

STONELAKE MASTER ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
ARCHITECTURAL GUIDELINES

EFFECTIVE: April 1, 2001

The Declaration of Covenants, Conditions, and Restrictions (CC&R'S) for Stonelake Master Association in the County of Sacramento, re-recorded on December 6, 2000, in the office of the Sacramento County Recorder in Document # 2000120600078 and any amendments thereto (CC&R'S) and specifically Article 7, Section 7.2 of the CC&R'S, 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&R'S, to adopt Architectural Guidelines, and to carry out all other duties imposed upon them by the CC&R'S.

Article 7, Section 7.1 of the CC&R's provides that no alterations, modifications, additions, or other improvements including fences, walls structures of any kind, awnings, screens, etc. may be made to the exteriors of residence and/or lots without obtaining architectural approval in accordance with the provisions of the CC&R's and subject to the approval of the County of Sacramento.

1.0 **SUBMISSION OF PLANS FOR APPROVAL**

The following Guidelines have been adopted by the unanimous vote of the Members of the Architectural Control Committee and the Board of directors and apply to submission of plans for approval by the Architectural Control committee. These guidelines are in addition to the "Single Family Residential Development Design Review Guidelines dates May 4, 2000. **These Guidelines contain minimum standards and any plans submitted which do not meet or exceed these standards shall not be approved.**

1.1 All plans, specifications and any work thereunder must conform to the requirements of the CC&R's or these Rules, whichever is more restrictive. In the event of a conflict between these rules and the CC&R's, the more restrictive shall apply. It shall not be the obligation of the Architectural Control Committee to determine if plans, specifications or any work thereunder comply with any governmental law, ordinance or regulation, including but not limited to applicable laws regarding building permits, building codes and standard or safety regulations. All applicants must comply with such laws, ordinance and regulations, in addition to the CC&R's and these Rules. **The Architectural Control Committee shall have no responsibility to determine the structure or drainage adequacy of any plans submitted for approval.**

1.2 The Architectural Control Committee may review and act upon plans submitted by prospective Owners prior to their acquisition of title. Any such action of the Architectural Control Committee for prospective Owners shall be conditioned upon such prospective buyer acquiring a fee simple interest in the property described in the plans. Such approval is not applicable to any other property without the express written consent of the Architectural Control committee.

1.3 Plans must be submitted **IN DUPLICATE AND ACCOMPANIED BY THE APPROVED APPLICATION**, showing the Homeowner's name, address, lot number, telephone number, and Owner's signature to:

Stonelake Master Association Architectural control Committee
c/o FirstService Residential,
3000 Riparian Drive
Elk Grove, CA. 95757

1.4 Plans must be drawn to scale, showing location, color and dimensions of existing structures, driveways, sidewalks and fences, as well as location, setbacks, color and dimensions of proposed additions and/or improvements, including but not limited to patio covers, visible landscaping areas, walls and fences, gazebos, screens, structures of any kind, sports apparatus, balconies, spas and pools, etc. Plans shall be accompanied by an application and a description and/or sample of all materials and colors proposed to be used and a proposed construction schedule. The location of the pool/spa equipment should be placed so as to not unduly interfere with your neighbors quiet enjoyment.

1.5 No landscaping on a lot visible from the street (excluding back yard trees) shall be undertaken until plans and specifications have been submitted to and approved in writing by the committee. Backyard landscaping, hardscape (walkways, patios, etc.) and decks which are not visible from the streets do not need Committee approval.

1.6 Front and any corner lot side yard landscaping plans shall include the type of sodding, seeding, trees, hedges, shrubs, and irrigation. Minor changes to front yards including planting of flowers, rose bushes, plants, shrubs, or replacement of existing trees, shrubs or plants do not require the approval of the Committee. Please note the City of Sacramento requires specific street trees in front and corner side yards for each home. Major changes to front yards and any corner lot side yard including deletion or addition of turf areas, trees, rock, cement, stone work, structures or improvements requiring electricity (i.e. lamp post, spot lights, vapor lights, etc.) must be submitted for review and approval by the Committee. Driveway or walkway additions should match the existing driveways/walks. Additional driveway areas to access a side yard should be separated from the main driveway so not to show expansive cement areas. Grass stone, pavers, or cement strips should be utilized to assist in not having a continuous pour of concrete area from the main driveway.

1.7 POSITIVE DRAINAGE MUST BE CONSIDERED TO ASSURE THAT WATER DOES NOT DRAIN TOWARDS THE FOUNDATION OR INTO A NEIGHBORS YARD.

1.8 The Architectural Control Committee may request any additional information, plans and details as it reasonable sees fit to adequately review the request for approval.

1.9 Within forty-five (45) days of receipt of plans for approval which comply with the above Rules, the Architectural Control Committee shall review the plans (as set forth under "Architectural Control Committee Meetings" below) and shall grant written approval, written

denial, or a written request for additional information or clarification of information submitted. Any plans submitted which do not comply with these rules may be rejected by the Architectural Control Committee. Such rejection shall be accompanied by a statement of what deficiencies must be corrected prior to formal review by the Architectural Control Committee.

2.0 **GENERAL ARCHITECTURAL GUIDELINES**

The following are general guidelines, which the Architectural Control Committee will follow in approving or disapproving your plans. The Committee reserves the right to amend them from time to time without prior notice. For more specific guidelines, refer to the CC&R's.

2.1 **Patio Structures, Sunshades, Arbors, Sheds, Trellises, and Gazebos:** Structures shall be made of wood, masonry, or similar materials.

2.2 The side elevations of the above structures shall not be enclosed in any manner, except for sheds and in the case where a wall on a dwelling forms a natural enclosure to some or all portions of a side elevation.

2.3 The following materials shall NOT be used for the roof (top cover surface) on sheds, patio, and sunshades:

- A. Metal structures and supports, including metal awnings.
- B. Plastic and fiberglass panels.
- C. Plastic webbing, reed or straw like materials.

2.4 No balcony may be built that may infringe upon a neighbor's privacy unless the neighbor gives their consent in writing. Such consent letter shall be attached to the submitted plans.

2.5 No cutting into or encroachment upon a slope will be permitted without approval first obtained from the Architectural Control Committee. Any slope areas with any lot shall be maintained by the Owner in a neat, orderly and safe condition and in such a manner as to enhance their appearance, maintain established slope ratios, prevent erosion or sliding problems and to facilitate orderly discharge of water through drainage systems. No structure, planting, debris or other materials shall be placed or permitted to remain or other activities undertaken which might damage or interfere with established slope ratios, create erosion or sliding problems, or interfere with established drainage function or facilities.

2.6 **Exposed Equipment:**

- A. No equipment shall be exposed to public view including sport apparatus. Basketball standards may be approved by the Committee if they are located in rear or side yard areas only. Portable basketball standards are not permitted on the public streets or sidewalk. No basketball standards may be affixed to the front of a home or garage or erected in the front.
- B. Television or radio poles, satellite dishes, cables or antennae of any description installed outside of a dwelling are subject to Section 8.2.10 of the CC&R's and

Section B-8 of the adopted Rules and regulations. The Architectural Control Committee will require residents that install such equipment, pursuant to guidelines (AG7.0, General Conditions/Subjective) and wires, cables, or pipes visible from the street and/or in view of neighbors, shall be painted the same color as the exterior of the home.

2.7 **Fences:** No fences, hedges or walls shall be erected, moved, reconstructed or maintained 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 visible wing and side lot fencing must be stained with Sherwin Williams, Caribou – SW 3025 stain.** 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 neighbor, as well as approval from the Architectural Control Committee and the County of Sacramento.

No landscaping or fences installed shall prevent adequate driver visibility from the streets within the project.

2.8 **Signs:** please refer to Article 8, Section 8.2.3 of the CC&R's regarding various sign uses permitted and Section B-5 of the adopted Rules and Regulations.

2.9 **Landscape Materials:** It is recommended that a mixture of lawn, plant materials and ground cover be used. Material used in front yard areas must blend with the compositions and tone of the surrounding area. Ornaments such as statues, sculptures, bird baths, fountains etc. must be of a size that is proportional to lot size and compatible with lot configuration. Generally, these items should be composed of natural wood, wrought iron, brick, stone, clay, or concrete. Certain materials are generally unacceptable for placement in front yard areas. Examples of unacceptable materials are brightly colored plastic or fiberglass, unpainted aluminum and unpainted steel alloy. The test for permissibility for front yard decorations will be the extent to which they blend into the overall landscape and theme of the community.

2.10 **Commercial Use:** No part of any residence shall be used, or cause to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing vending or non-residential purposes unless specifically permitted by local ordinance and Article 8, Section 8.2.2 of the CC&R's

2.11 **Utility Service:** No lines, wires, or other devices for communication or transmission of electric current or power, shall be constructed, placed or maintained anywhere in or on any lot, unless contained in conduits or cables underground or concealed in, under or on a building or other approved structures, excluding temporary power or telephone services incidental to construction of approved buildings.

2.12 **Temporary Occupancy:** No trailer, tent, shack, barn, garage, basement of any incomplete building or temporary building or structure will be used as a residence, either temporary or permanent.

2.13 **Nuisances:** No plans shall be approved which might, in the opinion of the Architectural Control Committee, render any lot portion therefore, unsanitary, unsightly, harmful or detrimental to any property in the vicinity or to the occupants thereof. No exterior speakers, horns, whistles, bells, or other sound devices, except security devices used exclusively for security purposes shall be located, used or placed on any lot.

2.14 **Clothes Drying Facilities:** No outside clotheslines or other outside clothes drying or airing facilities are allowed on a lot unless they are obscured from the view of adjoining lots, condos and streets.

2.15 **Fire:** No exterior fires whatsoever, except barbecue fires contained within receptacles designed for such purpose, are permitted. Only EPA certified wood stoves are allowed to be installed.

2.16 **Mailboxes:** Mailboxes and mailbox structures, unless installed by Declarant, must be approved by the local postal authority and the Architectural Control Committee.

2.17 **Structures for Animals:** No structure for the care, housing or confinement of any animal shall be maintained so as to be visible from neighboring property unless approved by the Architectural Control Committee. **Please refer to 8.2.7 of the CC&R's for additional animal restrictions.**

2.18 **Outside Lighting:** No exterior yard lighting without adequate and proper shielding shall be installed on any residence or erected in any yard without Committee approval.

2.19 **Vehicle Storage:** Trailers, recreational vehicles, campers, trucks, boats, or inoperable vehicle can be stored on the lot only if in conformance with Article 8, Section 8.2.5 of the CC&R's.

2.20 **Approval of the County of Sacramento:** Without approval of the County of Sacramento, no Owner may construct an addition to or remodel a residence, or construct or architecturally alter a swimming pool, spa, accessory structure, fence etc., which requires a building permit.

2.21 **Storage of materials:** Storage of construction materials is not allowed in the public streets. Construction debris shall be removed from the front yard of a residence on a daily basis.

2.22 Minimum setbacks for all structures including accessory structures (pools, spas, sheds, etc.) shall be in accordance with the County of Sacramento Codes and Ordinances.

2.23 **Construction Activities:** Construction activities are permitted in compliance with the City of Sacramento ordinances.

2.24 **Solar Heating Equipment:** All proposed solar energy equipment that will be visible from any common area, street, sidewalk, or the ground floor of an adjacent home shall be submitted to the Architectural Control Committee prior to installation.

3.0 **ARCHITECTURAL CONTROL COMMITTEE MEETINGS**

3.1 The Architectural Committee shall meet as necessary to properly perform its duties. The Committee can convene by telephone if necessary.

3.2 Notice of meeting shall not be in writing and may be given by telephone. Meetings shall be held not more than thirty days after receipt of a plan submitted for approval.

3.3 The Committee shall keep records including copies of its Rules, Guidelines and Procedures, plan approvals and/or rejections, and copies of correspondence to Homeowners and others.

3.4 In reviewing plans, The Committee may, but is not obligated to, have the plans reviewed by and consider the opinions of professional consultants and others including those who are not members of the Association, conduct open hearings and consider evidence and comments from all relevant sources, and make a personal inspection of the property involved without the presence of other Members of the Architectural Control Committee or the Owner of the property. If the Architectural Control Committee chooses to conduct an open hearing, at least five (5) days prior written notice of such hearing must be given to the Owner submitting plans for approval. Such hearing may be adjourned and reconvened at a time no later than twenty-five (25) days from the date the plan were submitted for approval.

3.5 The Architectural Control Committee Members will review the plans and either grant approval in entirety, disapproval in entirety, or approval subjected to conditions. Management shall notify the Homeowner in writing of the actions taken by the Committee.

3.6 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 disqualify himself or herself from participating in the architectural review process of that application.

3.7 Approval of any plan by the Architectural Control Committee does not waive the necessity of obtaining City permits which may be required. If Architectural Control Committee approval is obtained and modifications to the plans are required by the County or other authority, such modification to the plans must be reviewed and approved by the Architectural Control Committee pursuant to procedures set forth in these Rules, prior to start of any work.

4.0 **PROCEEDING WITH WORK**

4.1 Upon receipt of approval from the Architectural Control Committee, the Owner shall begin and complete work within one year from the date of approval or approval given shall be deemed revoked.

5.0 **NON-COMPLIANCE AND ENFORCEMENT PROCEDURES**

5.1 If the architectural control Committee, or its agent finds that the work has not been done in substantial compliance with the approved plans, the Committee shall notify the Owner in writing and request that the Owner remedy the same. The Architectural Control Committee shall set a date on which a hearing will be held before the Committee. The Member must be given at least fifteen (15) days prior

written notice, specifying the nature of the alleged violation and stating the time, date and location of the hearing.

6.0 WORK PREFORMED WITHOUT PRIOR APPROVAL

6.1 If work is commenced or completed without architectural Control Committee approval, the Committee may require the Homeowner to submit plans for approval and may approve or disapprove the plans, notwithstanding the fact that the work has commenced prior to Architectural Control Committee approval. If plans submitted for approval are found to be in violation of the CC&R's, these rules or otherwise by the Architectural Control Committee, or the owner fails to submit plans as requested by the Architectural Control Committee, the Committee shall then set a date on which a hearing will be held before the Committee. The Member must be given at least fifteen (15) days prior written notice, specifying the nature of the alleged violation and stating the time, date and location of the hearing.

6.2 In the event the Architectural Control Committee receives a complaint that work has been commenced or completed without Architectural Control Committee approval, the following procedures will be taken.

- A. The Architectural Control Committee will make an investigation to verify the complaint is accurate.
- B. The Architectural Control Committee will make a determination whether such construction is in violation of the CC&R's, these rules or otherwise, including failure to obtain Architectural Control Committee approval.
- C. If a determination of violation of the CC&R's, these rules or otherwise is made, the Architectural Control Committee shall set a date on which a hearing will be held before the Committee. The Member must be given at least 15 days prior written notice, specifying the nature of the alleged violation and stating the time, date and location of the hearing.

6.3 If the member fails to attend the hearing, or resolution is not reached between the Architectural Control Committee and the member, the matter shall be forwarded to the Board of Directors, whereby the owner will be called to an Executive Session Hearing before the Board in Accordance with the Associations Enforcement Policy.

7.0 ARCHITECTURAL GUIDELINES GENERAL CONDITIONS & AMENDMENTS

7.1 Any condition or material not defined within the Rules and Guidelines shall become a matter of judgment on the part of the Architectural Control Committee (ACC) unless described in the CC&R's. See the CC&R's for general use restrictions.

A. Stack Stone, Interlocking Blocks or Scallops

Any use of these products in the front or side yards is not approved.

B. Ground Cover Treatments

1. Homeowners who wish to install any of the approved ground cover treatment selections in the front planter areas must ensure their flowerbeds are 50% full of plants and shrubs at maturity as outlined in the Design Review Guidelines (available on the community website at www.stonelakeclub.com). Submittal of an ACC application is not required for ground cover installation but an application is required for any changes to your front yard landscaping which includes adding or eliminating plant material. Homeowners will receive a violation notice if the planter area does not have the appropriate amount of plant material. Artificially colored bark (such as stained or painted) is not allowed. (2014)
2. Borders/Dry River Beds/ Boulders – Rock may not be used to border planter line, tree perimeters, or to delineate property lines. Dry River Beds require an approved ACC application and may not exceed conditions determined by the ACC according to lot size and planter design. Boulders may be used within a design upon ACC approval of an application, denoting boulder type, size, and location. Boulder must lend to the overall landscape design and not detract from the home or neighborhood. (2006)

C. Landscape Lighting

Landscape lighting is approved for use to accent or highlight landscaped areas. Lighting must not present a focal point of the landscape design but lend itself to the landscaping. Lighting pathways for safety may be permissible, however, lighting around a driveway is not. Lighting fixtures should be no taller than 14 inches and illuminate a clear or white light. Fixtures should be no closer than 4 feet from the next with no more than 3 fixtures within a 10 foot diameter. Light fixtures may not be shiny, stainless, or chrome-like. Homeowners will receive a notice of violation if the lighting does not meet the above criteria. (2006)

D. Portable or fixed Basketball Standards/Hoops

Basketball standards may be placed within the backyard, though not visible from the front street. Approval is required to determine appropriate location. (2007)

E. Concrete Mow Strips

Mow strips may be used as Borders for landscaping areas. Must be installed at or below the thatch line of turf and not delineate property lines. (2002)

F. Screen Doors/Security Doors/Storm Doors

1. Security Doors and non-retractable screen doors are not approved. (2002)
2. Storm Door Policy – Storm Doors are a recognized option as an entry way door treatment. In order to maintain the Harmony and design of the HOA, the following specifications of the doors build/design are required:
 - Fixed Glass
 - Full View
 - Clear Glass
 - No bars or hatching through or on the glass
 - Hardware represents the architectural style or elevation both in finish and style.
 - Frame of Storm Door painted to match existing exterior door or door trim.

As with other exterior modifications to a home, Storm Doors require application and approval prior to installation.

G. Ground Treatments (covering) – as required in the Design Review Guidelines

- Redwood medium size bark nuggets – not to exceed ¾ inches
- Redwood small size bark nuggets
- Redwood walk-on bark
- Black walk-on bark
- Humas (Redwood)
- Brown Lava Rock – as describes in B.(1) above.

7.2 Neither the architectural control Committee nor any Member thereof shall be liable to any Owner for any damage, loss, or prejudice suffered to be claimed on account of:

- A. The approval or disapproval of any plans, drawings and specifications, whether or not defective;
- B. The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications;
- C. The development of any property within the project; provided, however, that such member has acted in good faith on the basis of such information as may be possessed by him.

7.3 Pursuant to section 7.9 of the CC&R's, "Declarant" under the CC&R's is exempt from the Architectural Control Committee; therefore, these Architectural Control Committee Rules shall not apply to the Declarant.

7.4 The Architectural Control Committee Rules may be amended only by a unanimous vote of the Architectural Control Committee and a majority vote of the Board of Directors.