures for a resubmission as for an original submission and shall pay an additional Design Review Fee for each resubmission.

After receiving Final Plan approval from the Committee, the Owner shall apply for all applicable building permits from the City and any other governing agencies. The plans submitted to the City shall be the same as the Final Plans approved by the Committee. Any adjustments to Committee-approved plans required by the City are required to be resubmitted to the Committee for review and approval prior to commencing construction.

6.2.5. Construction Verifications and Completion. In addition to the building inspections required by the City, the Owner shall provide the Committee with the following during the construction process:

- **Verification of Setbacks and Floor Heights.** After foundation/slab forms are set and before concrete is poured, the Owner shall provide the Committee two copies of a wet signed line and grade certification by a licensed surveyor or civil engineer certifying that the project complies with the Final Plan setbacks and the approved pad shall be noted.
- **Verification of Building Elevations and Total Area Under Roof.** Prior to roof sheathing being applied but after all parapet trim and cap framing is in place, the Owner shall provide the Committee with two copies of a wet signed line and grade certification by a licensed surveyor or civil engineer certifying that all tops of structure elevations and Total Area Under Roof comply with the Final Plans.
- **Final Review and Completion.** Upon completion of the project, the Owner shall provide a Notice of Completion to the Committee in accordance with Section 6.7 and

the Committee or its authorized representative will review the project for conformance to the approved Final Plans at a time that is mutually agreeable.

6.3 Approval Process for Other Projects. Set forth below are the steps in the approval process for any project that is not a Major Project subject to Section 6.2:

- **Initial Consultation.** Owners are encouraged to contact the Director of Property Services to discuss a proposed project and receive guidance on the requirements of the Application submittal.
- **Application Submittal.** In accordance with Section 6.1, the Owner shall submit three sets of a signed and completed Application (see Appendix B), together with the applicable Design Review Fee, if any, and three sets of all plans, drawings and other information required by these Guidelines to complete the submittal package. If an item in a proposed project is not specifically addressed in these Guidelines, the Owner shall include in the Application a detailed description of the item. The Committee may request additional information with respect to any proposed project to fully understand the project and/or its potential impact on the Owner's Lot, other Lots, the Common Area, the Golf Course or the community.
- **Decision and Disposition.** The Committee will decide whether to approve or disapprove an Application in accordance with Section 6.4. While the Committee has thirty (30) days to review an Application, the Committee will endeavor to respond promptly to Application submittals for minor projects.

6.4 Decisions and Disposition.

6.4.1 Basis for Decisions. When reviewing an Application, the Committee will consider whether the project is consistent with the design philosophy, specific criteria and other requirements set forth in these Guidelines, as well as the following factors:

- **Validity of Concept.** The basic idea shall be sound and appropriate to its surroundings.
- **Materials.** All materials shall be compatible with and complementary to each other and to the overall design with respect to style, texture, color and character.
- **Workmanship.** The project shall reflect excellence in construction and finish.
- **Neighbors' Privacy.** Consideration will be given to design features so as to minimize unnecessary intrusion on the privacy of neighbors; provided, however, this provision shall not be deemed to create a right of privacy for neighbors with respect to any project.

- **Neighbors' Views.** Consideration will be given to the location and dimensions of Improvements so as to minimize unnecessary obstruction of existing views of the Golf Course from neighboring Lots; provided, however, this provision shall not be deemed to create a right to any view for neighbors.

6.4.2 Review Period. The Committee shall transmit its decision in writing to the Owner within thirty (30) days after it has received a complete Application submission package. If an Application submission is disapproved, the written decision will include an explanation of the reasons for the disapproval and a description of the procedure the Owner may follow for reconsideration of the Committee's decision by the Board. *[Declaration Section 12.5]*

6.4.3 Disposition of Plans. Upon approval, disapproval or when the Committee is requesting clarification or additional information, Final Application submittal plans will be distributed as follows:

- One set of plans, whether approved or disapproved, will be retained by the Committee as its working copy.
- One set of plans and any accompanying disc containing PDF's of required plans or other information will be placed in the Committee's files.
- One set of approved plans will be returned to the Owner. This approved set shall be maintained at the work site during the course of construction until the Committee (or its designated representative) has made final inspection.
- Two sets of disapproved plans or those requiring clarification or additional information will be returned to the Owner.

6.4.4 Appeal. If the Committee disapproves an Application, the Owner may appeal the Committee's decision to the Board in accordance with Section 12.6 of the Declaration. An Owner may also pursue the Dispute Resolution procedures set forth in Section 12.7 of the Declaration.

6.5 Variances. The Committee or the Board may allow reasonable variances and adjustments of the architectural provisions in these Guidelines and Article 12 of the Declaration in order to overcome practical difficulties and prevent unnecessary hardships in the application of the regulations contained therein, provided this may be done in conformity with the intent and purposes of the Declaration and also provided in every instance that such variance or adjustment shall not be materially detrimental or injurious to the property or Improvements in the Project. Any such variances or adjustments of the architectural provisions granted by the Committee or the Board, or any acquiescence or failure to enforce any violation of such provisions, shall not be deemed to be a waiver of any such provisions in any other instance. *[Declaration Section 12.8.4]*

6.6 Commencement and Completion of Work. The work of construction shall proceed diligently from the commencement thereof until completion. Improvement projects that remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All Applications shall include an estimated completion date. If that date is considered unreasonable, the Committee may disapprove the Application. In any event, (a) all Major Projects shall be commenced within 180 days after Committee approval and completed within 24 months after such approval and (b) all other projects shall be commenced within 120 days after Committee approval and completed within 12 months after such approval, unless the Committee specifically authorizes a longer time period. If a project is not commenced within the specified time period, Committee approval of the project will have expired and the Owner will be required to reseek Committee approval by submitting a new Application and paying an additional Design Review Fee should the Owner desire to continue to pursue the project. If a Major Project is not completed within 24 months after Committee approval, a Monetary Penalty Assessment will be levied against the Owner in accordance with the Association's Bylaws in the amount of \$2,500 for the first month thereafter and increasing by \$500 for each additional month thereafter to a maximum of \$5,000 per month until such time that the project is completed and the Committee issues its Notice of Completion. If a project that is classified as an "Other Project" in Appendix C is not completed within 12 months after Committee approval, a Monetary Penalty Assessment will be levied against the Owner in accordance with the Association's Bylaws in the amount of \$1,500 for the first month thereafter and increasing by \$500 for each additional month thereafter to a maximum of \$3,000 per month until such time that the project is completed and the Committee issues its Notice of Completion.

With respect to an in-kind replacement project for which Committee approval is not required pursuant to Section 1.4, the project shall be commenced within 120 days after the Committee has determined that the replacement will be exactly in kind, and the project shall be completed within 12 months after such determination, unless the Committee specifically authorizes a longer time period. If the in-kind replacement project is not commenced within such 120-day period, the Committee's determination will have expired and the Owner will be required to reseek Committee determination. If, after a Committee determination that a replacement will be exactly in kind, the Owner removes the Nonconforming Improvement but fails to commence replacement within 120 days after the Committee's determination, any replacement will be deemed not to be exactly in kind and the replacement will require Committee approval in accordance with these Guidelines. If an in-kind replacement project is commenced but not completed within 12 months after the Committee determination that the replacement will be exactly in kind, a Monetary Penalty Assessment will be levied against the Owner in accordance with the Association's Bylaws in the amount of \$1,500 for the first month thereafter and increasing by \$500 for each additional month thereafter to the maximum of \$3,000 per month until such time that the replacement project is completed. If an Owner does not comply with the procedures set forth in Section 1.4, or if an Owner does not replace a Nonconforming Improvement exactly in kind, or if applicable, exactly in kind together with such modifications thereto as the Committee may require pursuant to Section 1.4, then the replacement will not have qualified for the grandfather exemption provided in Section 1.4 and the replacement shall constitute a violation of these Guidelines and the Declaration. The Association may require

replacement, modification and/or removal of such noncompliant project at the Owner's expense and the Owner shall reimburse the Association upon demand for its legal expenses (including attorneys' fees and costs) for enforcing compliance.

[Declaration Section 4.19]

6.7 Adherence to Approved Plans. All projects shall strictly follow the Application submittal plans approved by the Committee. When discrepancies are noted by the Committee or another Owner, the Committee may request a comparison of the active construction plans to the approved plans at any time prior to, during, or following completion of the project. If requested by the Committee, the Owner shall promptly bring any discrepancies into conformity with the approved plans.

6.8 Subsequent Changes. Any change during construction or completion of a project that differs from the approved Application submittal plans requires Committee approval before being commenced.

6.9 Right to Enter. The Committee and its authorized representatives shall have the right to periodically enter an Owner's Lot as the Committee may determine necessary or appropriate to fulfill its responsibilities under these Guidelines and the Declaration, including with respect to reviewing Applications and monitoring construction and completion of projects. Such entry shall be made only at a time mutually agreeable with the Owner or after three (3) days' notice has been given to the Owner and shall be made with as little inconvenience as reasonably possible to the Owner.

6.10 Completion and Final Review. Promptly after completion of a Major Project or a project that is classified as an "Other Project" in Appendix C in accordance with an approved Application, the Owner shall provide the Committee with a signed Notice of Completion in the form attached as Appendix H. The Committee shall cause the project to be reviewed at a time that is mutually agreeable, and if the project has been completed as required, the Committee shall provide the Owner with a Notice of Completion in the form attached as Appendix I.

7. CONTRACTOR AND CONSTRUCTION REQUIREMENTS

7.1 Contractors and Consultants. For all Major Projects, the Owner shall use licensed professionals (including the architect, landscape architect, civil engineer and land surveyor).

7.2 Owner Responsibility. The Owner assumes all responsibility for all professionals and other contractors employed by the Owner during design and construction of a project, including with respect to quality of workmanship, safety and adherence to the requirements of these Guidelines and the Declaration. The Owner shall also be fully responsible for compliance with the Declaration and these Guidelines (including the Construction Site Rules set forth herein) by any contractors employed by the Owner, as well as their agents, subcontractors, suppliers and vendors and their respective employees.

7.3 Insurance Requirements for Contractors. Prior to the commencement of a Major Project, the Owner shall submit to the Committee a certificate evidencing Contractor's Commercial General Liability, Automobile Liability and Workers Compensation Insurance. The Commercial General Liability and Automobile Liability policies shall provide limits of liability of not less than \$1,000,000 each occurrence and shall name the Association and Eldorado Country Club, Inc. as additional insureds. The Workers Compensation policy shall provide statutory coverage and Employers Liability limits of not less than \$500,000. Each policy will include a provision that notice of cancellation or non-renewal will be provided to the Association within ten (10) days of such notice of cancellation or non-renewal.

7.4 Construction Compliance Deposit. For Major Projects and projects classified as "Other Projects" in Appendix C, , the Owner shall post with the Association a cash security deposit ("Construction Compliance Deposit") in the amount specified in Appendix C. For Major Projects, the Owner shall post the Construction Compliance Deposit at least 72 hours before the pre-construction conference referred to in Section 7.5 below. For Other Projects, the Owner shall post the Construction Compliance Deposit at least 24 hours before commencement of the project. The Association may draw down this deposit as a means of enforcing compliance with the provisions of these Guidelines and the Declaration. This includes, but is not limited to, correcting security, safety or health risks/hazards, cleaning or maintaining the site, adjacent property and streets, repairing damages to any adjacent areas, collecting fines for violation of Construction Site Rules, and legal expenses (including attorneys' fees and costs) for enforcing compliance. If the Association draws down funds from the Construction Compliance Deposit, the Owner shall promptly restore the deposit to its original amount. The Committee may halt construction activity until the Construction Compliance Deposit is restored to its original amount. The Association shall return to the Owner any remaining funds in the Construction Compliance Deposit within thirty (30) days after issuance of the Committee's Notice of Completion.

7.5 Pre-Construction Conference. For Major Projects the Contractor shall meet at the site with the Director of Property Services prior to commencing construction. At least 72 hours prior to this meeting, the Owner shall deliver to the Committee:

- A copy of the building permit and any related use permit issued by the City
- The names and phone numbers of all subcontractors who will be working on the project
- A construction area site plan showing the proposed location of any fencing, construction trailer, sanitary facilities, trash receptacles and firefighting equipment to be placed on the site in accordance with these Guidelines
- A signed Owner Agreement in the form attached to these Guidelines as Appendix D, and
- The Construction Compliance Deposit

At the pre-construction conference, the Contractor shall sign and deliver to the Director of Property Services the Contractor Agreement in the form attached to these Guidelines as Appendix E. The Contractor and Director of Property Services will also review the

construction area site plan and the Contractor shall make any changes thereto required by the Committee, and the Director of Property Services shall designate approved vehicular parking areas.

7.6 Construction Site Rules.

7.6.1 Work Hours. Work is limited to the following hours:

- November through May:
 - Monday through Friday, 7:00am – 5:00pm
 - Saturday, Sunday and Federal Holidays- closed, no work allowed
- June through October:
 - Monday through Friday, 7:00am – 5:00pm
 - Saturday, 8:00am – 4:00pm
 - Sunday- closed, no work allowed

Personnel are required to exit the Project no later than 5:00 pm. All vehicles are subject to inspection upon departure. No construction vehicles may be left overnight.

7.6.2 Access. All construction vehicles shall enter and exit the Project at the vendor gate on Fairway Drive. Contractors and construction personnel shall acquire construction vehicle passes and transponders per the Association's requirements at their own expense. The Association may revoke, suspend or restrict pass/access privileges due to the failure to honor or abide by these Construction Site Rules and/or any other Association policies, procedures, rules or regulations. Further, the Association reserves the right to impose suspension of access pass privileges during the period of time from an initial report of violation until the Association makes a ruling after hearing on the matter.

7.6.3 Speed Limit. All construction personnel shall abide by the Project's 25 mile per hour speed limit. Failure to follow the maximum speed limit shall be grounds for revocation of pass privileges.

7.6.4 Identification. All construction personnel shall have some form of identification in their possession while in the Project. In addition, all vehicle drivers shall have in their possession, while in the Project, a valid driver's license, vehicle registration and proof of insurance, which shall be produced to any Eldorado security officer upon request. Failure to provide any such item on request may result in removal from, and no re-entry to, the Project.

7.6.5 Parking. All vehicles shall be parked either on the construction site or directly in front of the construction site on the same side of the street. At no time will parking be permitted on other Lots. Parking is not permitted in front of other Owner's homes unless the Director of Property Services has designated additional permitted parking in such areas. The double parking of vehicles at any time is prohibited. Parking shall not

obstruct access to other Owners' driveways or mailboxes. Contractors are responsible for traffic control at the construction site, including with respect to the unloading and loading of materials. Construction personnel shall, to the extent practicable, use car pooling to reduce the number of vehicles in the Project.

7.6.6 No Use of Adjacent Property. Construction personnel are authorized to be on the construction site only and shall not enter or use other Lots unless written permission is obtained from the Owner of such other Lot. Personnel shall not enter or use the Common Area or Golf Course for any reason unless written permission is granted by the Director of Property Services.

7.6.7 Prohibited Activities.

- No alcohol, drugs or weapons are allowed on the Project's grounds.
- No smoking is allowed.
- No children or pets are allowed on the construction site.
- No radios, stereo or other audio equipment (other than audio produced solely through headsets or earbuds) are allowed to be played on the Project's grounds.
- Shirts are required to be worn by construction personnel at all times, including during the summer months.
- No loud, offensive or discourteous behavior is allowed on the Project's grounds.
Any personnel violating these rules may be banned from working in the community.

7.6.8 Dust Control. Uncontrolled blowing sand and dust emissions are not permitted during excavation and construction. Contractors shall take adequate measures to control these fugitive emissions. At a minimum, fugitive emission control shall meet City and South Coast Air Pollution Control District requirements.

7.6.9 Safety Hazards. All safety hazards, such as open trench holes or exposed wires, shall be barricaded in such a manner necessary to prevent injuries and accidents in accordance with Applicable Law.

7.6.10 Temporary Construction Fencing. For Major Projects, the Contractor shall install a six-foot high temporary fence with dark green fabric around all un-walled property lines of the Lot to screen the site from view. At its discretion, the Committee may require temporary fencing for other projects.

7.6.11 Temporary Sanitary Facility. For Major Projects, a portable toilet may be required. It shall be located within the temporary construction fencing and positioned in such a manner that the door is not visible from the street or Golf Course. It shall also be placed as far as possible from adjacent residences.

7.6.12 Site Maintenance/Trash. The construction site shall be kept clean at all times. All excess materials, trash and debris shall be picked up daily and taken off site. Streets that

are adjoining the job site shall be washed and cleaned as needed during the work week. Prior to close of work on Friday, the street shall be washed. For Major Projects, a dumpster may be allowed on the construction site with the Committee's approval. The dumpster shall be emptied at least weekly, or more often if it becomes full. Should any trash or debris be blown onto adjacent properties the Contractor shall ensure that it is immediately collected and disposed of by job site personnel.

7.6.13 Temporary Structures. No temporary structure, such as a construction trailer, shall be placed on the site, unless approved by the Committee. If a trailer is approved, it shall not be more than 160 square feet in size and shall comply with other Committee requirements such as location and landscaping.

7.6.14 Fire Protection. The Contractor shall cause appropriate fire protection equipment as required by the City or other Applicable Law to be located and properly maintained on the construction site and the location of such equipment shall be clearly sign posted.

7.6.15 Damage Repair and Restoration. Damage and scarring to other property, including neighboring Lots, streets, the Common Area and the Golf Course, is not permitted. If any damage occurs, the Owner shall, at Owner's expense, promptly cause the damage to be repaired or restored.

7.7 Fines for Violations. The Bylaws and Declaration give the Board the power to impose fines and other sanctions for violations of the Declaration and the Guidelines, including, but not limited to, the Construction Site Rules set forth in Section 7.6. These fines and other sanctions for violations may be levied against both the Contractor and the Owner or either of them individually. The following schedule of fines is established for violations of the Construction Site Rules:

- First violation of any kind: Courtesy warning, as well as the required action and time within which to cure the violation.
- Second violation of any kind: Demand that violation be cured plus a \$250 fine.
- Third violation of any kind: Demand that violation be cured plus a \$500 fine.
- Fourth and subsequent violations of any kind: Stop Work Order and deactivation of transponders for all construction personnel.
- Continuous Violations: The fine for a first, second, third or fourth, violation, plus a periodic fine of up to \$100.00 per day.

Notices of violations will be given to the Owner and Contractor either verbally or in writing. An email shall suffice as written notice. For Continuous Violations fines will accrue daily for each calendar day beyond the date notice of violation is given until the violation is cured.

Fines or other disciplinary action will not be levied until a hearing in accordance with Section 3.4 of the Bylaws has been held.

The rights and remedies of the Association are cumulative and nonexclusive. In addition to, or in lieu of, the imposition of fines, the Association may take other disciplinary action or pursue other remedies at law or in equity.

DESIGN REVIEW FEES AND CONSTRUCTION COMPLIANCE DEPOSITS

Major Projects

Design Review Fee: \$5,000
Construction Compliance Deposit: \$25,000

An initial portion of the Design Review Fee of \$1,500 is payable at the Conceptual Design Review stage and the balance of \$3,500 is payable at the Preliminary Plan Review stage.

Major projects consist of:

- Construction of any new building (reconstruction after the demolition of 50% or more of an existing structure will be deemed new construction)
- The addition of square footage to any building
- Extensive modification to the exterior of any building or site that alters the style of the building or its layout or results in significant changes to the size and/or design of windows, doors or roof.

Minor Projects

Design Review Fee: None
Construction Compliance Deposit: None

A Minor Project is a discrete, standalone project consisting of one of the following that is not included within a more comprehensive project:

- Artwork / Sculpture / Wall Decoration installation, modification or relocation
- Awnings / Sunshades installation, modification, or replacement
- Barbeques installation, modification or replacement
- Curtains (Exterior) installation, modification, replacement or relocation
- Door installation, modification or replacement costing less than \$20,000
- Driveway/Auto Court installation, modification or replacement costing less than \$20,000.
- Exterior Building Materials addition, modification or replacement costing less than \$20,000
- Exterior Fan installation, modification, replacement or relocation
- Fence/Wall/Gate installation, modification or replacement costing less than \$20,000

- Fire Pit installation, modification or replacement costing less than \$20,000
- Fireplace installation, modification or replacement costing less than \$20,000
- Flagpole installation, modification, replacement or relocation
- Garage Door installation, modification or replacement
- Hardscape installation, modification or replacement costing less than \$20,000
- Landscaping installation, relocation, replacement or removal costing less than \$20,000
- Lawn Ornament/Decorative Object installation, modification, replacement or relocation
- Lighting – installation, modification, replacement or relocation of exterior light fixtures
- Mailbox installation, modification, replacement or relocation,
- Mechanical Equipment installation, modification, replacement or relocation (including HVAC, tankless water heaters, pool and spa equipment and any other exterior mechanical equipment)
- Misting System installation, modification, replacement or relocation
- Patio Heater installation, modification, replacement or relocation
- Pool, Spa or Water Feature installation, modification or replacement costing less than \$20,000
- Repainting or restaining of exterior surfaces using a different color
- Roofing installation, modification, replacement or relocation (including vents, ducts and other roof penetrations) costing less than \$20,000
- Roofing with different materials
- Security or Audio/Visual installation, , modification, replacement or relocation
- Skylight / Solar Tube installation, modification replacement or relocation
- Solar Panels installation, , modification, replacement or relocation
- Window installation, modification or replacement costing less than \$20,000
- Umbrella installation, modification or replacement

If a project that would otherwise constitute a Minor Project is bundled with one or more other projects that would themselves be considered Minor Projects, then all such projects shall be considered together as one project subject to the Design Review Fee and Construction Compliance Deposit applicable to “All Other Projects” below.

All Other Projects

Design Review Fee: \$500

Construction Compliance Deposit: \$2,500

(except that for a Landscaping project, the Design Review Fee is \$1,000 and the Construction Compliance Deposit is \$10,000)

All Other Projects consist of all projects that are neither Major Projects nor Minor Projects. Depending on the nature and scope of the project, the Committee may reduce or eliminate the Design Review Fee and/or Construction Compliance Deposit. Examples of Other Projects include:

- Exterior Building Materials addition, modification or replacement costing \$20,000 or more
- Fence, Wall, Gate, Driveway, Autocourt or other Hardscape installation, modification or replacement costing \$20,000 or more
- Fire Pit installation, modification or replacement costing \$20,00 or more
- Fireplace installation, modification or replacement costing \$20,000 or more
- Landscaping installation, relocation, replacement or removal costing \$20,000 or more
- Playground/Sports Equipment/Sport Court installation, modification, replacement or relocation
- Pool, Spa or Water Feature installation, modification, replacement or relocation costing \$20,000 or more
- Roofing installation, modification, replacement or relocation (including vents, ducts and other roof penetrations) costing \$20,000 or more
- Window or Door installation, modification or replacement costing \$20,000 or more