

ARCHITECTURAL GUIDELINES AND APPROVAL PROCEDURES

I. PURPOSE

A. General

In order to maintain the architectural character of this community as it has been established by the original design, it is necessary that modifications and the materials and colors used be compatible with those originally established. The Architectural Committee (AC), by setting standards and approving proposed additions or alterations, does not desire to stifle creativity but to assure a continuity of design which will help maintain appearance and enhance the overall value of everyone's property.

Homeowners are reminded that prior approvals must be obtained from the California Reflections Architectural Committee for additions or alterations exposed to public view. In addition, a permit may be required from the City of Aliso Viejo Building Department. Failure to obtain the necessary approvals may constitute a violation of the Declaration of Covenants, Conditions, and Restrictions and may require modification or removal at the expense of the homeowner.

Those homeowners who have made additions or alterations to their property without prior approval are also required to obtain Architectural Committee approval of work done.

B. Authority

Every homeowner has been required to sign an agreement as a condition for purchasing their home. This form obligates every homeowner to abide by all the provisions of the California Reflections Community Association's Declarations of Covenants, Conditions, & Restrictions. These CC&R's require the Association's Board of Directors to appoint one committee, the Architectural Committee. This AC is empowered by the Board of Directors, through the CC&Rs and By-Laws, to enforce the provisions of the CC&R's.

The authority for the procedures set forth herein is to be found in Article X, Section 6 of these CC&R's, which reads in part:

"The Architectural Control Committee shall have the right and duty to promulgate Architectural Standards against which to examine any request made pursuant to this Article, in order to ensure that the proposed plans are in conformance with and are harmonious to the exterior design and existing materials of the building in the Project. . ."

II. PROCEDURE FOR APPROVAL OF CONSTRUCTION PLANS

A. Preliminary Drawings: These may be presented to the Architectural Committee for study and approval.

B. Construction Drawings and Specifications: Shall be prepared in accordance with requirements for clarity and completeness. It is recommended that work involving major alterations be checked at the preliminary stage with the City of Aliso Viejo building Department.

C. Required Copies: Present final drawings, specifications, and color samples in duplicate for the Architectural Committee's study and approval.

1. One copy shall be retained by the Committee.
2. One copy shall be returned to the Owner.

D. Submittals shall include the following drawings, specifications, and notes (all shall be drawn to scale):

1. Plot Plan

(a) Indicate: legal description, address, name of owner, north arrow, scale of drawings, and brief description of work.

(b) Show lot lines accurately as to length of line, angles or corners and amount of curve.

(c) Show all buildings, fences and other improvements, existing and new or proposed.

(d) Show all dimensions of work to be considered, distances between new work and property lines.

2. Roof Plan - Required only when additions or modifications change the shape or slope of the original roof.

3. Floor Plan - Required only when proposed work changes the original floor plan.

4. Elevations

(a) Indicate all exterior elevations of all buildings existing and new with all members drawn to scale. (Approved photographs, 3" x 3" or larger, of existing buildings may be accepted for the indication of existing structures)

(b) Indicate and note all finish materials and textures on existing and new work.

(c) Indicate heights of members or details.

(d) Indicate how these elevations will be changed by the submittal (be sure those are drawn to scale showing the principal dimensions). Note: If similar alteration has already been approved for a similar home within the Association, then 3" x 3" or larger photographs may be used in lieu of elevations showing the proposed work.

5. Specifications

(a) List of materials and finishes (existing and new).

(b) Description of uncommon materials as to weight, thickness, etc.

(c) Color - (including paints, stains, and additions to stucco)

(1) The changing of any original coloring of any exterior walls of buildings or other structures located on the lot shall be subject to approval of the Architectural Committee and no such changes shall be performed without the approval of said committee.

(2) Color samples of all paint, stain and stucco amendments are required when submitting a request for exterior painting. Even when colors are to match existing structures the original brand name and name/code number of the color should be included.

(3) The only acceptable colors for use on the exterior of any building shall be in harmony with existing structures in the community as approved by the Architectural Committee. No bright colors or pastels will be allowed.

6. Concurrences

(a) While not generally required, concurrences from members whose lots are contiguous to that upon which work is proposed, or lots which will have any view of the proposed work, will greatly speed the work of the Committee.

(b) The failure to submit concurrences with a submittal shall not be prima facie grounds for disapproval by the Committee.

(c) Concurrences are intended only to demonstrate to AC (and the Board in the event of an appeal or variance) that those members most directly affected by the submittal know of its existence and do not generally disapprove.

III. ARCHITECTURAL MATERIALS STANDARDS AND GUIDELINES

In an effort to develop and maintain a degree of uniformity in material and construction techniques and maintain a visual and aesthetic consistency, certain restrictions have been

placed on the erection of fences (including walls), patio covers and other architectural modifications and/or additions within the California Reflections Community Association. Materials, colors, and construction techniques shall be approved by the California Reflections Architectural Committee prior to beginning the project.

A. Fences (including gates)

1. All new fencing exposed to public view will require approval of the Architectural Committee.
2. Extension of existing fencing shall conform to the material, workmanship and performance standards established within California Reflections.
3. Structural framing or unfinished side of a fence varying from existing standard fences shall not be exposed to any public street, sidewalk, walkway, greenbelt, park, recreation area, or neighboring lot.
4. Unacceptable fencing materials shall be, but not necessarily limited to:
 - (a) aluminum or sheet metal
 - (b) chicken wire or other forms of wire
 - (c) metal or plastic chain link
 - (d) plastic webbing, reeded or straw-like materials
 - (e) corrugated or flat plastic or fiberglass sheets or panels
 - (f) rope or other fibrous strand elements
 - (g) glass block
 - (h) wood lattice patio material
5. Fences shall be stained or painted to match or to be integrated with colors established elsewhere within the property.

B. Roofs

1. All roofs shall conform to construction and design standards established within California Reflections, maintaining the integrity of the community.
2. All new roofs are subject to Architectural approval.
3. Acceptable materials for roofs shall be:
 - (a) Woodshake or shingle appearance thereof.
 - (b) Concrete or clay tile (standard red-barrel type).

C. Mailboxes and mailbox post

1. Mailboxes must be maintained in good condition, which is determined in the reasonable opinion of the architectural committee.
2. Homeowners are responsible for the maintenance and upkeep of the mailbox and mailbox post (shared by the owners whose mailboxes are on the post)
3. Replacement mailboxes are to be made of aluminum or vinyl
4. Replacement mailbox posts are to be made of wood or vinyl.
5. Mailbox posts must be 4" X 4" in width dimension.
6. Replacement mailboxes and posts are to be white in color.
7. Mailboxes shall not have decorations or designs.
8. Mailbox installation shall conform to the USPS guidelines in regards to height above ground.

IV. OTHER ARCHITECTURAL AND COMMUNITY STANDARDS

The following items fall within the jurisdiction of CC&R's and require the adherence of all Owners.

A. Landscaping

1. In order to preserve the aesthetic value of landscaping, considerations involving the blockage of view, required maintenance, ultimate heights and spread with respect to adjacent structures and lot lines, and other such considerations should be made to avoid future nuisances or safety factors. Questionable situations should be reviewed by the Architectural Committee.
2. The Owner of each lot shall plant a lawn or otherwise landscape his front yard in accordance with acceptable standards as generally established within the Community.
3. Each Owner of a lot shall maintain all shrubs, trees, grass, ponds, and planting and Architectural features of all kinds. Plantings shall be neatly trimmed, properly cultivated and free of trash, weeds, and all other unsightly materials.

V. VARIANCES

A variance from the requirements of the CC&R's , the By-Laws, or these Guidelines may be granted under special circumstances. The variance request must be initiated by the Owner

in written form. The letter should include a description of the variance requested, the length of time requested, and the specific reason why it is being requested. This Variance Request will be considered at the next scheduled meeting of the AC and approved or rejected. Approval is not automatic if the AC fails to take action.

VI. CONDITIONS NOT DEFINED

Any condition or material not defined within this Guideline shall become a matter of judgment on the part of the AC, with the concurrence of a majority of the Board of Directors.

These regulations are not intended to supersede or modify the CC&R's but serve as an interpretation of guidelines for consistency of enforcement. These regulations are subject to modification, addition, or deletions as the need may arise. Any changes in these regulations will be effective 30 days from their publication date.

VII. APPEAL RIGHTS

Any owner who does not agree with a decision of the AC has the right to appeal the decision to the Board of Directors. The decision of the Board of Directors shall be final and binding.