

ARCHITECTURAL CONTROL

RULES

An Owner planning any Improvement must submit to the Association's Architectural Committee a written request for approval. The Owner's request shall include structural plans, specifications and plot plans to the extent the Architectural Committee believes they are appropriate for the proposed Improvement in question. Unless the Committee's approval of the proposal is first obtained, no work on the Improvement shall be undertaken.

Once a work of Improvement has been duly approved by the Architectural Committee, no material modifications shall be made in the approved plans and specifications therefor and no subsequent alteration, relocation, addition or modification shall be made to the work of Improvement, as approved, without a separate submittal to, and review and approval by, the Committee.

Though it is recognized that the Committee's determination to approve or disapprove an Improvement will, of necessity, be subjective to some degree, the members of the Committee shall act reasonably and in good faith. Factors commonly considered by the Committee in reviewing proposed Improvements include the quality of workmanship and materials proposed for the Improvement project; the harmony of the proposed Improvement's exterior design, finish materials, and color with that of the existing structures; the relation of the topography, grade and finished ground elevation to that of adjoining Lots; proper facing of elevations with respect to nearby streets and adjoining Lots; overall conformity of the Improvement with the general purposes of the development and with the restrictions in the Declaration of Covenants, Conditions and Restrictions; and the proposed location of the Improvement in relation to existing Common Areas, and other structures. An Owner applicant may seek reconsideration of any Architectural Committee determination by written request to the full Board of Directors within 15-days of rejection.

The Committee shall be entitled to determine that a proposed Improvement or component thereof is unacceptable when proposed on a particular Lot or Residence, even if the same or a similar Improvement or component has previously been approved for use at another location within the development if factors such as visibility from roads, Common Areas or other Lots or Residences or prior adverse experience with the product or components used in construction of the Improvement, design of the Improvement or its use at other locations within the development mitigate against erection of the Improvement or use of a particular component thereof on the Lot or Residence involved in the Owner's submittal.

Preliminary Application: In order to afford an Owner who is proposing to make substantial Improvements an opportunity to obtain guidance and comment from the Architectural Committee prior to the expenditure of substantial sums on complete plans and specifications, any Owner may apply to the Committee for preliminary approval of the proposed Improvement project. Applications for preliminary approval shall be considered and processed as follows:

(i) Any application for preliminary approval shall be in writing and shall present sufficient detail to apprise the Architectural Committee of the general nature, location, dimensions and contemplated exterior colors and finishes of the proposed Improvement.

(ii) Within 30 days after receipt of the application for preliminary approval, the Architectural Committee shall grant the preliminary approval only if the proposed Improvement, to the extent that its nature and characteristics are shown by the application, would be entitled to a final approval on the basis of a full and complete application. Failure of the Architectural Committee to act within 60 days from the filing date shall constitute a preliminary approval.

(iii) Any preliminary approval granted by the Architectural Committee shall be effective for a period of 90 days from the date of issuance or such longer period as may, in the Committee's discretion, be granted. During said period, any application for final approval that presents complete plans and specifications for the proposed Improvements, consistent with the provisions of the preliminary approval and otherwise acceptable under the terms of this Declaration and the Architectural Rules, shall be approved by the Architectural Committee.

(iv) In no event shall any preliminary approval of a proposed Improvement be deemed to constitute final approval authorizing construction of the Improvement. The purpose of the preliminary review procedure is to give the Owner a measure of security in proceeding with the proposed Improvement project and committing funds thereto. Final approval shall be based on a complete submittal conforming to the requirements of subparagraphs (a) and (b), below, provided that the Committee may, in its preliminary approval, waive any requirements of subparagraph (b) which do not pertain to the proposed Improvement project.

Final Application: Regardless of whether an Owner elects to seek preliminary approval of a proposed Improvement, all Owners who desire to undertake any work of Improvement must apply to the Architectural Committee and receive its prior approval. (a) The application shall be in writing and shall contain all information that is necessary to reasonably evaluate the nature, design, location and extent of the proposed Improvement, including, at a minimum, one complete set of plans and specifications for the Improvement project and such additional information as the Committee may reasonably request, either by Architectural Rule or while the project is under review.

(b) In order to be complete, the plans and specifications for the proposed Improvement shall include a professionally prepared set of plans and the Owner's proposed construction schedule.

If the contemplated Improvement project is of a nature that does not merit extensive plans and specifications, the Architectural Committee may waive or modify any of the above plan and specification requirements upon receipt of a written request from the applicant to do so.

Plans and specifications shall be submitted to the Architectural Committee by personal delivery or first-class mail addressed to the Secretary of the Association or the Chairman of the Architectural Committee at the Association's principal office.

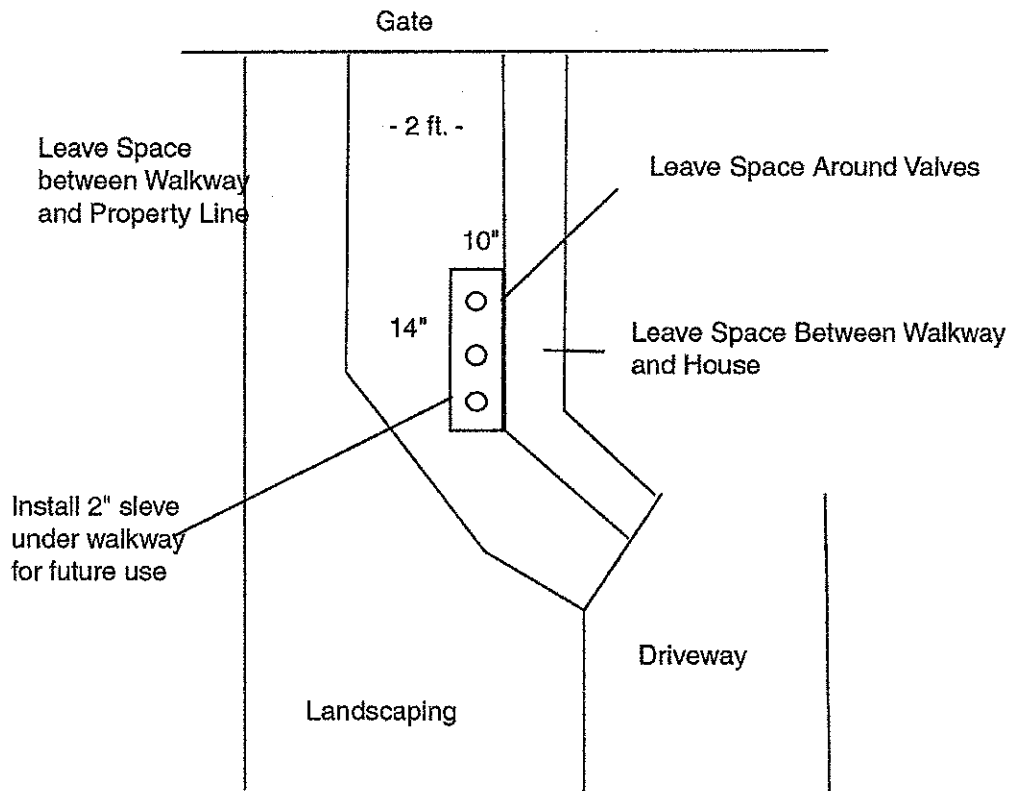
During the course of construction, representatives of the Architectural Committee shall have the right to inspect the jobsite to confirm that the Improvement project is proceeding in accordance with the approved plans and specifications. Upon the completion of any work of Improvements for which Architectural Committee approval is required the Owner shall give the Architectural Committee a written notice of completion. Within 30 days thereafter, the Architectural Committee may inspect the Improvement to determine whether it was constructed, reconstructed, altered or refinished in substantial compliance with the approval plans. If the Architectural Committee finds that the Improvement was not erected, constructed or installed in substantial compliance with the Owner's approved plans, then within the 30-day inspection period the Committee shall give the Owner a written notice of noncompliance detailing those aspects of the Improvement project that must be modified, completed or corrected. If for any reason the Architectural Committee fails to notify the Owner of any noncompliance within 30 days after receipt of the Owner's notice of completion, the Improvement shall be deemed to have been constructed in accordance with the approved plans for the project.

If the Owner fails to remedy any noticed noncompliance within 30 days from the date of such notification, the Architectural Committee shall notify the Board in writing of such failure. The Board shall then set a date on which a hearing before the Board shall be held regarding the alleged noncompliance. The hearing date shall not be more than 30 days nor less than 15 days after the notice of the noncompliance is issued by the Board to the Owner, to the Architectural Committee and, in the discretion of the Board, to any other interested party.

Solar Panels, Antennas, Etc.: Owners have the right to install solar panels and antennas on their Lots in accordance with the Federal Telecommunications Act with respect to certain antennas and in accordance with California Civil Code 714 and 714.1 for solar panels. However, the Architectural Committee may condition approval of installation of antennas and solar panels on the following:

- a. Antennas and solar panels must be installed in such a way as to harmonize, to the extent reasonably possible without significantly increasing the cost of installation or delaying installation, with the exterior of the Residence and with the other structures in the development.
- b. The Owner of the Residence who proposes to install the antenna or solar panel must submit proof to the Architectural Committee that the proposed installer has a valid contractor's license and carries a policy of general liability insurance with a coverage amount of at least Five Hundred Thousand Dollars (\$500,000) and workers' compensation insurance as required by law;
- c. The Owner of the Residence and his/her contractor must agree in writing to indemnify and defend the Association from and against any claims, liabilities or causes of action for property damage or bodily injury that may arise out of or in connection with the installation;
- d. Each Owner of the Residence must sign a recordable instrument agreeing, on behalf of himself/herself and all successors in interest, to be financially responsible for any additional maintenance and repair costs that may be caused by the installation in question. Any violation may be enforced as provided in Section 4.7 of the CC&Rs.

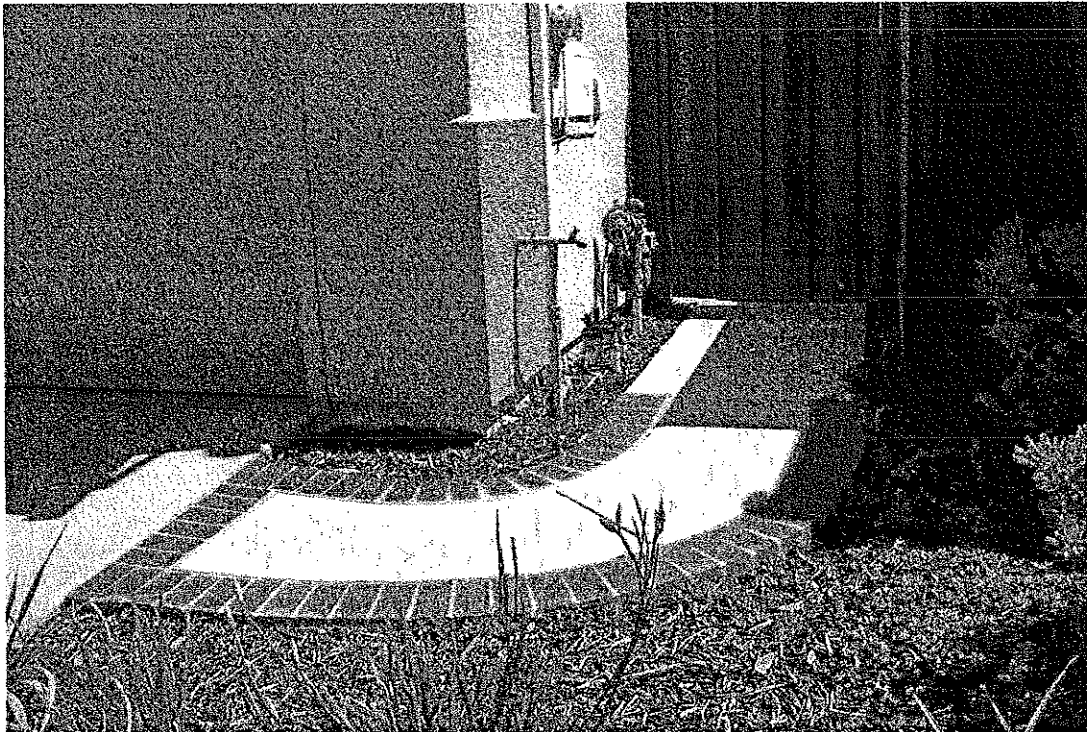
Proper Walkway Installation Recommendations



1. Use Licensed Board Contractor
2. Leave Space Around Valves. See Above
3. Cap Off Existing Irrigation Heads where Walkway is to be installed
4. Leave Open Space on Both sides of Walkway
5. Install Sleeve Under Walkway for Future Use



CORRECT WAY





INCORRECT WAY



Zoning Approvals & Building Permits are Required!

What is Zoning Approval? Most changes to residential properties require zoning approval in addition to building permits. For residential projects, the City of Richmond has numerous development standards and design guidelines that include setback, height, open space, and architectural compatibility requirements. Zoning approval is often required before requesting a building permit.

What is a Building Permit? A building permit is a license giving legal permission to begin construction of a building project. After obtaining zoning approval, you can proceed with filing your building permit application.

What Requires Zoning Approvals and/or Building Permits? All construction and exterior changes require some level of zoning approval in addition to building permits. Typical projects requiring zoning approvals and/or building permits include (but are not limited to) the following:

Typical Residential Projects	Zoning Approval	Building Permit
New Structures (including pre-fabricated & in-law units)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Additions to Existing Structures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Renovations, Remodels, Demolitions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garage Conversions, Patio Enclosures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways, Carports, Garages, Parking Pads, Electrical, Plumbing Systems	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Heating, Ventilation, and Air-Conditioning (HVAC)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Foundations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Porches, Decks, Fireplaces, Pools, Hot Tubs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
New Roofs, Large Roof Replacements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Home Occupations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
When a Historic Structure/Site is Involved?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Remember working without a permit can result in expensive citations! Avoid unnecessary frustration and remember to call to both the Planning and Building Regulations Departments to clarify which requirements your project may be subject to.



PLANNING DEPARTMENT
1401 MARINA WAY SOUTH
RICHMOND, CA 94804
510.620.6706
www.ci.richmond.ca.us/~planning

BUILDING REGULATIONS DEPARTMENT
510.620.6888
www.ci.richmond.ca.us/building

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