

Architectural Control Guidelines

NATOMAS PARK MASTER ASSOCIATION

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Disclaimer:

The Architectural Control Guidelines are intended to be used by owners and consultants in preparing drawings for design, landscape, and other improvements; and by the Architectural Control Committee (ACC) in reviewing these drawings for conformance with the stated objectives. These guidelines are to be strictly adhered to and are enforceable by the Association.

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1.0 Architectural Review Process Flowchart

Member completes:

- ◆ Home Improvement Application or Water Efficient Landscape Application
- ◆ Detailed plot plan (with scale identified on plan) or CAD drawing, including property setbacks
- ◆ Photographs, brochures, color samples, etc.

Submit application to Association management:

- ◆ Natomas Park Master Association (NPMA) Office, 4600 Northgate Blvd., Suite 135, Sacramento, CA 95834.
- ◆ admin@natomaspark.com (paint applications must be mailed or hand-delivered)

Applications are reviewed by management for completion prior to being reviewed by the Architectural Control Committee (ACC). Incomplete applications will be returned to the owner with a request to resubmit the application with the missing item(s).

Application sent to ACC:

The ACC has up to forty-five days to review a complete application. Once the application is reviewed, management communicates the ACC decision by mail.

APPROVED PLANS

Returned to owner:

- ◆ Letter of approval
- ◆ Signed approval document from ACC
- ◆ Full copy of approved application

What's required after approval:

- ◆ Approved work shall commence within three months of approval and must be fully complete within six months. If an approved project is not completed within this timeframe, approval of the project shall be revoked.
- ◆ Extension requests may be submitted to management for review by the ACC. The ACC may grant up to a sixty-day extension.
- ◆ A Notice of Completion and pictures of the approved project must be submitted to management within ten days following the completion of the project.
- ◆ Management shall verify that the completed improvements were constructed as specified in the approved application.

DENIED PLANS

Returned to owner:

- ◆ Detailed letter stating the reason(s) for denial
- ◆ Full copy of denied application
- ◆ Signed denial document from ACC

Options after denial:

- ◆ The denial letter will state one or more reasons why the improvement(s) was denied; it will also explain what is needed to obtain approval on a future submittal. The application should be modified accordingly and resubmitted to the ACC for a complete review.
- ◆ Members may appeal to the Board of Directors for a second review of the Association's home improvement standards and requirements. Members are encouraged to work through the process outlined in the bullet point above before appealing to the Board of Directors.

2.0 QUICK TIPS FOR PLAN SUBMITTAL

2.1 Meetings and Deadlines

The ACC meets the third Tuesday of each month. The deadline to submit an application for review is always 14-days before the meeting. The ACC has forty-five days to review a complete application.

2.2 Where to Get an Application

Architectural applications can be found on the Association's website at www.natomaspark.com. Applications are also available at the NPMA office or through management at 916-925-9200 or admin@natomaspark.com.

2.3 Where to Submit an Application

NPMA Office:

Address: 4600 Northgate Blvd., Suite 135, Sacramento, CA 95834

Email: admin@natomaspark.com (paint applications must be mailed or hand-delivered)

2.4 Applications Must Include

- Home Improvement Application (pages one through four and any additional forms that are applicable)
- Detailed plot plan drawn to scale (with scale identified on plan) and/or CAD drawing showing location, size, dimensions, setbacks and description of proposed improvements.
- Description of materials to be used, including paint samples (minimum of 3X5"), color photos, manufacturer's colored brochures, or any other visual aids that will assist the ACC with a clear prospective of structures and/or improvements being requested are appreciated and will assist in expediting the approval process.
- Color photos showing the entire area to be improved

2.5 Application Examples

Examples of complete applications can found on the Association's website at www.natomaspark.com or viewed at the NPMA office.

2.6 Important Information

- Please read the Architectural Control Guidelines carefully before submitting.
- Ensure that your application is complete and that all required documentation is included before submitting.
- Building permits may be required by the applicable governmental entities or agencies. The Association does not assume any responsibility for failure to obtain such permits.

3.0 INTRODUCTION

CC&R Article 4, Section 4.01 Adoption and Enforcement of Architectural Control Guidelines

(e) The Master Association shall have the right and power to adopt and enforce architectural guidelines ("Architectural Control Guidelines") for the Community and all supplements thereto, which may be updated from time to time, and which shall not be less stringent than those guidelines developed by the City of Sacramento.

3.1 Purpose

The purpose of these Architectural Control Guidelines is to continue the physical character as established by the initial development of the Natomas Park Master Association. The intent is to give specific design criteria to owners for subsequent improvements after the completion of original construction.

The Architectural Control Guidelines are written to preserve a high quality of appearance, to ensure compatibility between improvements, and to enhance the overall value of the residences within Natomas Park Master Association. The Architectural Control Guidelines are intended to be used by owners and consultants in preparing drawings for design, landscape, and other improvements; and by the Architectural Control Committee (ACC) in reviewing these drawings for conformance with the stated objectives.

3.2 Architectural Control Committee

The Declaration of Covenants, Conditions, and Restrictions (CC&RS) for Natomas Park Master Association in the County of Sacramento, re-recorded on December 8, 2008 in the office of the Sacramento County Recorder and any amendments thereto (CC&RS and specifically *Article 6, Section 6.2* of the CC&RS), authorize the formation of an Architectural Control Committee which shall have the duty to consider and act upon such proposals or plans submitted to it pursuant to the terms of the CC&RS, to adopt Architectural Standards, and to carry out all other duties imposed upon them by the CC&RS.

The ACC does not seek to restrict individual creativity or personal preference, but rather help assure continuity in design which will help preserve and improve the appearance of the Association and enhance the property values for the benefit of all owners within the Association.

The ACC reviews proposed improvements for aesthetic purposes only. It is the owner's responsibility to follow all applicable federal, state and local building codes. Building permits may be required by the applicable governmental entities or agencies and the Association does not assume any responsibility for failure to obtain such permits. Obtaining such permits does not waive the obligation to obtain ACC approval.

3.2 Other Governing Documents & Conditions

In addition to these Architectural Control Guidelines there are other governing documents that may apply depending on the nature of the project, including, but not limited to the CC&Rs for Natomas Park.

In addition to the Architectural Control Guidelines and CC&Rs, all proposed Improvements to individual Owners' lots must meet the following conditions:

- i. The Owner's plans and specifications conform to this Declaration and to the Standards in effect at the time such plans are submitted to the Committee;

- ii. The Improvement will be in harmony with the external design of other structures and/or landscaping within the Development. ACC may use discretion for the purpose of keeping consistency throughout the community.
- iii. The Improvement, as a result of its appearance, location, or anticipated use, will not interfere with the reasonable enjoyment of any other Owner of his or her property;
- iv. The proposed Improvement(s), if approved, will otherwise be consistent with the architectural and aesthetic standards prevailing within the Development and with the overall plan and scheme of development within the community.

4.0 APPLICATION PROCESS/PLAN SUBMITTAL PACKAGE

CC&R Article 6, Section 6.01 Architectural Control Committee Approval of Improvements

(a) Prior to commencement of construction or installation of any Improvement within the Community, the Owner planning such Improvement must submit to the Architectural Control Committee a written request for approval. The Owner's request shall include structural plans, specifications and plot plans satisfying the minimum requirements set forth in the Architectural Control Guidelines adopted pursuant to Section 6.05 of the CC&Rs and as otherwise required by the Committee. Unless the Committee's approval of the proposal is first obtained, no work on the Improvement shall be undertaken.

4.1 Application and Submittal Requirements

Owners must submit a Home Improvement Application along with detailed plans, elevations and/or cross-sections drawn to scale depicting the proposed new improvements. Along with the application and plans, owners must submit additional supporting documentation if applicable. The plan submittal packet may be determined to be incomplete if all required details and/or documentation is not included in the submittal. Incomplete packets will be returned in their entirety and the owner will be required to resubmit the packet when all information is included. The time frame of forty-five days for review by the ACC, as outlined in Article 6, Section 6.07(a) of the CC&Rs, shall not begin until complete submittal packages are received by the management office.

- A) **Submission of Applications:** All applications must be submitted using the most current Natomas Park Master Association Home Improvement Application Form(s), and all applications must be completed and signed by the owner of record and submitted to the Natomas Park management office located at 4600 Northgate Blvd., Suite 135, Sacramento, CA 95834. Submissions may be mailed or hand-delivered during office hours. Applications that do not require paint samples may be emailed to admin@natomaspark.com.
- B) **Submittal packets must contain the following (Home Improvement Application):**
1. **Home Improvement Application Form:** Owner's name, address, contact information and project description.
 2. **Application Checklist:** Checklist detailing all required documentation to be included with the application, and the owner's signature acknowledging the conditions for approval.
 3. **Neighbor Notification Form:** Obtain the names, addresses, signatures and contact information (optional) of affected neighbors acknowledging they received notice of the improvement. Owners must make an attempt to obtain signatures from owners of adjacent homes that are unoccupied or rented out to meet submittal requirements. Please note neighbor awareness does not constitute neighbor approval or disapproval. The intent of the Neighbor Notification Form serves to make neighbors who own property adjoining the lot and/or those directly across from or directly behind the lot aware of the proposed improvement. Should a neighbor have concerns regarding a project, they are encouraged to contact the management office.
 4. **Neighbor Location Diagram Form:** Use this diagram to determine which neighbors need to be notified. Fill in the corresponding lot letters using the Neighbor Notification Form.
 5. **House Paint Information (Paint Applications Only):** Indicate which colors will be used on the home by filling in the color names next to the corresponding sections (i.e. stucco, trim, shutters, etc.).

6. **Concrete Setback Form (Concrete Additions Only):** If submitting an application for concrete additions including walkways, patios and driveway expansions, fill in the required dimensions of your lot noted on the form.
 7. **Plans:** Detailed plot plan drawn to scale (with scale identified on plan) and/or CAD drawing showing location, size, dimensions, setbacks and description of proposed improvements. Plans and specifications for improvements must be prepared with sufficient clarity and completeness to enable the ACC to make an informed decision on the request. Said plans shall include a plot plan drawn to scale showing the following:
 - a. All proposed Improvements and relevant elevations, together with the desired location of such Improvements as they relate to the Residence and adjacent fence/lot lines (setbacks).
 - b. Complete dimensions of the proposed Improvements.
 - c. Drainage plans (if applicable) where the established drainage pattern might be altered by the proposed Improvement. If drainage is to be connected to the existing system as built, a clear notation must be made on the plans.
 - d. See specific guidelines herein for additional information that may be required for the proposed Improvement.
- C) **Submittal packets must contain the following (Water Efficient Landscape Application):**
1. **Application Checklist:** Checklist detailing all required documentation to be included with the application, and the owner's signature acknowledging the conditions for approval.
 2. **Neighbor Notification Form:** Obtain the names, addresses, signatures and contact information (optional) of affected neighbors acknowledging they received notice of the improvement. Owners must make an attempt to obtain signatures from owners of adjacent homes that are unoccupied or rented out to meet submittal requirements. Please note neighbor awareness does not constitute neighbor approval or disapproval. The intent of the Neighbor Notification Form serves to make neighbors who own property adjoining the lot and/or those directly across from or directly behind the lot aware of the proposed improvement. Should a neighbor have any concerns regarding a project, they are encouraged to contact the management office.
 3. **Neighbor Location Diagram Form:** Use this diagram to determine which neighbors need to be notified. Fill in the corresponding lot letters using the Neighbor Notification Form.
 4. **Plans:** Detailed plot plan drawn to scale (with scale identified on plan) and/or CAD drawing showing location, size, dimensions, setbacks and description of proposed improvements. Plans and specifications for improvements must be prepared with sufficient clarity and completeness to enable the ACC to make an informed decision on the request. Said plans shall include a plot plan drawn to scale showing the following:
 - a. Show accurate position of all plants and trees
 - b. Show location and general size and shape of all hardscape
 - c. Show (accurately) that your plan will meet the minimum requirement of 60% plant coverage at maturity overall. (60%-plants/40%-ground cover/hard scape)
 - d. Show (accurately) a "drip irrigation" plan.
 - e. All Drawings must be to an accurate "scale" and "dimensions."
 - f. Please note: Removal of your lawn may create a different drainage scenario, please factor this into your landscape plan and show all drainage directions on drawing.

* See specific guidelines herein for additional information that may be required for the proposed Improvement.

5. **Plant List and Hardscape List:** The list of plants and hardscape materials will coincide with photos submitted by the member.
 - a. Botanical name and the common name of each plant and type (Evergreen vs. Annual Perennial)
 - b. Dimensions of all plants at maturity.
 - c. Type, size and color of all hardscape/ground cover.
6. **Photos**
 - a. Color photos of all plants, trees, hardscape, ground cover or any other proposed improvement must be submitted via printed paper, email or thumb drive. (Must provide seasonal photos of each plant.)
 - b. Entire front yard and or side yard if applicable. Include all neighboring yards that are affected or attached to your yard (more photos is better).

Note: Thriving water efficient landscape may require more maintenance than caring for your existing lawn. Maintenance includes: weed control, pruning, mulch replenishment, removal of dead plant material, and maintenance of irrigation systems to avoid water runoff, etc.

D) Additional information to be included as appropriate:

1. Description of materials to be used, including paint samples, color photos, manufacturer's colored brochures, or any other visual aids that will assist the ACC with a clear prospective of structures and/or improvements being requested are appreciated and will assist in expediting the approval process.
2. Color photos showing the entire area to be improved (i.e. photo of front yard for landscape, photo of exterior of home for painting, etc.).
3. Any other information or documentation deemed to be necessary by the ACC in evaluating the application.

*If work extends into an adjoining property, both owners must submit an application for the modification.

4.2 In-House Approval

The following improvements may be eligible for in-house approval by management within ten (10) days of submitting a Home Improvement application (Modifications in Column A may also be eligible for an expedited application):

Column A	Column B
Exterior Lighting	Mow Strips
Exterior Doors	Patio Covers
Security Doors	Pools/Spas
Garage Doors	Solar Panels
Replacement Windows	Storage Sheds
Address Numbers	Arbor/Trellis
Security Cameras	
Flags/Flagpoles	
Street Trees	

Additionally, management may approve applications for members who are repainting their homes the same color, and can provide documentation confirming the colors are the existing colors, or using an approved paint scheme.

4.3 Architectural Control Committee Meetings

The ACC shall meet from time-to-time as necessary to properly perform its duties. The Committee may convene by telephone if necessary.

The vote or written consent of a majority of the Committee members shall constitute an act by the Committee and the Committee shall keep and maintain a written record of all actions taken. The Architectural Control Committee shall have the discretion, but not the obligation to request attendance by the Owner-Applicants at the scheduled meeting for application review and consideration. Should the Owner be asked by the Architectural Control Committee to appear at the meeting, he/she may be accompanied by his or her architect, engineer and/or contractor.

In reviewing plans, the Committee may, but is not obligated to, have the plans reviewed by and consider the opinions of professional consultants. The Committee may also consider evidence and comments from all relevant sources, and conduct a personal inspection of the property without the presence of other Owners of the Architectural Control Committee or the Owner of the property.

Any Member of the Architectural Control Committee, or any consultant retained by the Architectural Control Committee who has an ownership or financial interest in the property for which an application is being processed, or is legally related to the applicant, must recuse himself or herself from participating in the architectural review process of that application.

4.4 Written Notice of Approval or Disapproval

Within forty-five (45) days after submission of plans and specifications satisfying the requirements of the Architectural Control Guidelines, the Architectural Control Committee shall return to the applicant written notice of either approval or disapproval. If the proposed improvement is disapproved, the written decision of the Committee shall include both an explanation of why the proposed change was disapproved and a description of the procedure for reconsideration of the Committee's decision, and the procedure for final appeal to the Board of Directors. If written suggestions of changes required for approval of the project, the applicant may implement such changes to the plans and, within thirty (30) days, resubmit plans incorporating such changes for approval to the Committee, which shall not unreasonably withhold its approval so long as the Owner has complied in all material respects with the requested changes. If no written notice of approval or denial is mailed to the applicant within forty-five (45) days after the Owner's plans and specifications (or revisions thereto) are submitted to the Committee, the plans shall be deemed to have been approved as submitted.

4.5 Appealing the Committee's Decision

If a proposed Improvement project is denied by the Committee and the applicant is unwilling to make changes to the plans and specifications that may be recommended by the Committee as a condition of approval, the applicant shall have the right to seek reconsideration of the Committee's decision by the Board of Directors. Members must submit a request for appeal in writing to the management office within thirty (30) days of the Committee's written denial. Unless otherwise requested by the member-applicant, the Board's hearing of the applicant's appeal shall be conducted in closed session with the Member and in accordance with Civil Code section 1363.05. Any reconsideration by the Board of Directors does not constitute a process of dispute resolution within the meaning of Civil Code section 1363.820.

4.6 Proceeding with Work

Upon receipt of approval from the Architectural Control Committee, the Owner shall begin work within three (3) months and complete work within six (6) months. If the owner fails to complete the project by

their deadline, any approval given for the project shall be deemed revoked. Owners may submit a written request to the Architectural Control Committee prior to the expiration of the initial three-month or six-month period for an extension to commence or complete the project. No such extension shall be granted except upon a finding by the Architectural Control Committee that there has been no change in the circumstances upon which the original approval was granted and that the Owner has a bona fide intention and ability to complete the project within the time specified in the extension request. The Architectural Control Committee may allow for 60 day extensions if determined to be necessary by committee.

4.7 Notice of Completion

The Owner shall notify Association Management that the improvement has been completed no more than 10 days following the completion of the project by submitting a Notice of Completion Form and photos of the improvement. Management shall review the approved application, Notice of Completion Form, photos and/or inspect the property to verify that the project meets the approval standards of the committee. If it is deemed that the work has not been done in substantial compliance with the approved plans, the Association Management shall notify the Owner in writing and request that the Owner remedy same. If the Owner fails to remedy the non-compliance within thirty days after the date of the notice of non-compliance, the Association Management shall set a date on which a hearing will be held before the Board.

5.0 VARIANCES

The Architectural Control Committee, in its sole discretion, shall be entitled to allow reasonable variances in any procedures specified in the Architectural Control Guidelines and/or Article VII of the CC&Rs to overcome practical difficulties, avoid unnecessary expense or prevent unnecessary hardships, provided all of the following conditions are met:

- (a) If the requested variance will necessitate deviation from, or modification of, a minimum construction standard or a property use restriction that would otherwise be applicable under this Second Restated Master Declaration, the Architectural Control Guidelines Committee must conduct a hearing on the proposed variance and the Committee shall have the discretion to require that the hearing be open to other neighboring residents who may believe that the requested variance will have a negative impact on the enjoyment of their property or their property values.
- (b) The Architectural Control Committee must make a good faith written determination that the variance is consistent with one or more of the following criteria: (i) the requested variance will not constitute a material deviation from any restriction contained herein or that the variance proposal allows the objectives of the violated requirement(s) to be substantially achieved despite noncompliance; or (ii) that the variance relates to a requirement land use restriction or minimum construction standard otherwise applicable hereunder that is unnecessary or burdensome under the circumstances; or (iii) that the variance, if granted, will not result in a material detriment, or create an unreasonable nuisance with respect to any other Lot or Common Area within the Community.

5.1 Street Tree Variance

The ACC strongly encourages owners to find alternative locations and consider various sizes of replacement trees from the approved street tree list when removing an existing street tree. The ACC may grant a variance for an owner to remove a required street tree without replacement provided the owner can establish that there is no suitable location available on the property to replace the removed tree. The following steps should be taken to establish the need for a variance: 1) contacting local utilities and requesting a site review and marking underground objects limiting tree placement. 2) Make an appointment with a certified arborist to determine options for replacement/removal. Should the certified arborist not find a suitable location to place any size tree from the approved street tree list they will provide a letter to the home owner. 3) Owner should submit a photo of the lot showing the utility review along with the letter from the certified arborist together with a completed application to the ACC for consideration for a street tree variance.

5.2 Grandfathering Unapproved Modifications

In the event an unapproved improvement is discovered that was installed, built, planted, or otherwise made longer than 5 years ago, and was apparent and visible to management and by the ACC's opinion should have been discovered within 5 years of origin, it shall be considered "approved" and may remain as-is. However, in order to document the improvement as being "approved", the member shall be required to submit an architectural application documenting the location, design, color, and specifications of the improvement to the Association, which will be stamped "approved" and placed in the member's file. This is necessary to document the improvement for the purpose of record keeping to avoid confusion

later about whether it was approved. Any changes to the improvement, except replacing it in a substantially similar manner, shall require approval of the Architectural Control Committee.

6.0 GENERAL ARCHITECTURAL STANDARDS

The following standards were approved by a majority of the ACC and Board of Directors. The ACC will follow these standards in approving or disapproving members' Home Improvement Applications. The ACC and Board reserve the right to amend these standards from time to time without prior notice.

6.1 Address Numbers

Unless otherwise approved by the ACC, address light covers and fixtures must be replaced with the same style and type as the original numbers that were installed by the builder. Address light covers must be cleaned and maintained at all times.

6.2 Air Conditioning Units

Window-mounted air conditioning or evaporative cooler units are prohibited. ACC approval is required to relocate air conditioner units.

6.3 Alterations to a Residence

The architectural design of any and all additions, alterations, and modifications to the exterior of an existing home shall strictly conform to the design of the original home in style, detailing, materials, and color, unless otherwise allowed in these Standards. Any such addition, alteration, or modification shall be made only after application to, and written approval by the ACC.

6.4 Antennas/Satellite Dishes/Cable Television

Owners are prohibited from installing any antenna, satellite dish or other device on the exterior of a residence for any purpose, except for an "Authorized Antenna". An "Authorized Antenna" means an antenna that is (a) designed to receive direct broadcast satellite service, including direct-to-home satellite service and that is one meter or less in diameter, and, (b) that is designed to receive video programming service, including multichannel multipoint distribution service, instructional television fixed service, and local multipoint distribution service, and that is one meter or less in diameter, or (c) an antenna that is designed to receive television broadcast signals. Any wiring associated with such installation shall be painted to match the paint color of the house. Any antennas/satellite dishes that are not currently in service, must be removed from the exterior of the home.

6.5 Artificial Turf

Refer to Section 8.0.

6.6 Arbors/Trellises

No arbor/trellis may be built that may infringe upon a neighbor's privacy unless all affected neighbors give their consent in writing. Such consent letters shall be attached to the submitted plans.

6.7 Awnings/Retractable/Fixed Window

Retractable awnings and fixed window awnings, of any material, are prohibited unless originally installed by the builder.

6.8 Backyard Structures (Setback Requirements)

All backyard structures shall conform to a minimum three (3) foot setback requirement from all structures and fences unless otherwise specified in these standards.

6.9 Balconies

No balcony may be built that may infringe upon a neighbor's privacy unless all affected neighbors give their consent in writing. Such consent letters shall be submitted with the Home Improvement Application and submitted plans. Balconies must be clear of any unattended personal items. Only usual and customary outdoor patio furniture is permitted.

6.10 Barbecues/Ovens/Fireplaces

Permanent barbecues, ovens and/or fireplaces/pits shall be located in rear yards only and shall conform to the required setbacks. Barbecues, ovens and fireplaces shall be limited to six feet in height and shall not be constructed on or attached to any property line, common wall, or fence unless otherwise approved by the ACC. For barbecues, fireplaces, and ovens that an owner wishes to be above 6 feet in height, additional setbacks may be required to lessen the visual impact on adjoining properties and common areas.

6.11 Basketball Standards/Sports Apparatus

No basketball standards, hoops or backboards or other fixed sports apparatus shall be permitted to be permanently installed upon any house, garage or other residential building in the Community. Only portable, temporary basketball backboards with hoops shall be permitted and the same shall be stored out of sight when not in use. Minimum setback for sports apparatus, including play structures, trampolines, and any accessory structures such as safety netting, shall be six (6) feet from any permanent structures and property lines. Baseball/softball batting cages are not allowed.

6.12 Climbing Vines

See Landscape Modifications

6.13 Clotheslines

No outside clotheslines or other outside clothes drying or airing facilities are allowed on a lot unless located in the backyard, below the fence line (less than 6 feet in height) and obscured from ground view of adjoining lots.

6.14 Concrete Addition (Driveways/Walkways/Steps/Patios)

A maximum of 36" (INCH) driveway width extension may be allowed. This can be 18" extensions on both sides or (1) 36" extension on (1) side only. The extension cannot exceed the width of the garage structure. All concrete expansions shall match the existing driveways or walkways in both materials and appearance unless otherwise approved. All concrete additions must include scaled detailed drawings (with scale identified on plan) with all elevations/dimensions and owners must submit the Concrete Setback Form along with the Home Improvement Application. (Minimum requirement for plant coverage is 60% plants to 40% hardscape - ground cover/concrete).

6.15 Drainage

Per Section 7.05 of the CC&Rs: Each Owner of a Separate Interest within the Community covenants for himself/herself, his/her heirs, successors and assigns, that the Owner will not in any way interfere with the established drainage patterns or create erosion or sliding problems over his or her Separate Interest from adjoining or other Separate Interests within the Community, and that the Owner make adequate provisions for proper drainage in the event it is necessary to change the established drainage over the Owner's Separate Interest. No changes in the established drainage patterns shall be permitted without the prior approval of the Architectural Control Committee. For the purposes hereof, "established

drainage" is defined as the drainage which occurred at the time the overall grading of the Community was completed.

6.16 Exterior Lighting

No exterior yard lighting without adequate and proper shielding shall be installed on any residence or erected in any yard without Committee approval. Portable, non-colored, ground-level, photovoltaic/solar powered lighting is excluded from Committee approval. All exterior yard lighting must be focused entirely within the Owner's Lot and in manner that does not cause visual impairment to passing vehicles or pedestrians and/or constitute a nuisance to neighboring Residences. An excessive number of exterior lights as determined by the ACC will not be permitted. Any colored/rope lighting will fall under the restrictions of holiday decorations unless otherwise approved by the ACC. Lighting fixtures must be compatible in appearance with the style and color scheme of the home.

6.17 Exterior Wiring

Lines, wires, or other devices for communication or transmission of electric current or power must be contained in conduits or cables underground or concealed from view from the street and neighboring properties. Temporary power/telephone services incidental to construction of approved buildings is exempt from this requirement.

6.18 Fences/Gates/Walls

No fences, hedges, walls, or lattice height additions to fences shall be erected, moved, altered or reconstructed, other than those initially installed by the builder, unless first approved by the Architectural Control Committee. Fences, including staining, shall be of a material that is compatible with the surroundings and of a material similar to that of existing fences. Any wing and side lot fencing visible from the street must be painted with Sherwin Williams (SW 3025 Caribou) paint. Fences over six feet in height (as measured from a level area adjacent to such fence) which obstruct the view of any adjacent neighbor or are visible from the streets or adjoining lots, will require the written approval of the affected neighbors, as well as approval from the Architectural Control Committee. Retaining walls need to be at least six (6) feet from the sidewalk. No landscaping or fences installed shall prevent adequate driver visibility from the streets within the Association. No gates shall be installed without prior approval from the ACC. All existing and proposed gates must match the adjacent fences in both appearance and design. Installation of gates that lead into parks, schools, common areas, etc. will not be permitted.

6.19 Flagpoles

Flag poles may not exceed 20' in height and/or may not exceed the height of the home. The flag pole must be metal in color or similar. Flagpoles must be constructed and used in a manner that does not result in safety concerns or interfere with neighboring properties, such as hindering visibility or encroaching into neighboring property.

6.20 Garage Doors

Replacement of existing garage doors must be approved by the ACC; however, the Home Improvement Application may qualify for in-house approval by the Association management if the replacement doors are compatible in design and color with the original garage door. No garage shall be used at any time for residential purposes, storage, or any purpose which would interfere in any manner with the availability and use of such garage for the purpose of automobile parking for the number of vehicles for which it was intended.

6.21 Gates See Fences/Gates/Walls

6.22 Garden

Edible fruit and vegetable gardens are not permitted in front yards. Fruit trees in the front yard may be approved by the ACC if included with an overall landscape design. Backyard gardens must be maintained as to not attract pests or encroach on neighboring properties.

6.23 Gazebo See Patio Covers

6.24 Gutters / Downspouts

No gutters, downspouts or scuppers to control water shed from roofs shall be installed without prior approval of the Committee. Any modifications to the originally installed systems must be approved by the Committee. All submittals shall include clear indications of collection and removal of water from the lot. Such Improvements shall be primed and painted to match the color of the stucco/wood siding of the dwelling. Each Owner shall also ensure that the gutters and downspouts serving his/her residence are kept clean and free of debris.

6.24 Ground Cover See Landscape Materials

6.25 Holiday Lighting / Decorations

Holiday lighting and decorations must not be installed more than thirty (30) days prior to the holiday for which the lights/decorations pertain. Lights and decorations must be removed within fourteen (14) days following the holiday or season.

6.26 Home Additions / Exterior Remodeling

The ACC must approve all changes or additions to the existing house. The following information must be provided in your submittal package:

- a) Two (2) copies of a floor plan for the site, including the plot plan and a copy of the floor plan for the model and elevation. On such plans, homeowner shall draw the proposed changes or additions to the exterior elevation. If the homeowner has a photograph of another house, or a picture out of a magazine that will assist the ACC, such photo shall be submitted.
- b) The application shall contain a description of the materials the homeowner plans to use.
- c) While the neighbor's approval is not required for an Improvement's approval by the ACC, the homeowner shall make every effort to review with the neighbors.

If the change or alteration affects the roof or roofline, a roof plan shall also be submitted. Additional plans or drawings may be required depending on the complexity of the change or addition; or elevations showing the proposed roof line, stamped by the designer or architect of record must be submitted. Homeowners are advised that the City of Sacramento requires certain permits, depending on the proposed change, alteration, or addition. It is the homeowner's responsibility to comply with permit requirements. Homeowners should have approval from the ACC prior to submitting for approval to the City of Sacramento.

6.27 Landscape Materials / Ground Cover

Any unpaved ground area visible from the street must be covered with plant material or ground cover. Ground cover is defined as materials other than lawn that cover the ground (i.e. rock, mulch/bark, plants, etc.) Areas of bare earth are not permitted. Some unapproved materials include rubber mulch, red bark and white rock.

6.28 General Landscape Modifications (Backyard & Front Yard)

For Water Efficient Landscape / Artificial Turf see respective sections. Permanent Landscaping: Front, side, and rear landscaping must consist of a suitable combination of ground cover, shrubs, trees, and/or patio/decking for the quiet enjoyment and use of the homeowner.

Front and side yard landscaping plans may include sodding, artificial turf, seeding, trees, hedges, shrubs, and irrigation. Any changes to the design of the front or side yard landscape must be submitted for review by the ACC. (Minimum requirement for plant coverage is 60% plants to 40% ground cover/hardscape) Any removal/reduction of front grass area is prohibited without ACC Approval. Maintenance may include watering, fertilizing, aerating, mowing, edging, weeding, and pruning of trees and shrubs. Landscaping must be properly maintained at all times.

Tree stakes shall be removed from the landscape when the diameter of the tree exceeds the diameter of the tree stakes. ACC approval is not required when planting annuals or replacing plant material that is like-for-like.

Street trees were originally planted on all lots at a distance of four feet (4') from the back of the sidewalk, and an average of thirty (30) linear feet from each other. Each Owner shall promptly replace any such street trees that die or are destroyed with a tree from the approved street tree list. Street trees may not be removed or replaced prior to obtaining approval from the ACC. An approved list of street trees is available for review and can be provided by the management office and is available on the Association's website.

Changes to the backyard landscape do not require ACC approval; however, all backyard landscape must be maintained in a neat and orderly fashion and in a manner as to not encroach on neighboring properties.

6.29 Lattice Structures

Lattice work may be used to form the vertical surface of any structural member; however, features must be consistent with the character of the home and the neighborhood. Lattices may not exceed eight (8) feet in height and shall be supported or framed securely to prevent warping or sagging. A lattice may not be used for fencing, but may be used to enclose a ground level air conditioning unit or swimming pool and spa equipment in the backyard. Lattice must be maintained so it does not fall into disrepair or become a visual nuisance to neighboring properties. Lattices installed in the front yard must be perpendicular to the street. All proposed lattice additions must first be applied for and approved by the ACC prior to the commencement of work.

6.30 Lot Maintenance and Repair

Minor maintenance and repair of the home, lot, fences and auxiliary structures does not require ACC approval. Any repairs or renovations done to the home or lot that alter the design in any way require approval.

6.31 Mechanical Equipment

Mechanical equipment, including heaters, air conditioners and pool/spa equipment shall not be installed or relocated within the required front yard, interior side yard, unless otherwise approved by the ACC.

6.32 Mow Strips

Mow strips are defined as a divider that separates the lawn area from the planter areas. Acceptable materials may include bender board, natural wood, concrete or other materials as approved by the ACC. Once installed, all mow strips must be maintained so they do not fall into disrepair or become a visual nuisance to neighboring properties.

6.33 Painting

Painting of structures and the outside of the house must be approved by the ACC. Applications may be eligible for in-house approval by management within seven (7) days if an approved color scheme is selected. Approved color schemes are available for review at the management office. Members submitting approved color schemes must paint the home as indicated on the scheme (see paint book for specific paint locations**Go through book and label trim, accent, body, etc.). Downspouts must be painted to match the stucco/siding color unless otherwise approved by the ACC. Identical/similar paint schemes must be at least three (3) homes from each other. Color paint samples/swatches must be included with all Home Improvement Applications for repainting a home (paint samples/swatches must be at least 3" x 5" in size). A current, high-resolution, daytime, color photo of the home must also be included with the application. All auxiliary structures (i.e. sheds, outbuildings, etc.) must be included when repainting the home.

6.34 Patio Covers / Shade Structures / Arbors / Gazebos

Structures shall be made of wood, masonry or similar appearing materials; pre-manufactured structures that are made of aluma-wood are acceptable. All structures must be painted to match the existing paint scheme of the home. Properly stained natural wood, if approved, may be accepted in lieu of paint.

The sides of the above structures shall not be enclosed in any manner, except for sheds and in the case where a wall on a main dwelling forms a natural enclosure to some sides of the structure (i.e. courtyards). Unenclosed exterior detached structures may not exceed 12 feet in height, excluding play structures.

The following materials shall **NOT** be used for the roof (top cover surface) on patio covers sunshades:

- Plastic, fiberglass, wood sheeting, tarps or corrugated roofing panels of any kind.
- Rolled composition roofing

6.35 Pergola See Patio Covers

6.36 Planters/Planter Boxes

Planters and/or planter boxes in the front yard must conform to the following requirements:

- The materials of the planter must be compatible with the architectural design and color of the Residence.
- Planters and planter boxes may not be attached to the house, garage, porch, balcony or any other permanent structure.
- Plant material must be well maintained in a living manner. Artificial plants or flowers are not allowed.
- Raised planter beds are prohibited.

6.37 Potted Plants

Members may display potted plants in the front of the home provided that they are approved by the ACC and conform to following requirements:

- Pots may not exceed four (4) feet in height.

- All pots must be displayed in an aesthetically pleasing manner and an excessive amount of pots is not permitted.
- No pots are allowed to hang from any portion of the house structure visible from the street or sidewalks.
- Plant material must be well maintained in a living manner. Pots containing dead plants or no plants must be removed from view. Artificial plants are not allowed.

6.38 Reasonable Accommodation Requests

Reasonable Accommodation requests for front yard steps and/or railings shall be considered by the ACC on a case by case basis. Please contact the Natomas Park management for additional information.

6.39 Roof Alterations

All requests for roof alterations to the Residence must be approved by the ACC. Roof alterations shall be compatible in material, color, and design with the original roof. All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof shall drain directly onto a neighboring property. Except for open beam patio covers which are attached to the house and are built in accordance with the Architectural Control Guidelines, no alterations or improvements shall be made which provide a flat roof surface.

6.40 Room Additions See Home Additions/Exterior Remodeling

6.41 Satellite Dishes See Antennas/Satellite Dishes/Cable Television

6.42 Security Bars

Security bars or grills are not permitted on windows or doors.

6.43 Security Cameras

Security cameras are permitted upon application to the ACC. Equipment must be compact and minimally noticeable. The application must include location of all cameras and color photos showing the size, color and description of the equipment. The applicant may post a sign or decal advising that a security camera is in use. All wiring must be installed in a manner so as to be hidden from view.

6.44 Security Doors

Security doors must be approved by the ACC prior to installation. Security doors installed at the side garage door or rear doors that cannot be seen from the street do not require approval.

Security doors shall be constructed of steel tubing frame with powder coated finish and perforated or expanded steel mesh screen. Metal alloys that are comparable to steel may be considered by the ACC. Lightweight aluminum doors are not permitted. Security doors must match the existing paint scheme of the home with a matte finish. No high contrast colors are permitted.

Retractable screen doors (aka “phantom screens”) are allowed on front doors with ACC approval. All retractable screen doors installed on front doors must be compatible with the existing paint scheme of the home. Retractable screen doors may be installed on side garage doors and rear doors that cannot be seen from the street without approval.

6.45 Setbacks (Distance from any Improvement to Existing Structures and/or Fences)

Unless otherwise approved by the ACC, all structures including accessory structures (pools, spas, sheds, shade structures, etc.) shall have a minimum setback of three (3) feet from all fence lines and permanent structures. Structures exceeding nine (9) feet at the highest point must be setback one (1) additional foot for every foot above the height of any fence. (ex. a 10-foot structure must be setback at least 4 feet from a 6-foot fence.) Members may submit an application for a project that does not meet these criteria to request a variance.

6.46 Shade Structures See Patio Covers

6.47 Sheds and Storage Buildings

Structures shall be made of wood, masonry or similar materials, and match the existing paint scheme of the home. The following materials shall **NOT** be used as roofing: Plastic, fiberglass, wood sheeting, tarp, cloth or metal corrugated roofing panels of any kind, or rolled composition roofing. Sheds and storage structures may not exceed eight (8) feet to the top of the wall and eleven (11) feet at the highest point from ground level, and may not exceed 120 square feet (i.e. 10 feet x 12 feet). A variance to this guideline may be granted by the ACC dependent on lot size. Along with a Home Improvement Application, members must submit the following additional information:

- A scaled plot plan (with scale identified on plan) indicating the location of structure in relation to the home and fence lines along with setbacks from all fences and permanent structures indicated on the scaled plot plan
- Dimensions of structure
- Color photos or brochure of the proposed shed/storage structure showing design and color
- Paint samples if the structure will be painted

6.48 Signage

Advertising signage for businesses is not permitted on any property at any given time including during work being performed by said business. Signs advertising garage sales must be removed immediately following the end of the garage sale. Garage sale signs may not be posted at The Club or any other Association common area.

Signs, advertising or other devices, or miscellaneous paraphernalia shall not be exposed or attached in any fashion to or on windows, fences and exterior walls or any other areas of buildings or grounds except for one aesthetically acceptable (to the Architectural Control Committee) nameplate or similar owner name identification, and one unobtrusive sign advertising the existence of a security service protecting the Lot or Condominium. The Architectural Control Committee shall have the power to grant exceptions to this restriction in appropriate cases.

One sign of reasonable dimensions not to exceed 18" x 30" advertising the home for sale or rent may be displayed in the window of a home, yard area or other areas designated by the Association.

6.49 Skylights/Solar Tubes

The installation of rooftop structures or skylights requires prior Committee approval. The placement and design of such systems will be reviewed based on a desire to avoid an unsightly appearance from neighboring Lots or Common Area.

6.50 Solar and Mechanical Energy Equipment

Collectors for the purpose of generating heat and/or electricity should be designed to have the least visual impact and must be in harmony with the architectural design of the community and meet the requirements specified in California Civil Code, Section 801.5. This includes the painting of any wiring or piping that extends down the side of the home to match the paint color of the house.

6.51 Solar Shade Screens / Window Screens

Exterior window screens must be compatible with the paint scheme of the home.

6.52 Statues, Artifacts, and Other Decorative Landscape Items

Statues, artifacts, and other decorative landscape items (defined as yard decorations made of clay, masonry or metal objects, wooden or metal barrels, and tents) are permitted only in the rear yards of Residences, and shall be below the height of the fence. Such items are not allowed in the front or street side yards, with the exception of holiday decorations.

6.53 Storage Buildings and Sheds

Structures shall be made of wood, masonry or similar (ACC Approved) appearing materials; pre-manufactured structures that are made of aluma-wood are acceptable, and painted to match the exterior of the existing housing structure or trim. Properly stained natural wood, if approved, may be accepted in lieu of paint.

6.54 Street Trees See Landscape Modifications (Backyard & Front Yard)

6.55 Sunrooms See Home Additions/Exterior Remodeling

6.56 Swimming Pools / Spas

All pools, spas and "Jacuzzi" type tubs may require protective fencing per California Civil Code and are subject to certain setbacks from property lines. All pool and/or spa equipment is to be located to minimize noise impact on neighboring properties. If the equipment cannot be installed/relocated, members may be required to enclose the equipment to lesson any excessive noise. Any screening materials must be approved by the ACC and cannot exceed the height of the fence. Accessory equipment for pools/spas must have a minimum setback of three (3) feet from all property lines. Members must submit the following additional information along with Home Improvement Application:

- a) Location of pool and/or spa in relation to existing Residence and property lines on a scaled plot plan
- b) Dimensions of pool and/or spa and setbacks from all property lines
- c) Details of drainage if modified
- d) Materials used for decking
- e) Detail of protective fencing around the pool and/or spa if applicable
- f) Location of pool equipment, setbacks from all property lines and proposed screening if applicable.

Owners are required to obtain the necessary permits from the City of Sacramento before installing pools/spas.

6.57 Temporary Structures / Occupancy

Temporary canopies, tents or shade structures shall be removed from view when not in use. No trailer, tent, shed, garage, or exterior building or structure will be used as either a temporary or permanent residence.

6.58 Trellis See Arbors/Trellises

6.59 Water Efficient Landscape Refer to Section 4.1 (C) or the Water Efficient Landscape Application

6.60 Waterfalls, Fountains, and Decorative Ponds

Waterfalls and fountains (water features) are not permitted in the front yard landscape. Members who wish to install a water feature in an alternative area (i.e. courtyard, entry way, recessed patio cover) may submit an application for consideration. Ponds are permitted only in the rear yards of residences.

6.61 Windows/Shutters/Doors

Replacement of windows, shutters and/or doors must match the material, appearance, and finish of the original design. If the replacement is identical to the original, no application is required. Bars and roll-down security shutters are not permitted on the exterior of windows and/or doorways.

The color of the new entry door shall either match the color of the existing entry door or the trim color on the home. If other options are desired, ACC approval is required. Please, provide the following information along with your application: material, color and sample picture of window/shutter/door. All windows, shutters and doors must be repaired and/or painted as needed in order to maintain an attractive appearance.

6.62 Yard Waste

Residents must use the City of Sacramento Green Waste containers to store/dispose of yard waste. During the City of Sacramento's Leaf Season pickup, which generally occurs November 1 through January 31, residents may put yard waste on the street for pickup after first filling the green waste containers. Residents shall adhere to the City's Leaf Pile Guidelines and keep yard waste piles in an orderly fashion whenever possible.

7.0 ARTIFICIAL TURF

The installation of artificial turf is permitted in the Natomas Park Master Association (the “Association”) as set forth in these guidelines and minimum requirements. All uses and installations shall be subject to the following minimum requirements and criteria. All requests to install artificial turf shall be reviewed and approved by the ACC prior to installing any artificial turf products. Members are not permitted to install artificial turf without first submitting plans to the Association and obtaining prior approval for the proposed installation.

The Association’s approval of artificial turf installation is limited specifically to a review of architectural compatibility and/or aesthetic consistency only. Neither the Association nor the ACC are approving any specific product type, suitability of a product, product style or installation method, and/or drainage method. With that in mind, the Association and ACC have identified certain minimum criteria for evaluation of proposed artificial turf product installations in order to maintain a natural appearance of the artificial turf. The term “artificial turf” shall apply to any synthetic turf product that is in the form of turf grass.

7.1 Location and Design

The installation of artificial turf should be carefully planned and designed as part of a larger landscape modification. It should be used in addition to and not a total replacement of existing landscape.

1. Artificial turf shall be installed as a permanent improvement and shall be integral to the landscape theme of the yard.
2. Artificial turf shall only replace existing/previous existing sod and cannot encroach on other landscape areas.
3. Landscaping of the remaining yard areas shall consist of living plant material or other natural products such as boulders, cobble or natural colored mulch.
4. The installation of artificial turf must not interfere with the growth of required street trees and the turf shall be installed in a manner that allows for tree replacement.
5. Turf shall be installed so as to leave a breathing space of 18” – 24” around the base of the tree.
6. Adequate drainage must be installed to prevent standing water and runoff onto adjacent properties.
7. Any turf must be separated from natural lawn by products such as living plant material or other natural products such as boulders, cobble or natural colored mulch.

7.2 Material Requirements

The components of an artificial turf grass system consist of a base layer, the artificial turf, and infill material.

7.3 Base

The base layer provides a structurally sound foundation for the installation of the artificial turf, and a media for drainage.

1. The artificial turf shall be installed on a layer of properly compacted granulated aggregate in order to facilitate proper drainage.
2. A weed barrier shall be used on top of the base to prevent weed growth.
3. The surface area shall be prepared by qualified/trained personnel, and shall meet or exceed all minimum requirements set forth by all local state and county building code requirements in the installation area.

7.3 Artificial Turf

Artificial turf is a surface of synthetic fibers made to look like natural grass. The look and durability of artificial turf products can vary greatly depending on the materials, components and design of the turf.

1. The construction of the artificial turf shall have a minimal pile weight of 77 ounces and consist of monofilament, polyethylene fibers tufted into a fibrous, porous backing.
2. The fiber shall be 8,000-denier, low friction, UV-resistant fiber, measuring not less than 1.75 inches high (if standard turf).
3. Grass blades shall be of multiple color blends that consist of green hues and brown thatch to give the turf a natural appearance.
4. 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.
5. Artificial turf must be 100% permeable.
6. 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 that does not meet these requirements shall not be permitted. The Association and the ACC is relying on both the Member's and manufacturer's representation in this regard.

7.4 Infill Material

Infill materials are added between the artificial grass blades allowing them to stand up, which gives the artificial turf a more natural appearance.

1. The infill material shall be approved by the manufacturer and be no less than a controlled mixture of graded sand, 20 grit silica or acrylic coated sand placed at 2-3 pounds per square foot (or installed in accordance with manufacturer's specifications).
2. In an effort to maintain a natural appearance, the infill materials shall be installed to fill the voids between the fibers and allow the fibers to remain vertical and non-directional.

7.5 Installation Requirements

All installations shall be accomplished in accordance with manufacturer specifications and in a manner necessary to ensure proper drainage.

1. Adequate drainage must be installed to prevent standing water and run off onto adjacent properties.
2. Seaming glue and seaming fabric for inlaying lines and markings shall be as recommended by the artificial turf manufacturer. All glues and or adhesives shall meet the minimum government requirements compliance so as to meet the local Air Quality Management District (AQMD) standards set forth in the installation area.
3. The fiber tufts shall be fanned or unfolded prior to installation. Rolling or spiraling is not acceptable.
4. The turf shall be properly secured to the ground according to manufacturer specifications and in a manner necessary to maintain an attractive finished appearance.
5. Members (and not the Association nor the ACC) are responsible for ensuring that the proposed artificial turf product, installation, and drainage method, meets all requirements of any and all local, state, and/or federal agencies or laws.

7.6 Maintenance and Repair Requirements

All installations and ongoing maintenance require full compliance with the Association's "maintenance and repair responsibilities" as set forth in the Association's (CC&Rs).

1. Artificial turf, like real turf, requires routine maintenance. Maintenance shall be conducted in accordance with the manufacturer's recommendation to ensure an attractive and acceptable appearance at all times.
2. Organic matter such as leaves shall be regularly removed. Pet feces shall be removed promptly and the turf shall be properly washed off in order to eliminate pet odors.
3. Regular maintenance typically includes, but is not limited to, replacement of the infill material from time to time, in accordance with Manufacturer specifications, as needed to maintain the attractive and natural appearance of the turf.
4. Members must repair or replace artificial turf when damaged or significantly faded.

7.7 Application Requirements

In addition to submitting a Water Efficient Landscape application, all requests for the installation of artificial turf must include the following:

1. A detailed plot 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.
2. Location of adequate drainage indicated on the plot plan.
3. Photo(s) of the proposed area to be covered by artificial turf.
4. Sample of the proposed artificial turf (minimum 1 square foot in dimension) along with the product specifications.
5. Description of the manufacturer's installation procedures.
6. Approximate timeframe that the proposed artificial turf product will maintain its acceptable overall appearance before replacement is needed.
7. Written verification by the member and product manufacturer that the product being used is lead and toxic chemical free and meets all of the requirements of the State of California Proposition 65 and all local, state and/or federal agencies and laws. The Association may require that the member/manufacturer provide the Material Safety Data (MSDS) Sheet.
8. Show drip lines and/or deep water injection on plot plan for watering of trees and plants within the artificial turf area.

7.8 Additional Requirements

The Association and the ACC, reserves the right to request additional information and/or to state additional specifications and/or requirements prior to any approval of an artificial turf installation.

8.0 MISCELLANEOUS

8.1 Liability

The Architectural Control Committee approval of plans shall not constitute a representation, warranty or guarantee, whether expressed or implied, that such plans and specifications comply with good engineering design or with zoning or building ordinances, or other governmental regulations or restrictions. By approving such plans and specifications, neither the Architectural Control Committee, the members, the Master Association, nor the Members of the Board assumes any liability or responsibility for any defect in the structure constructed from such plans or specifications. Neither the Architectural Control Committee nor any member thereof, the Master Association, nor the Board shall be liable to any Member, Owner, occupant, or other person or entity for any damage, loss, or prejudice suffered or claimed on account of: (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective; or (b) the construction or performance of any work, whether or not pursuant to the approved plans, drawings, and specifications.

8.2 Permits and Applications

Approval granted to an Association property homeowner by the ACC for any Improvement does not waive the necessity for the homeowner to obtain all required city building permits or approvals. Conversely, obtaining city building permits or approvals for proposed Improvements does not waive the requirement for a homeowner to receive ACC approval prior to the start of construction or installation. It is the responsibility of the homeowner to assure that all permits have been obtained, even if a contractor is acting on behalf of the homeowner. A valid building permit issued by the City of Sacramento may be required as a condition of approval, depending upon the proposed scope of work. Please refer to the Sacramento Municipal Code for setback requirements applicable to attached patios and detached shade structures. Any permit issued or approved by the City of Sacramento shall in no manner whatsoever bind the ACC with respect to approval or denial of any application for items submitted for consideration; the ACC shall be fully independent and shall have full authority for approval or denial of any such matters.

8.3 Rules for Contractors

8.3.1 Homeowner Responsibility

Homeowners are responsible for the conduct and performance of any contractors or vendors in their employ. It is the homeowner's responsibility to inform their contractors or vendors of these Rules for Contractors prior to commencement of any work on the homeowner's property. Homeowners are encouraged to give contractors in their employ a copy of these Rules for Contractors.

8.3.2 Disposal of Debris

Contractors are responsible for disposing of their own excess material and waste. All debris must be taken out of the community for disposal. Contractors are required to clean up each day after construction by hosing down and/or sweeping the sidewalk and street area. Contractors are not permitted to flush dirt, debris, sand, mowing debris, etc. into the street or gutter areas. All local Best Management Practices for Storm Water Pollution Prevention must be strictly followed. Homeowners are responsible for ensuring that there is no runoff from their Lot.

8.3.3 Dumping

Dumping on Association property is strictly prohibited. Homeowners are responsible for informing and ensuring that their contractors do not dump materials in unauthorized locations or place landscaping materials on public streets or sidewalks. All building materials are to be staged wholly within the homeowner's property.

8.3.4 Hours of Work

Workdays, hours, and allowable noise must conform to City of Sacramento ordinances established to govern the use of power tools, hours of work, and all other restrictions established by the City of Sacramento.

8.3.5 Use Restrictions

Construction trailers or equipment may not be stored overnight on the streets or on any lot. Construction material and/or other related items may be stored on the Lot or driveway, but should not remain on the street or sidewalk overnight.

8.3.6 Contractor Signs

Contractor/vendor signs are not allowed before, during, or after construction.