



Greer Ranch Community Association

Design Review Guidelines

Adopted June 15, 2010

GREER RANCH COMMUNITY ASSOCIATION DESIGN REVIEW GUIDELINES

PURPOSE

In order to maintain the architectural character of Greer Ranch, it is necessary that modifications of structures, materials and colors be compatible with the original design. The Board of Directors, by setting standards and approving additions or alterations, does not desire to stifle creativity, but rather to assure a continuity of design which will help preserve the integrity and appearance of the Greer Ranch community.

Homeowners are reminded that approval from the Board of Directors or duly appointed Design Review Committee is required for additions or alterations (as outlined in Article IX of the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easement) that meet any of the following criteria:

Except for purposes of proper maintenance and repair, and except as otherwise permitted, no Owner shall build, construct, erect or install any Improvements, without first:

- Submitting the approved plans and specifications to the Design Review Committee.
- Obtaining the express written approval of such plans and specifications by the Design Review Committee
- Submitting the plans and specifications approved by the Design Review Committee to the City and all other affected Public Agencies to obtain all necessary approval and permits.
- Thereafter complying with the provisions of Article IX of the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easement, and with any requirements imposed by the City and any other affected Public Agency.

All front yard landscaping has been installed by the Builder prior to the purchase of your home. All modifications to the existing landscaping will require architectural approval. All trees installed in the front yards may not be removed or replaced without prior approval. If the front yard tree must be replaced, it shall be replaced with the same type tree at a minimum size 24” box in the same approximate location.

In accordance with the Master Declaration, rear yard installations must be complete within one year of the close of escrow. To meet this deadline, Owners are required to submit architectural applications at least ninety (90) days prior to the one-year anniversary of purchase date from original builder. Owners of resale homes with no, or uncompleted rear yard improvements, are required to submit an architectural application with a \$150.00 fee within forty-five (45) days from close of escrow. Installation of improvements must be completed within one hundred twenty (120) days from Design Review Committee approval date. Resale homes with previously installed improvements that contain overgrown, dying or dead plant material must improve and replace existing plant material within ninety (90) days from close of escrow. Once work is completed, a Notice of Completion form must be submitted to the Management Company.

APPLICATION FEE

Through the close of escrow, from original builder, an application fee of \$150.00 was collected. Resale homes must submit a \$150.00 fee with Home Improvement application. This fee will be applied to your initial landscape submission and final inspection. Should additional submissions and/or inspections be required, the Board and Committee reserve the right to require an appropriate application fee.

NON-COMPLIANCE

Failure to obtain the necessary approvals may constitute a violation of the Master Declaration of Covenants, Conditions and Restrictions (“Master Declaration”) and may require modifications or removal of unauthorized work at the expense of the homeowner.

JURISDICTIONAL APPROVAL

In addition to Design Review Committee approval, a permit may be required from the City of Murrieta Planning and Building Department or other jurisdictional governmental agencies. Approval of the Design Review Committee does not imply approval of any other agency or association. The Master Declaration may be more restrictive than City of Murrieta standards and in these instances; the Association documents would supercede City standards.

OTHER CONDITIONS

Fuel Modification Zone: As the Community is located within a high fire hazard area, the Murrieta Fire Department required the creation of certain Fuel Modification Zones. No Owner shall (i) build, construct, erect or install any structural Improvements of any kind whatsoever within any of the Fuel Modification Zones; or (ii) install, modify or in any way alter any landscaping within any of the Fuel Modification Zones in a manner which is inconsistent with the Fuel Modification Zones Maintenance Standards.

No Guarantee of Views: Some Lots in the Community, depending upon location, may enjoy unique view potential. The view, if any, a lot in the Community will enjoy is subject to the limitations and disclaimers as set forth in the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements.

Rocky Soils: The soil within the Community may be very hard and/or may contain a high level of subterranean rocks. Each Owner shall consult with a licensed geologist or other appropriate licensed professional prior to the commencement of any work on such Owner's Lot which requires excavation or the removal of subterranean rocks (e.g., the installation of a pool or spa) and agrees to comply with all recommendations of such licensed professionals.

Prevention of Erosion of Slopes: No Owner shall permit any act to be performed within the Community which would result in erosion of any slope, including, but not limited to, failure to maintain property drainage on a Lot (including, without limitation, failure to maintain any yard drain or other drainage device in properly operating condition at all times), over irrigating the slope or otherwise discharging excess water over the slope.

Master Association Walls: No Owner shall modify or otherwise alter any Master Association Walls originally constructed by Declarant or a Neighborhood Builder. Additionally, no Owner shall install any gate and/or remove any fencing or walls that have been installed by the Declarant or Neighborhood Builder. Each Owner is responsible for maintaining plant material so that it does not extend over the top of any Association walls or fences.

No Owner shall pour concrete or place fill dirt against any wall or fence. Planters attached to walls and/or fences are prohibited.

POLLUTANT AND STORM WATER RUNOFF

Each Owner shall comply with plans for the regulation and control of pollutant and storm water runoff and erosion by using "Best Management Practices" in accordance with the residential provisions of the California Storm Water Best Management Practices Handbook. Use and disposal of pesticides, fungicides, herbicides, insecticides, fertilizers and other such chemical treatment shall meet federal, state, county and city requirements as prescribed in their respective containers. "Best Management Practices" shall also be used to eliminate or reduce surface pollutants or sediment discharges into the drainage system when implementing any changes and/or maintenance to the landscaping and any other surface improvements. Owners are responsible for ensuring that all installation/maintenance contractors follow these requirements.

MODIFICATIONS

These standards are subject to modification from time to time as determined by the Greer Ranch Community Association Board of Directors; which approval may be given following processing of an application. Homeowners are responsible for obtaining the most current version of these standards prior to preparation of plans.

SCOPE

To the extent feasible, all standard applications have been addressed. In the event these guidelines do not address the request of a specific application, the Design Review Committee shall determine aesthetic compliance and may adopt additional guidelines as necessary. The protection or preservation of views or view corridors is not subject to review by the Design Review Committee or the Board of Directors.

ARCHITECTURAL STANDARDS
Greer Ranch Community Association

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ARCHITECTURAL STANDARDS
Greer Ranch Community Association

I. PROCEDURAL STANDARDS

A. Submittal Procedure and Requirements

Approval of any Improvements by the Design Review Committee does not waive the necessity of obtaining the required City and County permits. Likewise, obtaining a City or County permit does not waive the need for Design Review Committee approval.

1. Approval Requests: All requests shall be made to the Greer Ranch Community Association, at the principal office of the Association, to the attention of the Board of Directors or the Design Review Committee. All requests for architectural approval or variances must be made on the standard Greer Ranch HOA Home Improvement Application.
2. Construction Drawings: Plans must be prepared in accordance with applicable building codes, and in a professional manner with clarity and completeness. It is recommended that work involving major additions (defined as structural modifications) or work requiring variances, be submitted at the preliminary drawing stage for review by both the Design Review Committee and the City of Murrieta Planning and Building Department. Final drawings should not be prepared until preliminary plans have been reviewed.
3. Specifications:
 - a) List all materials, dimensions, quantity and finishes.
 - b) Indicate method of installation or application of the material if applicable.
 - c) Plans shall be drawn to scale.
4. Color:
 - a) Indicate the color of stain or paint by manufacturer's number with respect to all building parts or surfaces. Note accordingly if color is intended to match existing surface.
 - b) Samples of materials having inherent colors, such as masonry, may be required if they are to be used in their natural finish.
5. Neighbor Awareness: In order to minimize future conflicts, the intent of this requirement is to advise your neighbors who own property adjacent to your lot of your proposed work. Obtain signatures of neighbor(s) on the Home Improvement Application and on the plans.

No application will be considered complete until the neighbor awareness condition has been satisfied. See Paragraph 8 for further information.
6. Right of Entry: If construction work requires any entry onto Association Property (maintained by Greer Ranch Community Association) for purposes of transporting labor and materials, or for the temporary storage of materials for the work, the applicant must obtain written permission from the Greer Ranch Community Association for the right to enter during the course of construction. (Based upon information submitted, DRC may not allow right of entry.) A copy of this letter granting permission shall be filed with the Design Review Committee prior to commencement of construction. A cash consideration, as deemed necessary by the Design Review Committee, may be required from the homeowner. In addition, the homeowner may be required to execute an indemnity agreement. The deposits may be used at the sole discretion of the Design Review Committee; unused deposits will be refunded after completion and acceptance of work.

7. Required Copies: Three (3) complete sets of plans showing the above-described information are required for submittal.
8. Submittal:
 - a) The application must be deemed complete or it will be returned to the homeowner without further review.
 - b) If the application is deemed complete, plans bearing neighbors' awareness signatures will either be approved or disapproved within sixty (60) days of receipt by the Design Review Committee.
 - c) Plans bearing neighbors' disapproval signatures will be subject to additional review by the Design Review Committee. While not automatic, should the DRC determine that input is needed from the neighbor expressing disapproval; the neighbors may be invited to present their views to the DRC. This meeting shall be held within thirty (30) days of receipt of an otherwise complete Home Improvement Application. Failure of neighbor to attend this meeting will constitute neighbor consent. A neighbor's right to input is a courtesy only. The DRC shall determine final approval of the plans.
9. Approved Submittal: Approved plans will receive an official stamp indicating Design Review Committee approval. One (1) set will be returned to the applicant and two (2) sets will be retained by the Greer Ranch Community Association. Please note that the City of Murrieta will require approval of the Design Review Committee prior to releasing a building permit if required.
10. Denial of Submittal: Failure of the DRC to act within sixty (60) days will be deemed a denial of the submittal. In the event of a denial due to inaction by the DRC, within 30 days of such denial of the submittal, the Owner may request by mail (with return receipt requested) notification of the status of his submittal. Failure of the DRC to act within forty-five (45) days of receipt of the Owner's status request will be deemed disapproval of the Owner's submittal. Disapproval of a submittal may be appealed to the Board.
11. Appeal: In the event plans and specifications submitted to the DRC are disapproved, the party making such submission may appeal in writing to the Board. The written request must be received by the Board no more than thirty (30) days following the final decision of the DRC. The Board shall submit such request to the DRC for review, and the written recommendations of the DRC will be submitted to the Board. Within forty-five (45) days following receipt of the request for appeal, the Board shall render its written decision. Failure by the Board to render a decision within a forty-five (45) day period shall be deemed a decision in favor of the party making such submission. **Please note that there are no automatic approvals.**

B. Construction

1. Time Period: Work shall be completed within sixty (60) days of the date of approval. If the scope of the job warrants more time, the homeowner should request additional time and the Design Review Committee may extend the construction period as necessary. Contractor work hours are Monday through Friday 7:00 a.m. to 5:00 p.m. Contractors must be completed for the day and exit the community by 5:30 each weekday. Work hours on Saturday are 8:00 a.m. to 3:30 p.m. Contractors must be completed for the day and exit the community by 4:00 p.m. every Saturday. No construction activity by outside contractors shall take place on Sunday's, legal holidays or during unapproved work hours other than emergency repairs.
2. Inspection: Upon consent of the Owner any member or authorized representative of the DRC may, at any reasonable hour and upon reasonable notice, enter and inspect any Improvement which has been the subject matter of an approval by the Committee. Upon

completion of an Improvement, the Owner shall submit a written Notice of Completion to the Committee. The Committee's right to inspect the completed Improvement shall terminate sixty (60) days after receipt of such Notice. **Failure of the homeowner to request inspection shall leave improvements subject to review indefinitely.**

C. General

1. Improvement not Done in Substantial Compliance: In the event the DRC finds that improvements were not completed in substantial compliance with the approved plans and specifications, it shall notify the Owner in writing of such non-compliance, specifying the particulars of non-compliance and shall require the Owner to remedy the same within thirty (30) days from the date of notification of such non-compliance.
2. Enforcement: Failure to obtain the necessary approval, or if improvements are not done in substantial compliance with approved plans and specifications within thirty (30) days of notification of such non-compliance, the Board, after Notice and Hearing, may levy a Compliance Assessment against such Owner for the cost of removing or remedying such non-compliance and all additional remedies will be obtained to the fullest extent permitted by the Declaration.
3. Violations: All residents have the right and responsibility to bring to the attention of the Design Review Committee any violations of the provisions or standards herein.

II. DESIGN STANDARDS

A. Front Yard Changes, Alterations, Additions

Any changes, alterations and/or additions are subject to provisions outlined in the Design Standards and may not be installed prior to approval. Annual color changes or flowerbed changes do not require DRC approval.

B. Walls, Fences and Side Yard Gates

1. Alterations, extensions or removal of any fencing or walls provided by the builder during original construction shall be prohibited.
2. Modifications to side yard gates require DRC approval. Side yard gates may be constructed of wood or tubular steel. If gates were not installed by the builder, Owner must obtain DRC approval prior to installation.
3. No permanent structures may be attached to any wall or fence adjoining any common area. Planters may not be constructed against side yard fences or walls to protect fence and wall material.

C. Planter Walls and Pilasters

1. Planter walls or front yard pilasters shall meet the following guidelines:
 - a) No walls shall exceed three (3) feet in height in the front yard under any circumstance. Retaining walls may not exceed four (4) feet in height when measured from the low side of the wall; however, each installation is subject to DRC review.
 - b) Front yard walls or any other structures shall be no closer than ten (10) feet from face of curb. Any structure located within an easement area is subject to removal at the Owner's expense.

- c) All front yard installed walls shall be screened with shrubs and landscape materials.
- d) Front yard pilasters shall not exceed 3'6" in height and shall be no closer than ten (10) feet from face of curb.
- e) Planter walls and front yard pilasters must be constructed of masonry or stucco that conforms to type, quality, color and character of masonry or stucco used elsewhere in the respective home.

D. Exterior Alterations, Eaves, Balconies, Gutters, Fascias, and Awnings

- 1. Structural or material alterations of the exterior of any building shall conform to materials, colors, character and detailing as established on existing dwellings.
- 2. No improvement shall exceed the roof height of the existing structure.
- 3. Exterior stairways are prohibited.
- 4. Exterior balconies are limited to an eight (8) foot projection from the rear wall and must have direct door access from the dwelling.
- 5. No structures shall extend or be built over slope areas.
- 6. Gutters shall be painted to match the surface to which the gutter is attached so as to blend in with existing material. Permanent drainage systems and/or splashguards must be reflected on landscape plan.

E. Exterior Painting

- 1. Exterior repainting of any dwelling or structure requires submittal of an application prior to beginning work. All requests shall be accompanied by a completed "Exterior House Painting" application form (see Appendix D). There is no fee for this application. The application form shall be delivered to the Property Manager at Everett's Place prior to beginning painting of your home.
- 2. Repainting of the exterior of the dwelling shall be the SAME as the ORIGINAL COLOR ONLY or select from a pre-approved professional exterior color chart which can be obtained from the management office. The new paint color must not match that of the immediate homes on either side.

F. Landscape, Hardscape, Artificial Turf

- 1. Submittal for landscape plans should specifically note the following:
 - a) Any proposal to use rock, gravel or boulders in the front yards shall be submitted with exact specifications of material size and location. No artificially colored rocks are permitted. All rock shall be a natural earth tone color that complements the color of the existing dwelling.
 - b) Hardscape is defined as all areas that are not landscaped. For example, these would be driveways, sidewalks and patios. Specify finish and color and dimensions of all hardscape materials. All hardscape shall be natural gray, or an

earth tone color that is compatible with the color of the house.

- c) Indicate locations of all structures and provide sufficient detail of dimensions and finishes.
2. Because of the ever-increasing concern for water conservation and the increased cost of water, residents may consider using the principals of *xeriscape* or “California Friendly” landscaping in their yards. Xeriscape, which comes from the Greek word Xeros, meaning dry, is an alternative to conventional, high water use landscapes. Xeriscape or California Friendly landscapes are not cactus or rock gardens. Rather, they can include “lush” landscaping consisting of native and Mediterranean plants that provide a garden of greenery which are maintained using water efficient practices. Contact Elsinore Valley Municipal Water District for water conservation information at 951.674.3146. All proposed Xeriscape or California Friendly landscape is subject to Design Review Committee review and approval.
 3. The following standards will apply for all front yards:
 - a) Only natural living plant materials shall be allowed in the front yard.- Artificial turf is prohibited in the front yard.
 - b) All front yards require a minimum of two (2) 15-gallon trees.
 - c) All trees (whether planted in the front, side or rear yard) shall be planted a minimum of three (3) feet from property lines. Greater setbacks will be required, if, in the opinion of the DRC, subject trees are known to grow excessively large. Certain species may be deemed inappropriate for planting within Greer Ranch by the DRC if the subject trees are known to be invasive, highly flammable or have aggressive root systems.
 - d) Rock gardens are not permitted, unless incorporated into an overall landscape theme.
 - e) No more than 25% of the total front yard area (excluding existing driveway) may be covered with “natural” rock beds or gardens.
 - f) All remaining planting areas shall receive sufficient planting of trees, shrubs and ground covers to provide 60% coverage of living plant materials within one (1) year of installation. Upon installation, all planting areas shall receive natural mulch so that no visible bare soil remains. The mulch shall be maintained and replenished until a minimum of 80% coverage of the planting areas is achieved. All mulch shall be naturally colored. No artificially colored or artificially produced (such as rubber mulch) mulch products shall be permitted.
 4. The use of artificial turf in the rear and side yard is permitted. However the use of artificial grass is subject to the following:
 - a) Artificial turf is permitted for use in non-visible side and rear yard areas only. All uses and installations shall be subject to the following requirements and the Artificial Turf Specifications. All requests to install artificial turf shall be reviewed and approved by the Design Review Committee (DRC) prior to installing any artificial turf products in the side or rear yards.
 - b) The term “artificial turf” shall apply to any synthetic turf product that is in the form of turf grass or putting greens. Artificial turf shall occupy no more than fifty percent (50%) of the total landscape area of the side or rear yard, excluding such hardscape features as walkways, patios and pools.

- c) All requests for the installation of artificial turf shall be accompanied by a plan that clearly indicates the location and size, in square feet, of the total landscape area and the total proposed area of artificial turf installation. Additionally, product specifications and installation details shall be provided that clearly indicate the quality of the product; installation techniques and proper drainage (see Appendix C). Artificial turf shall be installed as a permanent improvement and shall be integral to the landscape theme of the yard. The artificial turf product shall have a porous backing and shall be installed on a layer of compacted aggregate (such as decomposed granite) in order to facilitate drainage. The artificial turf shall be lead and toxic chemical free and meet all of the requirements of the State of California Proposition 65. Artificial turf installations that do not meet these requirements shall not be permitted.
 - d) Artificial turf, like real turf, requires regular maintenance. Organic matter such as leaves shall be regularly removed. Pet feces shall be regularly removed and the turf shall be hosed or washed off in order to eliminate pet odors.
 - e) Landscaping of the remaining yard area shall consist of 100% living plant material or other natural products such as boulders, cobble or bark mulch. Artificial plants of any kind, including artificial turf, are prohibited in the front yard and other visible yard areas.
 - f) The DRC makes no recommendation as to manufacturers of artificial turf products. However, based on research, higher end products by the companies ProLawn and EasyTurf meet or exceed the specifications as set forth by the DRC. Homeowners are free to choose specific manufacturers; however, all products must meet the Greer Ranch Specifications and be approved by the DRC.
5. Hardscape added next to driveways shall be limited to no more than four (4) feet in width which may be added to one side of the driveway or evenly divided between both sides of the driveway. The driveway shall not be extended for the purpose of parking an additional vehicle, boat, or trailer.
 6. Total hardscape (including existing driveway areas) may not exceed 50% of the total front yard area on standard lots. Cul-de-sac lots will be considered on a case-by-case basis.
 7. If visible from any street or adjoining property, pre-cast “scalped” planter blocks (in concrete or brick) are prohibited. Planter blocks or materials may extend no higher than three (3) inches from ground level, must be natural in color and must not be any larger than three (3) inches in width. Owner is encouraged to utilize wooden or plastic bender board (installed flush to ground level) to separate planter and turf areas. (These restrictions do not apply to rear yards.)
 8. Existing concrete driveways may be modified with stamped, colored concrete, paving stones or brick inlay. Materials must be complimentary to the exterior of the home. Modification to these areas requires architectural approval prior to installation.

G. Figurines, Fountains, Water Features, Sculptures

1. Figurines, fountains, water features or sculptures may be located within front courtyard areas with appropriate approval. The following shall apply:
 - a) Design: all fountains and fountains that have statuary or ornamental features and must be integrated into the overall design of the landscape improvements.
 - b) Size: Fountain height may not exceed 72” in height when measured from the

original finished grade of the lot. Base ponds or bowls shall not exceed 60" in diameter.

- c) Color: Fountains shall be complimentary to house color and shall be of neutral or earth tone colors.
 - d) Setback: All fountains shall be setback a minimum of 60% of the distance between the house and front yard property line.
 - e) Topography: Fountains placed at homes with up or down and/or high grade front yards will be reviewed to determine if placement and size of the fountain is proper for the setting.
 - f) Maintenance: As with all improvements, repair and maintenance of the fountain is the responsibility of the owner.
2. The design of a proposed figurine, fountain, water feature or sculpture shall be consistent in design with the architecture of the applicant's home and integral with the design theme of the yard. The Design Review Committee reserves the right to request removal of any figurine, fountain, water feature or sculpture, which is deemed inappropriate by the Committee.

H. Swimming Pools, Spa

1. Any part of a pool, spa or exposed equipment shall require Design Review Committee approval. Drawings must indicate the location of pool equipment, proposed screening and the means of access for the proposed construction. All pool area, decking, spa or equipment must be set back at least five (5) feet from side and rear yard fencing and equipment must be properly enclosed for sound attenuation from adjacent neighbors. Any structure above fence height (pool slide or water feature) which exceeds side or rear yard fence height must be set back at least eight (8) feet from side and rear yard fencing and cannot exceed six (6) feet in height.

Caution: Pool construction, drainage, and fencing will be required to conform to the appropriate jurisdictional agency building and health codes.

- 2. All pool/spa drainage must tie into existing site drainage system and is not permitted to drain into landscape areas, curbs or streets. In accordance with Storm Water Run Off requirements, all pool and spa drainage must tie in directly to the sewer clean out.
- 3. All grading spoils to be completely removed from site or distributed within Owner's lot. No dumping on adjacent areas is permitted.
- 4. Permanent above ground pools are prohibited.

I. Attached Overhead Patio Covers, Sunshades and Other Structures

- 1. "Attached Overhead Structures" shall apply to any architectural component that is attached to the house and is visible above the sideyard fence height. Structures in this section shall conform to the original architectural character of the existing dwelling.
- 2. Overhead patio covers, sunshades, and other attached structures shall be of wood or vinyl composite (consistent with wood appearance) construction only with the exception of vertical supports which may be of stucco or masonry.
- 3. Materials shall be of appropriate proportion and scale.

4. Unacceptable construction materials for structures in this section:
 - a) Metal or prefabricated structures of metal;
 - b) Corrugated plastic;
 - c) Corrugated fiberglass;
 - d) Plastic webbing, split bamboo, reeded or straw-like materials;
 - e) Asphalt.

These materials are not all inclusive.

5. Structures in this section shall have a form matching existing rooflines.
6. Horizontal and vertical surfaces shall be painted to match dwelling unit trim or existing stucco color.
7. Sunshades shall be a solid color (no stripes or multi-colors) that is complementary to the color and style of the dwelling.
8. All overhead patio covers or other attached structures may be open trellis style or solid roof patio covers are permitted as long as roof is appropriately pitched and covered with a natural color shingle material. Patio covers cannot be enclosed with solid walls or converted to living space.
9. Patio covers and similar structures shall meet all City of Murrieta required setbacks. A minimum of a five (5) foot setback, from all property lines, is required.
10. **No structures are allowed within Fuel Modification Zones.**

J. Unattached (Free Standing) Arbors, Gazebos and Other Structures

1. Freestanding arbors, gazebos, and other detached structures shall be of wood or vinyl composite (consistent with wood appearance) materials only with the exception of vertical supports which may be of stucco or masonry.
2. Materials shall be of appropriate proportion and scale.
3. Palapas are expressly prohibited.
4. Unacceptable construction materials for structures in this section:
 - a) Metal or prefabricated structures of metal;
 - b) Corrugated plastic;
 - c) Corrugated fiberglass;
 - d) Plastic webbing, split bamboo, reeded or straw-like materials;
 - e) Asphalt.

These materials are not all inclusive.

5. Except as follows, horizontal and vertical surfaces shall be stained or painted to match dwelling unit trim or existing stucco color.

- a) Wood structures, if not painted, may be naturally treated or stained (i.e. cedar). However, if the owner fails to adequately maintain these areas, the Design Review Committee reserves the right to request removal of previously approved structures.
- 6. All free standing overhead arbors, gazebos or other structures shall be open trellis style or solid with pitched roof covered with tiles consistent to the home.
- 7. Gazebo covers may be fully enclosed if the gazebo is detached a minimum of ten (10) feet from the existing house and eight (8) feet from the side yard property boundary. The gazebo must remain open on all sides and may be no larger than 100sf in roof surface area.
- 8. No structures shall extend or be built over slope areas.
- 9. All structures shall meet all City of Murrieta required setbacks. A minimum of a five (5) foot setback of all structures including BBQ's, fire pits, fireplaces, patio covers, etc. from all property lines is required.
- 10. **No structures are allowed within Fuel Modification Zones.**

K. Playground Equipment

- 1. All play equipment is subject to architectural approval. Playground equipment may not exceed twelve (12) feet total in height and must be set back a minimum of eight (8) feet from rear or side yard fencing.
- 2. Should proposed play equipment exceed fence height, appropriate neighbor awareness is required. Additionally, Owner is required to screen playground equipment with appropriate plant materials so as to minimize appearance and noise levels from adjacent property and streets.
- 3. If awnings are part of the play equipment, Owner must utilize a neutral color and submit color with approval request.
- 4. All play equipment constructed of wood material shall be painted in a color to match the existing house trim or naturally treated. If the owner fails to adequately maintain the play equipment, the Design Review Committee reserves the right to request removal of previously approved structures.

L. Drainage and Fill

- 1. Gutters, downspouts or scuppers shall be primed and painted to match adjacent surface color.
- 2. Caution: All lots shall be maintained in such a manner as to cause drainage of water to flow into adjacent streets or existing drainage outlets and not upon adjoining property.
- 3. No concrete shall be poured against or fill dirt placed against any common area wall or side yard fence.

M. Satellite Dishes and Antennas

A satellite dish or other antenna may only be installed on a portion of an Owner's dwelling that is not visible from the street in front of such dwelling.

N. Flagpoles, Flag Pole Attachments, Flags

No more than one flagpole may be installed. Said flagpole may not exceed the height of the front

eaves of the applicant's home. Said flagpole may not be lit. Flag standards may be attached to the home; however, no more than one attachment is allowed.

Flags may not exceed 24" x 36" in size and flags must be made out of fabric or nylon. Flags must be appropriately maintained (not faded or shredded) or be subject to removal by the Design Review Committee.

O. Exposed Equipment

Installation of mechanical equipment such as air conditioning compressors and swimming pool filtering systems shall require proper screening and approval by the Design Review Committee.

P. Window Treatments

Window coverings must be white, off-white or neutral. Installation of any other colors requires approval by the Design Review Committee. Plans should consider the following guidelines:

1. All window coverings must be installed within 180 days of the close of escrow.
2. Exterior wrought iron "security" bars are prohibited.
3. No reflective materials may be used which create a mirror effect from the outside. No materials such as sheets, paper or foil will be permitted. Windows may be tinted, subject to review by the Design Review Committee.
4. Colors of blinds, shades or curtains visible to the exterior should be compatible with the existing exterior dwelling color scheme (two-sided blinds are recommended).
5. Window coverings must be kept in good repair.
6. Exterior shutters or other exterior decorative details should be compatible with the home's existing architecture and are subject to review by the Design Review Committee.

Q. Solar Energy Equipment

Plans must be submitted to the Design Review Committee for approval. Plans shall include location of panels on roof and conform to the following guidelines:

1. Solar collectors are to be placed flush with and in the same plane as the roof slope. Collectors should be hidden from view when possible.
2. All plumbing lines from collectors to tank must be concealed.
3. No more than two (2) collector systems may be used for a single dwelling unit.
4. Collectors must be non-reflective in nature.

R. Screen Doors

Plans and specifications for screen doors must be submitted to the Design Review Committee for approval. ("Concealed" screen doors do not require Design Review Committee approval; however, framing of door must be consistent with exterior color of home so as to minimize appearance.) The information provided shall specify the proposed location of the screen doors, materials and trim, if provided. Screen doors should conform to the following guidelines:

1. All screen doors must be installed within the existing doorjamb or a suitable trim provided which matches existing dwelling unit trim.
2. Multiple panel screen doors are encouraged. Heavy-duty "security" type doors are

prohibited.

3. Standard brushed aluminum finish doors are prohibited.

S. Tool Sheds

1. Tool sheds must be designed to a height less than or equal to the fences surrounding the property unless appropriately screened by plant material and approved by the Design Review Committee.
2. The shed shall be of a color and style, which matches the dwelling unit.

T. Security System Signage

1. The identification of a home security system is limited to one (1) sign no larger than twelve (12) inches square located in a planted area no further than three (3) feet from the dwelling. The sign shall not exceed three (3) feet in height and shall not be attached to the house or garage.
2. Window stickers no larger than four (4) inches square are permitted (maximum six (6) stickers per home).
3. Signage for all other purposes shall be in accordance with the Greer Ranch Community Association Declaration.

U. Lighting – Exterior, Walkway and Security

Due to the fact that the Community is located within thirty (30) miles of the Mount Palomar Observatory, light and glare from outdoor lighting may adversely affect operations of the Observatory. Accordingly, all outdoor lighting on a Lot and on the Master Association Property must be from low-pressure sodium lamps that are oriented and shielded to prevent direct illumination above the horizontal plane passing through the luminaire.

Exterior lighting requires Design Review Committee approval. Plans should consider the following guidelines:

1. Lights are to be directed onto applicant's property and screened to prevent light onto adjacent property and the common area.
2. Proposed fixtures are to be compatible with applicant's house in style and scale.
3. In addition to other required items, plans including lighting should indicate the following:
 - a) Manufacturer, Model Number and picture;
 - b) Wattage of lights; and,
 - c) Location of lights, showing area they will illuminate.
4. All exterior lighting must meet current electrical code(s) at time of installation. (All exterior lighting fixtures visible from the street must be consistent with the architecture of the home.)
5. "Decorative" Lighting includes any lighting installed on a patio trellis, rear yard fencing or plant materials (i.e., trees, shrubs, etc.) that will remain in place for more than 60 days. This type of lighting is typically a string of lights. Decorative Lighting may not be visible from the street. Lighting shall be adequately screened to minimize light projecting onto adjacent properties. Architectural approval and neighbor consent is

necessary for Decorative Lighting. The Design Review Committee reserves the right to request removal of extensive or unattractive Decorative Lighting displays.

V. Lighting – Seasonal

Seasonal Holiday decorative lighting may be installed without review from the Design Review Committee. Holiday lights shall be permitted not earlier than Thanksgiving and must be removed no later than January 15th. Holiday displays, which, in the opinion of the Design Review Committee, create traffic congestion or become an annoyance to adjacent property owners, shall not be allowed.

W. Dog Houses, Dog Runs

Construction of doghouses and dog runs requires Design Review Committee approval. Plans should consider the following guidelines:

1. Dog houses and dog runs are to be located in rear or side yards adjacent to garage side of a neighboring home.
2. Dog houses and dog runs are also to be located out of sight or screened from surrounding property.
3. Noise attenuation for neighboring owners must be a consideration and affected neighbors must be notified of proposed installation.

X. Permanent Barbecues, Exterior Fireplaces and Fire Rings

Construction of permanent barbecues and fire rings require Design Review Committee approval. Portable barbecues may be used, provided that they are located in such a manner to minimize impact on adjacent owners, and if visible from the street, are stored out of sight when not in use.

1. Permanent barbecues, fireplaces and fire rings are to be located in the rear or side yards only and must meet all setback requirements of the City of Murrieta, and shall be set back a minimum of five (5) feet from rear and side yard fences. Chimneys of outdoor fireplaces cannot exceed seven (7) feet in height and neighbor awareness must be included with application.
2. Application is to provide the following information:
 - a) Dimensions;
 - b) Material and color;
 - c) Elevation drawings; and,
 - d) Location of barbecue or fire ring in relation to the house, adjacent structures, and property lines.
3. Prevailing winds and location must be considered in relation to smoke and odors traveling to adjacent property.
4. Permanent barbecues, fire rings and outside fireplaces cannot be located within Fuel Modification Zones.

Y. Conditions Not Included

Any condition or material not included within these guidelines shall become a matter of

judgement on the part of the Design Review Committee and the Greer Ranch Community Association Board of Directors.

GREER RANCH COMMUNITY ASSOCIATION **ARCHITECTURAL PLAN SUBMITTAL PROCESS**

Homeowner to complete:

- 1 Greer Ranch Community Association Home Improvement Application (Appendix A)
- 1 Neighbor Awareness Form
- 3 Sets of Plans
- Architectural Review Fee of \$150.00 (*Through the close of escrow from original builder, an application fee of \$150.00 was collected. **Resale homes** must submit \$150.00 with Home Improvement application.*)

Items are to be mailed to or dropped off at:
Greer Ranch Community Association
c/o Everett's Place
35500 Greer Road
Murrieta, CA 92562

Design Review Committee has 60 days to review plans and render decision.

APPROVED PLANS

Written approval sent to homeowner along with 1 copy of plans. Any additional deposits or fees would be due at this time (CC&R's Article IX, Section 5, Item G).
Homeowner has 60 days from the date of approval to complete construction. Homeowner may request additional time from the DRC, if necessary by submitting a written request.

No later than 30 days after the Improvement deadline, homeowner must complete the "Notice of Completion" form including photos and mail them to the address above.

Upon receipt of the "Notice of Completion", GRCA has 60 days to inspect the Improvements.

Successful Improvements

Incorrect Improvements

GRCA has 30 days to notify homeowner in writing of non-compliance.

Homeowner has 30 days to remedy non-compliance to avoid enforcement by the DRC.

DENIED PLANS

Homeowner to make corrections and resubmit plans within 30 days, or additional fees may be assessed for review of the resubmittal.

Homeowner may appeal the decision in writing to the Board within 30 days of receiving written notification of denial.

Board has 45 days following receipt of written appeal to render its decision.

Homeowners are to keep copies of the Home Improvement Application form, plans, Neighborhood Awareness form and photos for their records.

Appendix A

**Greer Ranch Community Association
HOME IMPROVEMENT APPLICATION**

Date: _____

Name: _____

Property Address: _____

Neighborhood Name: _____ Lot Number: _____

Day Phone: _____ Evening Phone: _____

Mailing Address (if different from above): _____

Description of Proposed Improvements: _____

Proposed Dates: Starting: _____ Completion: _____

If you wish for the Committee to update you by email, please list your email address: _____

Please complete and include this request along with three (3) copies of your proposed home improvement plans to:

Greer Ranch Community Association
c/o Everett's Place
35500 Greer Road
Murrieta, CA 92562

To hasten the approval process, please follow these guidelines:

1. Please complete a description of the proposed structural or landscape changes.
2. Include three (3) sets of plans to scale that show:
 - a. Location of improvements in relation to home & property lines
 - b. Complete dimensions of improvements proposed
 - c. Description of materials and color scheme
 - d. Clearly marked planting plan listing plant types, sizes, quantities and location of plant material
(Please be courteous to others when considering the use of any plants or trees that may litter onto other yards or the common area.)

Note: It is the homeowner's responsibility to depict any easement, which may be on their Lot and indicate the location and type of easement on this Home Improvement Application and on the plans. Please refer to the "Notice of Annexation" document (Exhibits/Plot Plans) received by you upon your close of escrow.

Signature of Member: _____

Date: _____

Neighbor Awareness

This is intended to advise your neighbors who own property adjacent to your lot/property line. This includes side, rear, and the possibility of front, or across the street neighbors. Have each of your neighbors sign the plans and on the corresponding spaces in accordance with the diagram on the next page.

NOTE: Neighbors A and B must sign all applications. If the improvement is in your back/side yard, C, D, and E must sign. If the improvement is in the front yard, F, G, and H must sign. If a unit is vacant, a lot has not been built on, or the area is a street, paseo, park, school, apartments, etc., please write this on the signature line. If the area is model home(s) please obtain the sales office signatures. Leaving the signature space blank or N/A will result in your application being returned to you, creating a delay in the review process.

Attention Neighbors: If you don't agree, please feel free to circle "No". If the DRC determines it necessary, you **may** be requested to attend a hearing with the Design Review Committee to express your concerns. If invited, failure to attend will constitute your consent.

| | | |
|-------------|-----------|---|
| C | D | E |
| A | YOUR HOME | B |
| YOUR STREET | | |
| F | G | H |

Neighbor (Print Name)

Signature / Date

A _____

Address _____

Lot # _____

B _____

Address _____

Lot # _____

C _____

Address _____

Lot # _____

D _____

Address _____

Lot # _____

Neighbor (Print Name)

Signature/Date

E _____

Address _____

Lot # _____

F _____

Address _____

Lot # _____

G _____

Address _____

Lot # _____

H _____

Address _____

Lot # _____

***** FOR DESIGN REVIEW COMMITTEE USE ONLY *****

- Do not pour concrete against existing fences
- Do not backfill against existing fences
- Core through curb for drainage
- Maintain existing drainage pattern or provide alternative draining method
- Submit additional impacted neighbor signature for:
- Refer to all conditions listed in the enclosed letter

-
- APPROVED APPROVED WITH CONDITIONS DENIED AS SUBMITTED
 - RESUBMITTAL REQUIRED ADDRESSING DRC CONDITIONS**

DATE REVIEWED: _____ REVIEWER SIGNATURE: _____

Appendix B

**Greer Ranch Community Association
NOTICE OF COMPLETION**

Greer Ranch Community Association
c/o Everett's Place

35500 Greer Road
Murrieta, CA 92562

Date: _____

Owner's Name: _____

Property Address: _____ Lot Number: _____

Daytime Phone: _____ Evening Phone: _____

Mailing Address: _____

Description of Completed Improvements: _____

Notice is hereby given that the undersigned is/are the Owner(s) of the property where the work took place and that the work was completed on _____(date). Attached are _____ photos (dated on reverse side), (minimum of three [3] photos of each improvement from various angles are required) of my/our completed work for review by the Design Review Committee. I/We understand that a duly authorized representative of the Design Review Committee may inspect our property to verify that work was completed in substantial conformance with the approved plan. Please check one below:

- The Design Review Committee's representative is authorized to enter my/our property without an appointment during regular business hours. I/We understand the Design Review Committee may, but is not obligated to, send a courtesy notice with the date and estimated time of the site inspection.

- Please contact me/us to schedule an appointment for the site inspection.

Owner's Signature

Owner's Signature

Date

Date

All construction of improvements shall be complete within sixty (60) days from the date of approval. This "Notice of Completion" (NOC) should be sent to the Association within thirty (30) days after completion of the improvements. After receipt of the NOC, the DRC has sixty (60) days to inspect the improvements and will notify the management company within thirty (30) days said inspection of non-compliance (if applicable).

Appendix C

Greer Ranch Community Association

ARTIFICIAL TURF RECOMMENDED PRODUCT AND INSTALLATION SPECIFICATION

This document is designed to serve as a guide for developing a professional product and installation specification for synthetic turf for rear yard landscaping.

MATERIAL REQUIREMENTS:

The Component materials of the synthetic turf grass system consist of:

1. Monofilament, polyethylene fibers tufted into a fibrous, non-perforated, porous backing.
2. Minimal pile weight of 77 ounces.
3. Infill that is a controlled mixture of graded sand. 20 grit silica or acrylic coated sand placed at 2-3 pounds per square foot.
4. Fibers tufted into a primary backing with a secondary backing. 100% permeable. No hole punched or solid, non-permeable backing.
5. The primary backing shall be a double-layered polypropylene fabric treated with UV inhibitors. The secondary backing shall consist of an application of porous, heat-activated urethane to permanently lock the fiber tufts in place. A perforated (with punched holes) backing shall not be acceptable.
6. The fiber shall be 8,000 denier, low friction, UV-resistant fiber, measuring not less than 1.75 inches high (if standard turf).
7. Grass blades shall be of multiple color blends that consist of green hues and brown thatch.

INSTALLATION REQUIREMENTS:

1. The compaction of the granulated aggregate base material shall be at a min of 95% in accordance with the Modified Proctor procedure (ASTM D1557), and the surface tolerance shall not exceed 0-1/4 inch over 10 feet and 0-1/2 inch from design grade.
2. The surface area shall be prepared by qualified/trained personnel and shall meet or exceed the all minimum requirement set forth by all local state and county building code requirements in the installation area.
3. Seaming glue shall be as recommended by the synthetic turf manufacturer all glues and or adhesives shall meet the minimum compliance so as to meet the local air quality standards set forth in the installation area.
4. The infill materials shall be installed to fill the voids between the fibers and allow the fibers to remain vertical and non-directional. The infill installation consists of a base layer of sand followed by a homogenous mixture of the sand. The infull shall be installed to the depth of 1 1/4 inch. The infill shall be placed so that there is a void of 3/4 inch to the top of the fibers.

WARRANTY REQUIREMENTS:

1. The turf manufacturer shall provide a warranty to the owner that covers defects in material of the turf for a period of 8 years and shall labor and workmanship for 2 years from the date of substantial completion.
2. The Manufacturer's Warranty shall include general wear and damage caused from UV degradation.
3. The Turf Contractor shall provide a Warranty to the owner that covers defects in the installation workmanship, and further warrant that the installation was done in accordance with both the Manufacturer's recommendations and any written directives of the Manufacturer's onsite representative.

MATERIALS:

1. The component materials of the synthetic turf grass system shall consist of:
 - a. A carpet made of polyethylene fibers tufted into a fibrous, non-perforated, porous backing.
 - b. An infill that is controlled mixture of graded sand that partially covers the carpet.
 - c. Glue, thread, paint, seaming fabric and other material used to install and mark the artificial turf.
2. The Carpet shall consist of fibers tufted into a primary backing with a secondary backing.
 - a. The fiber shall be 8,000 denier, low friction, UV-resistant fiber measuring not less than 1.75 inches high (if standard turf).
 - b. The fiber tufts shall be fanned or unfolded prior to installation, rolling or spiraling is not acceptable.
3. The infill materials shall be approved by the Manufacturer. The infill shall consist of a resilient layered granular system, comprising selected and graded dust-free silica sand or acrylic coated sand.
4. Thread for sewing seams of turf shall be as recommended by the synthetic turf manufacturer. The carpet's primary backing shall be a double-layered polypropylene fabric treated with UV inhibitors. The secondary backing shall consist of an application of porous, heat-activated urethane to permanently lock the fiber turfs in place. Perforated (with punched holes), backed carpet shall not be acceptable.
5. Glue and seaming fabric for inlaying lines and markings shall be as recommended by the synthetic turf manufacturer.

EXECUTION:

1. Verify that all sub-base, drainage and leveling is complete prior to installation.
2. The surface to receive the synthetic turf shall be inspected by the installer, and prior to the beginning of installation, the installer must accept in writing the sub-base surface planarity and compaction. The surface must be perfectly clean as installation commences and shall be maintained in that condition throughout the process.

3. The compaction of the aggregate base shall be 95%, according to the Modified Proctor procedure (ASTM D1557), and the surface tolerance shall not exceed 0-1/4 inches over 10 feet and 0-1/2 inch from design grade.

INSTALLATION:

1. Install in accordance with Manufacturer's instructions. The turf contractor shall strictly adhere to the installation procedures outlined under this section. Any variance from these requirements must be accepted in writing, by the Manufacturer's onsite representative, and submitted to the Architect/Owner, verifying that the changes do not in any way affect the warranty. Infill materials shall be approved by the Manufacturer and installed in accordance with the Manufacturer's standard procedures.
2. The carpet rolls are to be installed directly over the properly prepared aggregate base. Extreme care should be taken to avoid disturbing the aggregate base, both in regard to compaction and planarity. It is suggested that a 1-5 ton static roller is on site and available to repair and properly compact any disturbed areas of the aggregate base.
3. The full width rolls shall be laid out across the area. Utilizing standard state of the art sewing and seaming procedures each roll shall be attached to the next.
4. Infill materials shall be applied in numerous thin lifts. The turf shall be brushed as the mixture is applied. The infill material shall be installed at 2-3 pounds per square foot, to a depth of 1 1/4 inch.
5. The infill materials shall be installed to fill the voids between the fibers and allow the fibers to remain vertical and non-directional. The infill shall be placed so that there is a void of 3/4" to the top of the fibers.
6. After final trimming, the turf shall be secured to the ground using a minimum 6 inch long screw, nail or staple every 5 feet and a minimum 3 inch screw, nail or staple every 6 to 12 inches depending on the edge form of the area.
7. Maintenance shall occur at regular intervals based on manufacturer's recommendation.

Appendix D

**Greer Ranch Community Association
EXTERIOR HOME PAINTING APPLICATION**

Date: _____

Name: _____

Property Address: _____

Neighborhood Name: _____ Lot Number: _____

Day Phone: _____ Evening Phone: _____

Mailing Address (if different from above): _____

Description of Proposed Improvements: _____

Proposed Dates: Starting: _____ Completion: _____

Please complete and include this request and deliver to:

Greer Ranch Community Association
c/o Everett's Place
35500 Greer Road
Murrieta, CA 92562

NO FEE IS NECESSARY FOR THIS APPLICATION.

PLEASE NOTE: Repainting of the exterior of the dwelling shall be the **SAME** as the **ORIGINAL COLOR ONLY** or select from a pre-approved professional exterior color chart which can be obtained from the management office. The new paint color must not match that of the immediate homes on either side.

Signature of Member: _____

Date: _____