

Round Hill Estates North Property Owners

Architecture and Landscape Rules, Guidelines and Procedures

Revision 2.0
Revised 9/27/05

Note: These rules, guidelines, procedures and associated fee schedule can be changed from time to time by the Board of Directors. Make sure you have the most recent revision by contacting the Association management company.

Change History

Revision	Effective	Description of Change
1.0	2-21-05	Change Contact to Common Interest Management Service – Appendix J.
2.0	1-01-06	Add approved real estate sign specification – Appendix L.

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I. ABOUT THESE RULES AND GUIDELINES

1. Rules and Guidelines Intention:

These Rules & Guidelines are intended to provide property owners, designers, builders and contractors with the minimum requirements for the design and construction of any improvement(s) within the Round Hill Estates North community. These Rules & Guidelines also set forth certain procedural standards for submitting applications for architectural approval.

A separate document will address the standards for ongoing maintenance of homes and yards within Round Hill Estates North.

2. Character of the Community:

Round Hill Estates North is located on the knolls and ridges and has views overlooking Alamo, Walnut Creek, the foothills of Mt. Diablo, the beautiful Round Hill Country Club, and the balance of the Round Hill community. Round Hill Estates North offers unique opportunities and challenges for homebuilders, designers and residents. The steep topography offers dramatic challenging homesites with spectacular views. As such, its resulting visibility both from near and from great distances require the utmost care and concern in design to minimize the visual impact from the valley below.

Round Hill Estates North's steep terrain dictates that much of the land will remain as natural open space. This open space will be prevalent in both community-held land and on landscape clusters dispersed over the natural grass and oak tree covered hills. Even when the community is built out, this open space character will remain.

In developing new landscape designs, it is desirable to exhibit the individuality of each homeowner, while at the same time blending in with the community and the natural landscape. It is also important that designers observe basic design principles inherent in good landscape architecture.

3. Quality of the Community:

Round Hill Estates North is considered to be one of the most exclusive residential communities in the San Ramon Valley. The size, design and resulting property values reflect the exclusivity of this community. The high-end custom nature of these properties require and deserve sensitive design to assure a sophisticated, timeless and harmonious community development.

Compatibility among and between properties in the development promotes a high quality attractive and excitingly built community. When designing and developing your property, look around to those in your immediate vicinity as well as the community as a whole. Using compatible and similar materials, systems and elements of design without copying is critical in developing a compatibly designed community. Design elements materials or entire concepts that stand out from the community or those,

which are overly duplicative are discouraged. Individuality without garnish or stark contrast is encouraged.

There is no set style or character of design or materials to the Round Hill Estates North community. The style and character of the community results directly from recognizing the character and quality of the location, the careful use of materials, systems and existing development while accepting diversity and encouraging individuality.

4. Views:

Due to the unique location of this exclusive community on the rolling foothills of Mt. Diablo, many of the Round Hill Estates North properties benefit from expansive and dramatic views. Great sensitivity shall be paid in designing to not only take full advantage of these views but to be careful not to diminish the existing views of existing property owners.

II. PROCESSES & PROCEDURES

Any improvement to the exterior of a home or changes to a lot must have approval by the Architectural Committee. To gain approval, follow the process depending upon the nature of the improvement. The plan submittal process is divided into two general areas with separate fee schedules. The general areas are for (A.) New Construction, and (B.) Remodel or Alterations.

A. Plan Submittal Procedures (For New Construction)

- 1) The applicant must review the *RHEN Covenants, Conditions & Restrictions*.
- 2) Initial and date these forms: *RHEN Plan Submittal Procedures*, the *RHEN Approval Requirements (Appendix K)*, the *RHEN Architecture and Landscape Rules Guidelines and Procedures*, the *RHEN Construction Guidelines (Appendix I)*, the *RHEN Rules of Conduct For Construction Personnel (Appendix F)*, and the *RHEN Fee And Deposit Schedule (Appendix G)*.
- 3) Sign the *RHEN Architectural Compliance Statement (Appendix H)*. Provide the above-signed documents to management and submit Fees according to the *RHEN Fee And Deposit Schedule (Appendix G)*.
- 4) Submit *schematic* design for the **Preliminary Design Review Session** and basic written information on the project (i.e. lot size, heated square footage, size and number of garages, number of stories, siding and roofing materials, proposed colors, tree removal(s), retaining wall heights and locations, grading and any other significant item likely to need review). Needed are: Plot plans showing contours, trees and significant feature locations; Elevations, and; At least two sections are needed showing the

“average” condition and the tallest section. At this stage, hand drawn sketches (to scale) on flimsy are acceptable. Preliminary landscape proposals are required as well.

- 5) Schedule and attend the **Preliminary Design Review Session** to discuss schematic designs and get guidance prior to starting detailed plans and engineering. Site layout and major exterior architectural and landscape features will be reviewed.
- 6) For **Final Design Review**, prepare plans and submittals per the Architectural Guidelines in conjunction with the guidance stemming from the **Preliminary Design Review Session**. Complete landscape plans are also required for review.
- 7) Two weeks prior to the **Final Design Review** of plan submittal, the applicant will provide addressed and stamped envelopes (for neighbor notification) to Management who will check the distribution and be responsible for mailing the submittal. (Contact Management to get neighbor addresses. Notice must be sent to *all* owners who are within a 300-foot radius of the project property lines). Install a jobsite Notice Sign (see Appendix J) on the lot in a location clearly visible to the community.
- 8) Two weeks (minimum) prior to the **Final Design Review Session**, submit full project information (including landscape design). Submit four (4) full size copies and ten (10) ½ size copies.
- 9) Attend the **Final Design Review Session**. (The Owner and/or Architect must be present, preferably both). Provide additional information, if required.
- 10) Upon successful review, the Architectural Committee shall grant **Approval**, except for applications that require Board approval. (i.e. those proposals that require variances from the *RHEN Architecture and Landscape Rules, Guidelines and Procedures*). For applications that require variances, written Findings shall be prepared that detail the rationale for recommending or denying approval of the variance, for review and/or approval by the Board. Upon **Approval**, follow the *RHEN Approval Requirement Guideline* to obtain stamped, and approved plan copies. (Required by the County prior to applying for a building permit).
- 11) Apply to the County for the Building and/or Grading Permits. (Please be aware that all Association-approved plans are subject to applicable County, State and Federal Codes and Regulations. Also note that approval by the Association will not preclude significant changes that may be required by other governing Agencies). *Any changes to the approved plans required by other Agencies will require re-review by the Association.* It is ***STRONGLY RECOMMENDED*** that all applicants thoroughly check with those Agencies (particularly for accurate setback and variance information) prior to submitting final plans for Association review.

B. Plan Submittal Procedures - (For Remodels/Alterations)

- 1) Review the *RHEN Covenants Conditions, & Restrictions*, these *Submittal Procedures*, the *RHEN Approval Requirements* (Appendix K), the *Architecture and Landscape Rules, Guidelines and Procedures*, the *RHEN Construction Guidelines* (Appendix I), and the *RHEN Fee and Deposit Schedule* (Appendix G).
- 2) Sign the *RHEN Architectural Compliance Statement* (Appendix H) and the *RHEN Rules of Conduct For Construction Personnel* (Appendix F) and submit the required fees according to the *RHEN Fee and Deposit Schedule* (Appendix G).
- 3) Submit sufficient sets of plans per the *RHEN Drawing Submittal Requirements* (Appendix A), including basic written description of the project. All neighbors within 300' from the exterior boundaries of the applicants' property shall be notified of the proposed project. Please note that the Association only reviews exterior changes to properties, but applicants must obtain all required County approvals, permits and inspections for all work performed. The applicants shall provide proof of County permits and inspections upon request by the Association.
- 4) Plan review by appropriate Consultants will occur for all projects over \$10,000 Improvement Value, and at the Committee's discretion for projects under \$10,000.

Upon successful review, the Architectural Committee shall grant **Approval**, except for applications that require Board approval. (i.e. those proposals that require variances from the *RHEN Architecture and Landscape Rules, Guidelines and Procedures*). For applications that require variances, written Findings shall be prepared that detail the rationale for recommending or denying approval of the variance, for review and/or approval by the Board. Upon **Approval**, follow the *RHEN Approval Requirement Guideline* to obtain stamped, and approved plan copies. (Required by the County prior to applying for a building permit). Apply to the County for the Appropriate Building and/or Grading permits. (Please be aware that all Association-approved plans are subject to all applicable County, State and Federal codes and regulations. Please be fully aware that approval by the Association will not preclude significant changes that may be required by other governing Agencies. Be advised, any such changes by other Agencies will require re-review by the Association. It is **STRONGLY RECOMMENDED** that all applicants thoroughly check with those Agencies prior to submitting plans for Final Approval.)

III. DESIGN REVIEW STANDARDS

Any owner who wishes to make architectural improvements to the exterior portions of their property must first apply for Committee approval. The general rule for design review, as stated in Section 10.1 of the Amended Declaration of Covenants, Conditions and Restrictions of Round Hill Estates North (the "CC&Rs"), is as follows:

Except for improvements made or constructed by or on behalf of the Association, no building, fence, wall, obstruction, balcony, screen, patio cover, tent, awning, improvement or other structure of any kind or any landscaping

shall be commenced, erected, or maintained within the Development, nor shall any exterior addition to or change or alteration therein be made, until the plans and specifications showing the nature, kind, shape, color, height, size, materials, and location of the same shall have been submitted to and approved in writing by the Architectural Review Committee as to quality of workmanship and design, harmony of external design and location in relation to surrounding structures, topography, and finished grade elevation.

IV. ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee oversees the process of architectural review at Round Hill Estates North and is committed to ensuring that the procedures for architectural review and the community's standards for design, construction, and maintenance of improvements are recognized and followed (See Article 10 of the CC&Rs).

Under the provisions of Article 10.2 of the CC&Rs, the Architectural Review Committee is appointed by the Board of Directors and comprised of fellow owners who volunteer their time and lend their judgment to the process of neighborhood architectural control. The purpose and role of the Committee are established in the CC&Rs, as are the standards by which the Committee makes decisions.

The Architectural Review Committee is committed to helping owners successfully bring their plans and applications through the design review process.

1. Appeal Procedure

Article 10.12 of the CC&Rs allow for a appeal procedure as follows:

The Committee shall submit a copy of its findings and decisions to the Board. Upon its own initiative, the Board may, or upon the written request of the Committee, the applicant or any affected Owner the Board shall, review the decision of the Committee. Any appeal by the applicant or any affected Owner of the Architectural Review Committee's decision shall be made to the Board in writing not more than 30 days following the date that the Committee's decision is sent, in writing, to the applicant and any affected Owners. Each party shall be provided notice and an opportunity for a hearing before the Board in accordance with Rules established by the Board.

V. SITE DEVELOPMENT

The most critical aspect of new home design begins with careful site development. Special consideration must be given to the topographical features of each home site and how the home and its landscaping affects prime views from adjacent residences. Applications should

reflect proper treatment of a site's natural amenities, including existing vegetation and environmentally sensitive areas.

Definition: Improvement(s) shall mean the Residence, outbuilding, driveways, walkways, paths, swimming pools, Jacuzzis, spas, hot tubs, saunas, tennis courts or other sports facilities, stables, parking areas, fences, screening walls, retaining walls, drainage devices, stairs, decks, hedges, planting, planted trees, shrubs, poles, signs and all other structures of any type and kind and associated utilities and other facilities approved by the Committee, and installed, constructed or maintained on any Lot.

1. Special Concern Lots

Because of the potential impact of site construction on the scenic ridgeline, approximately 80 lots in Round Hill Estates North are identified in Section 4.17 and Exhibit F to the CC&Rs as "special concern lots." Special concern lots are as follows:

Lot 26, Lots 28 through 33, Lots 35 through 51, Lot 60, Lot 61, Lots 63 through 73, Lots 95 through 98, Lots 100 through 104, Lots 114 through 117, Lots 119 through 123, Lots 128 through 130, Lots 132 through 137, Lots 139 through 146, and Lots 148 through 153.

Owners who are building on one of these lots must include extra drawings with plan submittals, which show the impact of the proposed structure on the silhouette of the ridgeline. In this regard, applicants should contact the Community Manager or Contra Costa County to obtain sample drawings and instructions.

At a minimum, applicants will be required to submit 1) a vicinity map showing the relationship of the Control Point (located at the intersection of Round Hill Road and Round Hill Drive to the lot and 2) a projection line from the Control Point to the building site. Calculation of the view angle, distance from the Control Point, and elevations must be included. Control Point = 380 ft. Elevation Mean Sea Level.

ADVISORY FOR SPECIAL CONCERN LOTS

Before a building permit and/or grading permit will be issued, the plans for special concern lots must first be submitted for review and approval by the Contra Costa County Zoning Administrator, for the grading, location and design of the proposed residential buildings and ancillary structures. The Zoning Administrator's specific approval for any of these proposed improvements (building, structures, grading, etc.) must be obtained before any County permits will be issued for the proposed improvements on a special concern lot.

2 Grading

If changes to existing grades are planned, a grading plan will be required as part of the design submittal. All plans shall indicate the amounts of cut and fill required and any import or export quantities. Any import or export material may be subject to a surcharge fee to compensate for damage to Association maintained roads. Grading that is required for pools, patios, etc. should incorporate the same design philosophy as would be used in siting a residence.

All grading is subject to the approval of the Committee whose recommendations will be based upon individual home site locations, terrain, soil conditions, drainage, cuts and fills, and other conditions. Changes from existing grades and drainage patterns and subsequent liability are the responsibility of the owner and his professional design team.

Any work requiring access via Association lands or roads will require a general liability insurance policy naming the Association as an additional insured with respect to claims arising out of or during the course of construction. Performance bonds may also be required.

ADVISORY – UNAPPROVED GRADING

No grading will be permitted until Association approval is obtained. Any grading commenced before Association approval is obtained may be subject to an immediate Stop Work order and or legal action.

3 Drainage

Drainage consideration for individual sites plays an important part in the overall ecological balance of the site. Water runoff for each individual lot must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities. All roof drains and area drains must be kept in a closed drainage system with outfalls provided through curb drains or catch basins or concrete v-ditches. Site drainage changes should be detailed on the grading plan. All sheet flow should be directed into drainage swales, area drains, or street curb and gutter.

Approval of site and drainage plans does not relieve the owner, engineer, or contractor of liability for any damage to their property or adjacent properties.

4 Access to Association Common Areas

Certain areas, Lots and portions of Lots have been designated as Association Common Areas and/or access ways to Common Areas. As per the CC&R's,

these areas shall be maintained as designated and shall not be permitted to have any structure, obstruction or other development that diminishes its value as an Common Area. Permission to access Common Areas for construction shall be granted by written permission by the Association. Bonds may be required to ensure that any damage is repaired. Common Areas are intended to benefit the entire community.

5 Setbacks

All dwellings and other improvements must conform to the setback requirements established by Contra Costa County ordinance. Applicants should be aware that there are several varying setback requirements for the Round Hill Estates North development. Applicants are responsible to contact the County and to determine and comply with the setback requirements unique to their lots. While ultimate approval of setbacks is the authority of the County, the Committee may grant variances to setbacks (which will then require County approval). In the absence of established setback lines, the Committee will establish reasonable setback lines for all improvements.

VI. RESIDENTIAL STRUCTURES

1. Site Planning

THE CAREFUL PLACEMENT AND DESIGN OF STRUCTURES ON THE SITE IS CRITICAL TO A SUCCESSFUL DESIGN. Structures should be designed to reflect and understand the site upon which they are placed. Successful designs are those that fully integrate the structure “into” the site, rather than impose “on” the site. Applicants should plan for sufficient off-street parking if they are developing a lot located on a private street.

2. Retaining Structures

Every effort should be made, if land contours are to be changed, to minimize the use of retaining structures. If retaining structures are required, they should be constructed of materials that complement or match closely those used on existing walls and/or residence and must be screened or softened by the use of landscaping and or additional architectural treatments.

Any retaining wall that is greater than 3 feet in height must be designed or reviewed by a registered civil or structural engineer. Retaining walls greater than 5 feet in height will not be allowed without a variance from the Committee. Slopes or walls greater than 5 feet high shall be terraced and landscaped to provide a vegetative covering over the walls or slopes.

Use of alternative grading methods to “retain” soils is encouraged. Walls are not the only method of dealing with dramatic grade changes. Use of buildings, terracing of the grade and creative grading can avoid the need for retaining structures.

3. One Residential Structure Per Lot

Lots within the Round Hill Estates North development may each contain only one residential structure.

4. Minimum Area of Living Space

No residence may contain less than 3,000 square feet of livable enclosed floor area (exclusive of garages, open porches, decks and terraces).

5. Height

No residence may exceed an exposed height of 35 feet measured from the surface of the ground, unless expressly approved by the Committee as a variance. The distance measured from the surface of the ground shall mean the maximum overall exposed height measured from the lowest point at which the structure touches grade, to the plane of the highest ridgeline of the structure. These height limits do not apply to chimneys or other minor architectural features. (Note: These requirements are more stringent than County Building Code regulations)

6. Mass

The design of the primary residence or ancillary structures must minimize the perception of excessive bulk. Structures constructed on slopes must utilize stepped foundations. Architecture shall include sufficient variation to avoid large flat wall areas. Any wall area greater than 180 square feet will require some architectural treatment to mitigate the blank area with either a window or other treatment to create shade and shadow. Two-story vertical walls and long, uninterrupted roof ridge lines must be avoided.

7. Materials

All improvements should be done with the highest quality materials possible. Materials must be carefully selected and should reflect the beautiful natural setting of the community. Materials should also be compatible and relate well with existing improvements within the Round Hill Estates North development, especially as such materials relate to neighboring properties. Cheap, low quality, building products and systems, more often used in tract home development are prohibited. Direct duplication of materials used on neighboring properties is discouraged. Materials selected should be low maintenance and fire resistant.

Some specific material requirements/suggestions are as follows:

8. Exterior Walls

Exterior walls may incorporate any of the following – brick, stucco or stone. Brick features should not have contrived surfaces. For existing residences, the material used should match existing material used on the home whenever possible. The use of re-sawn plywood (T-1-11) or similar hardboard siding is not allowed.

9. Exterior Colors

All color and material selections will be evaluated by the Committee. Exterior colors for all structures shall be muted with the goal of blending into the surrounding natural environment. Warm earth-tone colors including creams, rusts, buffs, rose beige, ocher, and terra cotta are preferred. Trim colors can be brighter to accent, but must be appropriate. Visible elements such as trellises should match the color of the architectural element they are attached to, or be of a complementary color. Stark white, bright pastels, or bright intense colors in large expanses are not allowed.

Any future additions shall match the approved colors and materials for the primary structure. Any change to the approved colors and materials shall require approval of the Committee.

Additions that may require the continuance or extension of existing materials within the same plane or elevation must utilize materials that carefully match the color, texture and design of the existing materials to avoid an add-on or patched appearance. If materials or colors cannot be matched, then the entire elevation or plane must be reconstructed, repainted or reapplied as necessary for a clean single and consistent appearance of material, color and/or texture.

10. Roofs

All roofs at Round Hill Estates North shall be sloped with a minimum of a 3-in-12 pitch. Flat or extremely low slope roofs are allowed only under special circumstances. Lifetime quality roof materials such as concrete/clay tile or slate roofing are encouraged. There are many types of high-quality, lifetime roofing materials available with natural clay and concrete roofs being encouraged. Wood shake and shingle roofs are highly discouraged because of their nature as a fire hazard. Asphalt composition, flat metal shingle or similar flat and/or sheet roofing materials are prohibited.

Roof materials must be non reflective or as otherwise approved by the Committee.

Applicants must submit actual samples of proposed roofing materials to the Committee.

11. Decks

Wood decks must have their structural support members concealed, preferably with masonry materials or dimensional wood siding to match the house design. Large open areas beneath decks are not allowed. The use of screening (landscape and built) is critical if the open area or skirt of the deck is greater than 3 feet above finish grade. Lattice screening alone is not acceptable.

Decks with very large skirt areas below are very difficult and are, therefore, discouraged. Large exposed open wood structures below are prohibited as are tall skirt areas with screening materials such as lattice.

All decks 30" or less above finish grade may not be closer than 3 feet to a rear or side property line unless they meet approved one-hour fire rated construction. However, any deck within 5 feet of a property line will be discouraged. Decks over 30" but less than 3 feet in height may be no closer than 5 feet to a rear or side property line. All decks must conform to state building code construction requirements and Contra Costa County zoning ordinances.

Deck railings must be structurally strong, pursuant to Code. Railings may not be solid. Railings must be glazed, have pickets or other similar detailing to allow vision through the railing.

VII. LANDSCAPE IMPROVEMENTS AND GROUNDS

1. Landscape Design

Strong emphasis is placed on landscape design during the review process. High quality landscaping is important for both the appearance of each individual home and the overall continuity of the community. Landscape design should complement the natural features of the site and will provide a transition between the existing landscape and the building or structure. One key aspect to be taken into consideration during the design process is the preservation and protection of the rural foothill environment with outstanding views of the San Ramon Valley, Alamo, Walnut Creek, and Mt Diablo.

Fundamental to the design criteria is the need for gardens and lawns to harmonize with the native terrain and natural beauty of the community and also appropriately blend with any adjacent landscapes whether common area or private home site. Owners will be encouraged by the Committee to use landscape material indigenous to the existing area. In planning a landscape

design, consideration should be given to water conservation. The design should incorporate techniques that limit the landscape's water demand, such as the use of drought-tolerant plants and limited turf areas.

Front and both side yard areas are required to be fully landscaped and irrigated. Rear yards may require at least minimal fire retarding landscape. Rear yards in lots that will contain fully developed rear yards must be fully designed and approved by the Committee.

The use of indigenous native plants is encouraged as they harmonize well with the natural environment and are typically drought and disease-tolerant. The landscape design should incorporate drought-tolerant plants whenever possible and limit turf areas to a maximum of 25% of the landscaped area. At least 80% of shrubs must be a minimum 5-gallon can size. Shrubs used as groundcover must be a minimum 1-gallon container size. Trees planted between the house and street must be a minimum 24" box size if available and 15 gallon can size if the larger size is unavailable. Additional trees may be 15 gallon can size. A suggested list of plants suitable for Round Hill Estates North is provided in Appendix B, as an aid to applicants and designers.

Fire-safe landscaping is important for all owners. Landscape plans must address/note how the design responds to this issue.

Major revisions or changes to approved landscaping must be resubmitted for Committee approval.

2. Hardscape

Hardscape elements provide the structure for landscaping. The design of these elements and the choice of materials should complement the landscape design, the residence and its natural surroundings. Areas of hardscape include walkways, paths, pads, driveways, patios, etc. Hardscape shall be kept to a minimum.

Hardscape materials must complement the materials used in the residence and landscape. Materials such as stamped, textured and colored concrete, stone, tile, interlocking paving stones, and brick are encouraged. Compacted rock, gravel, etc. may be considered if such materials can resist erosion or spreading due to use, wind or abuse. Granular material such as decomposed granite fines is allowed for secondary walkways. Asphalt paving is discouraged and might not be allowed in a design.

Decorative driveways are encouraged. Colored and or stamped concrete or pavers should be used in the construction of all driveways, driveway additions and parking areas. Asphalt is strongly discouraged due to its appearance and high maintenance problems for driveways and not permitted for walkways.

3. Irrigation

An automatic underground irrigation system is required to sustain the proposed landscaping. The irrigation system shall be designed for head-to-head coverage and adjusted to minimize overspray onto buildings, fences or pavement. The use of low flow sprinklers or drip is encouraged to further water conservation.

4. Lighting

The Committee shall review and approve lighting as part of the building and landscape plans. Effort should be made to eliminate bright spots and glare sources. Exterior lighting should utilize low-voltage or similar non-glare direct task fixtures and should be as low to grade as possible. All lighting conduit and fixtures must be as inconspicuous as possible, especially by day, if lights are above grade. Exterior lights must meet appropriate national and local building codes. Care shall be taken to keep from impacting neighboring properties/structures from overspill of light or glare. Use of glare shields may be necessary/required to minimize impact on neighbors. Whether specifically enumerated or approved, shields shall be utilized if lighting presents any adverse effect upon adjacent properties after the lighting is installed.

5. Fences and Gates

The purpose of fencing shall determine its type. All fencing shall be designed as an integral part of the site rather than a separate fence. Open fencing is required. No solid fencing or chain link fencing will be considered. Great sensitivity shall be paid in designing to not provide for the intention of the fence, but to be careful not to diminish the existing views of existing property owners.

Three types of fencing are typically installed in the Round Hill Estates North development:

- Privacy Fencing. Privacy fencing is considered an extension of the architecture of the residence. The design and materials selected for this type of fencing should harmonize and complement that design and color of the residence. The purpose of privacy fencing may be to enclose and define outdoor rooms, provide security, screen objectionable views and provide privacy. Privacy fencing shall be kept to a minimum.
- View Fencing/Open Space Fencing. View fencing/open space fencing may be installed at the property line, open space area, or to enclose a use area such as a dog run. Such fencing shall be installed as open wire type fencing. See Appendix C for further information.

- **Ornamental View Fencing.** Ornamental view fencing may be installed within the site for security or safety purposes, such as fencing around a pool. This type of fencing is typically referred to as wrought iron fencing. The color of such fencing should be dark so as not to reflect light.

General fencing criteria are as follows:

- Fencing should be set back at least 5' from the back of sidewalk, curb or edge of pavement. All fencing in the front yard will require additional landscaping to mitigate its appearance.
- Fencing within the front yard may not exceed 60" in height.
- Fencing within the front yard area shall permit views into the yard.
- Maximum height of all other fencing may not exceed 72" in height.

Fencing within the front yards of residences is strongly discouraged. Installation of fencing should be kept to a minimum. Property line fencing is strongly discouraged. Fences should be designed and installed to enclose or control only those areas of the site being developed or used. Open space shall be encouraged to promote a harmonious community appearance.

6. **Trash Enclosures**

Adequate area for a minimum of one commercial trash container plus at least two large recycling material bins must be provided in an enclosed or confined area. The enclosure must have a gate or door to enclose the area and be of sufficient height to completely screen containers from view from the street or other residences that overlook the lot.

A trash enclosure may be designed as part of the garage or as a separate enclosure outside of the residence. The location of any proposed trash enclosure must be shown on the applicant's plans.

7. **Mailboxes**

The location and design of mailboxes must be approved by the Committee. Metal mailboxes approved by the U.S. Postal Service must be enclosed by a stucco, brick or stone or similar structure. The structure should be compatible with the design, materials, and color of the residence. Owners may incorporate lighting fixtures into the mailbox design. Pursuant to U.S. Postal requirements, mailboxes must be located no more than 18" behind the curb and must be between 35" and 42" above the ground. A simple metal box on a wood post is not allowed.

8. Address Signage

Address signage must be designed into a structure's design, not just applied to it. Address signage must comply with all applicable codes and ordinances. At least one illuminated address sign is required. (Internally illuminated address signs are discouraged due to their "tract" appearance). Additional address signage may be included in the landscape design, subject to Committee approval. Address signage must be of sufficient size to be clearly visible to emergency vehicles on the street in front of the residence.

9. Swimming Pools, Therapy Pools, and Spas

The location of swimming and therapy pools and spas (hot tubs/Jacuzzi's) must address the relationships between indoor and outdoor features, setbacks, wind, sun, site terrain and neighboring properties.

The size, shape and siting of pools must be carefully considered to achieve a feeling of compatibility with surrounding natural and man-made elements. Pools and equipment enclosures must be architecturally related to the house and other structures in their placement, mass and detail. Pool equipment must be located such that the noise and visual impact upon adjacent properties is minimized. All pool equipment must be screened (by enclosure and/or landscaping) from adjacent properties and public view. Pool decks at or within two feet of grade may encroach into rear yard setback areas, but no closer than 10 feet to any property line. Pools themselves shall be located within setbacks.

10. Sport Courts

No sports courts may be installed on a lot, nor may any sports equipment be attached to any improvement or erected on any lot, unless approved by the Committee. If approved, sport courts must be set back a minimum of 15' from side and rear property lines. Sport courts are not permitted in front yards. Screen enclosures should be either black or green and must be separately approved by the Committee.

Sports courts, such as tennis, basketball, racquetball, etc., must be located so that they will not infringe upon view corridors.

Courts should be naturally screened from adjacent home sites. Windscreens should be kept to moderate heights (maximum 10'). Basketball backboards should not be located in front yard driveways that are visible from the street, unless they are portable or sleeve-type removable, and they must be setback at least 40' from nearest sidewalk. They must be removed from sight when not in active use.

A plot plan showing the sport court location shall be provided for the Committee showing any and all proposed grading, associated drainage, and screening.

Design and color of fencing materials should blend naturally into the surrounding area, and plant materials should be added where necessary to soften the visual impact. Surface colors should be restricted to colors such as soft reds and greens, and not be highly reflective. No night lighting of sport courts is permitted.

11. Dog Runs

Dog runs must be located and designed as an integrated element of the landscape. Dog runs must be located so as not to create a nuisance for residents in neighboring property. Planting must be designed to provide screening and shade for the enclosure.

12. Air Conditioning Units and Similar Equipment

All air conditioning and heating equipment, soft water tanks, pool equipment, and other exposed equipment must be completely screened from view. Screens may consist of walls, fencing, trellis or planting elements that are complementary and consistent with the design of the residence.

13. Trees

Consideration of Views: The Committee will, in its approval decision, consider the effect that proposed landscape elements have to block or partially obstruct a neighbor's enjoyment of their view. The Committee will also respect the owner's wishes to enjoy their own intentions for the proposed landscape. The CC&Rs provide for no guarantee of view preservation and the Committee's decision will also not guarantee a view.

Care must be taken in designing the land plan and overall site grading so that healthy existing trees on the site can be preserved. No tree, whether indigenous or subsequently planted, may be cut down without the written consent of the Committee, whether as part of an original site plan or a subsequent landscape application.

The Committee will approve the removal of an existing tree only if an applicant can demonstrate that 1) the tree has a trunk diameter less than 6" at three feet above ground or 2) there are no reasonable design alternatives that would save the tree. Applicants must also comply with Contra Costa County ordinances governing tree removal. Mitigation measures may be required for any trees removed. At a minimum, up to four (4) 24" box trees per tree removed shall be required.

Care must be exercised during construction, and afterwards, not to change the soil environment within the drip line of existing trees. The "drip line" is the area beneath branches, where roots are concentrated to soak up rainwater. Soil must not be compacted with heavy machinery or vehicles in such areas, nor

may owners change drainage patterns, raise the grade, or lower the soil level around trees. Owners may not trench (tunnel instead) or till within the drip line. Temporary construction fencing shall be maintained at all times around the dripline of all trees. Types and location of temporary fencing shall be subject to Association approval.

Care must further be taken outside the drip line. Newly constructed barriers (e.g., concrete foundations, swimming pools, garden walls, etc.) often act as dams that trap water and cause root or crown rot, eventually killing the tree. Where such results are likely to occur, the landscape plan must provide for necessary drainage mitigation to ensure continued health of existing trees.

Oaks may not be topped to reduce height. Trees must be pruned carefully to maintain their natural shape, health and safety. No more than 10% to 20% of a healthy tree's foliage (and even less for an older or declining tree) should be removed. Cuts should be made just outside the collar, the swollen area at the base of a branch. Stubs should not be left. Most trees should be pruned in late winter/early spring, or early to mid summer. Dead or weak branches can be removed at any time. Pruning large trees can be both dangerous and difficult and is best left to a professional arborist.

Solid surfaces underneath oak trees should be mulched with 2" to 4" of organic mulch, such as leaf-litter, shredded or chipped bark, wood chips, etc. Mulch should not be placed directly against the tree trunk. Impervious plastic material, which reduces air and water reaching roots, should be avoided.

VIII. ANCILLARY STRUCTURES

These Rules & Guidelines apply to all additional structures constructed on the lot. Such structures include, but are not limited to, gazebos, storage sheds, detached garages, pool houses, raised decks, and animal structures.

THE SITING OF ANCILLARY STRUCTURES IS A CRITICAL AND IMPORTANT DESIGN DECISION. The site plan developed for each lot should both reflect functional needs and be sensitive to the property's unique characteristics and inherent design. Whenever possible, ancillary structures should be designed around and in conjunction with the specific home. The design of all ancillary structures must be compatible with the architecture of the home. Materials and color selection should utilize the same elements used on the home.

Building setback requirements will apply to ancillary structures. Specific types of ancillary structures may be subject to more restrictive setback rules. The maximum square footage of any ancillary structure may not exceed 600 square feet and the maximum overall height of an ancillary structure may not exceed a 15-foot overall exposed height, measured from the lowest point of contact to grade to the highest ridge point of the structure.

1. Detached Garages

No residence may be constructed on a lot without a garage large enough to contain at least three standard sized vehicles. Detached garages are permitted if appropriate for the lot and the design of the residential structure. Carports may not be substituted for garages.

2. Gazebos and Garden Structures

Proposed structures that are designed to be viewed from a distance in the gardens, such as gazebos, must have minimum 5-foot setback from all property or easement lines. Construction materials and colors should be consistent with the residence, but design detailing can differ the further away the structure is placed from the residence. Exposed surfaces must match or harmonize with the colors of the existing residence.

Unacceptable construction materials for structures in this Section 2 include:

- Metal structures and supports, including metal awnings
- Plastic, fiberglass, and plexiglass panels
- Plastic webbing and reeded or strawlike materials

Lightweight non-architectural grade wood lath (architectural grade lath is encouraged)

In general, no object such as urns, pots, planters, etc. may be placed on top of such structures. All such adornment must be located under, around, or suspended from the structures.

The side elevations of such structures may not be enclosed in any manner, except where the wall of the main structure forms a natural enclosure to some or all portions of the side elevation.

3. Pool Houses and Cabanas

Pool houses and cabanas may contain sanitary facilities consisting of a water heater, sink, toilet, and/or shower and may also contain heating facilities, but may not contain a kitchen. Guesthouses are not permitted.

4. Storage/Potting Sheds

Storage/potting sheds must be of wood construction or other permanent construction materials. Such sheds must conform to setback requirements, must not exceed the established fence height, and must be designed to be

consistent and compatible with the residence and utilizing similar materials and color.

On lots with open fences, such structures may be located no closer than 10 feet to the open fence. Sheds must comply with all applicable codes and ordinances. Prefabricated metal or plastic-type storage sheds are prohibited.

5. Play Structures

All fixed game and other play structures or any similar structure must be located behind the main structure on the lot or out of sight from the street. No basketball backboard or similar sports equipment may be placed in front or to the side of a residence or attached garage.

Inexpensive metal pole type swing sets or similar equipment are prohibited.

6. Stables/Animal Structures/Arenas/Pens

The owners of Lots 57, 108, 109 and Lots 162 through 165 may keep horses on their lots. The owners of other lots may keep horses only if permitted by local ordinance and with the express written approval of the board. Structures supporting the keeping and use of horses are limited to stables, barns, feed storage sheds, round pens, wash racks, and arenas.

The Committee shall determine the maximum number of horses that may be kept on a lot and the standards for erecting and maintaining stables, barns, corrals, and other horse facilities. The design of such horse facilities must clearly address the management and storage of feed and manure. Illuminated arenas and round pens, etc. shall comply with requirements in these Rules & Guidelines for exterior lighting. Glare shields are required to eliminate bright spots and sources of glare.

Owners who keep horses on their lots are required to comply with all health and safety standards set by local ordinance and the Association. Such owners shall at all times keep their lots in a clean and healthy condition.

7 Temporary Structures

No trailer, basement, tent, shack, garage, barn or any temporary Improvement of any kind shall be used on any Lot at any time as a Residence, either temporary or permanent.

IX. ANTENNAS AND SOLAR ENERGY SYSTEMS

1. Satellite Dishes and Antennas

See Appendix D for the Association's policy regarding the installation, use and maintenance of satellite dishes and antennas.

2. Solar Energy Systems

The use of passive solar design integrated with the residence without obvious appearance is highly encouraged. There are many techniques and hardware for use in design of solar energy systems. The application of the principles of solar design should be carefully considered and integrated into the proposed design.

See Appendix E for the Association's policy regarding solar energy systems.

Appendix A - RHEN Drawing Submittal Requirements

Applicants shall submit the number of drawings as delineated in the “Process” section of these Guidelines. Submissions shall include whatever drawings, sketches, details, specifications, samples or other materials that will fully explain the proposed design. The proposed design must be completely explained in the submission, regardless of the size of the project.

Applications must be submitted in advance, in accordance with the schedule established in these Guidelines (See II. Processes and Procedures) All portions of an application must be in writing. Applicants may not submit verbal proposals or major amendments at Committee meetings. Lack of proper documentation will delay consideration of the application.

The minimum scope of the plans, documents, details, and sample materials to be submitted with applications for new homes, home alterations/additions, site development/improvements, drainage improvements and landscape improvements are as follows:

1. Architectural Submittal Requirements

A. New House Plans

(Note: New plans shall be prepared by a Licensed Architect. Otherwise additional plan check review fees are required)

- Roof plans: $\frac{1}{4}'' = 1'$ scale minimum (Can be combined with site plan)
 - Floor plans: $\frac{1}{4}'' = 1'$ scale minimum
 - Exterior elevations:
 - Front, back and sides: $\frac{1}{4}'' = 1'$ scale minimum
- Exterior elevations must show/dimension all major heights of the structure
 - Floor and ridge elevations are a minimum
- Site/Building Sections:

More than one section shall be required to fully explain the proposed grading and siting of the structure. One shall show the “typical” condition and the other(s) shall show areas where substantial design changes occur. Sections must show the proposed building height, as calculated using RHEN height limits (See Section VI-5).

B. Site Plan

Show at least the following:

- 1/8" = 1' scale minimum
- Siting of the structure(s)/house showing the footprint(s) and how they sit on the site and related grading
- Property lines
- Easements and set backs
- Driveway design, material and location and % slope calculation
- Location and size of existing trees or major landscape elements (provide table of species and size of trees to be removed, if any)
- Existing and proposed major contours (2' max contour interval)
- Location and type of proposed fencing
- Areas, size and materials of hardscape areas

C. Grading and Drainage Plan

The intent of this plan is to identify the anticipated scope of grading required to fit the proposed house/structures on the site. Show at least the following:

- 1/8" = 1' scale minimum (or 1" = 10'-0")
- Existing grades with proposed grading with maximum 2-foot contour intervals
- Cut and Fill Quantity Calculations; Import and Export Quantity Calculations (Note: additional fees may be assessed for materials offhauled or onhauled to the site. Every effort shall be made to balance cut and fill on the project to avoid undue damage to Association property)
- Proposed (required) retaining walls/structures showing top of wall and bottom of wall elevations at max 20' intervals. Show architectural surface treatments for all retaining walls. Plain, bare concrete walls are prohibited
- Drainage patterns
- Drainage structures/systems
- Proposed outfall locations and details

- Existing trees with the trunk diameter and canopy dripline, with proposed tree protection plan and details
- Existing trees/landscape elements proposed for removal and the proposed mitigation plan

2. Landscape Submittal Requirements (for new construction)

A. Preliminary Landscape Plans (to be submitted at the time of Preliminary Architectural Plan Review)

Preliminary Landscape Plans should be fully detailed and accurately drawn to an appropriate scale (not smaller than 1" = 20') on a full-sized site plan. The plans must show contours (at maximum 2' contour intervals) and elevations clearly, as well as drainage provisions, and all pertinent site and architectural information, including an accurate outline of the building, with doors, windows, stoops, decks, and other features accurately located and drawn. Show the location of any existing trees. The particulars of outdoor surfaces such as walks, decks, patios, driveways, courtyards, etc. should also be specified. If spas, retaining walls, or retaining walls are to be installed, architectural drawings of installations should be provided including an articulation of the materials to be used. Preliminary Landscape plans may be submitted on "flimsy" at this review stage.

The Preliminary Landscape Plans must include an irrigation concept statement and a fire-safe landscaping concept statement (See reference list: EBMUD *Firescaping*, Sunset publications, etc.

B. Final Landscape Plans (to be submitted with Final Architectural Plan Review Submittal)

- Layout plan: 1/8" = 1' scale minimum
- Show the outline of the existing/proposed home and lot features – driveway, walkways, walls, privacy fencing, view fencing, air conditioning units, etc.
- Show the location and driplines of any existing trees.
- Indicate driveway widths (if changed), and the location of any new pool and spa (and equipment), walkways, patios, sport or tennis courts (and associated drainage systems), any drainage culverts, pipe and headwalls, etc.
- Show any deck size, with stairs to the upper/lower grades as applicable.

- Any added driveway area should match the existing surface, and must have a minimum of 5' between the edge of the driveway and property line or any fence/wall. Screening landscaping is required between the property line and the garage and driveway area.
- Show all proposed structures, such as gazebos, arbors, storage sheds, detached garages, pool houses, built-in barbeques, garbage and pool equipment enclosures, etc.
- Show the lengths, designs, height, finish and location of all walls (retaining and freestanding) and fences

C. Planting Plan

- 1/8" = 1' scale minimum
- Show all existing and proposed trees, shrubs, ground cover and lawn locations, with all plan materials drawn and spaced accurately to scale.
- Include a schedule of proposed plants, which lists all plants and specifies both common name and botanical name, height and width minimum, container size, quantity, quality, and typical spacing if applicable. Native species are encouraged. Redwoods are discouraged due to height considerations.
- Include the expected height of trees at maturity.

D. Irrigation Plan

- 1/8" = 1' scale minimum
- Should consist of an automatic underground irrigation system that will provide 100% coverage of all newly planted material

E. Lighting/Drainage Plan

- 1/8" = 1' scale minimum
- These sheets are each respectively required when landscaping lights are used, or the drainage system is being changed. For unusually large or bright lights, indicate dimensions and/or bulb wattage.

F. Detail Pages

Detail pages are required when walls, fencing, or other structures such as gazebos and arbors are proposed. The plan must show construction details, including dimensions, elevations, and materials.

Submit materials selections and color scheme samples. Include any brick, stone, siding, and roof tile samples. These should match the colors and materials of the home and any existing similar structures.

Appendix B – Plant List

Plant List

BOTANICAL NAME

COMMON NAME

Trees

Acacia baileyana purpurea	Acacia
Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple
Acer palmatum 'Crimson Queen'	Crimson Queen Japanese Maple
Acer palmatum 'Seriya'	Seriya Japanese Maple
Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple
Arbutus marina	Marina strawberry Tree
Aesculus californica	California Buckeye
Betula jacquemontii	Himalayan birch
Cercis canadensis	Redbud
Cercis canadensis 'Forest Pansy'	Forest Pansy redbud
Cercis occidentalis	Western Redbud
Citrus	Citrus
Cornus kousa	Korean dogwood
Fagus sylvatica 'atropunicea'	Purple Beech
Lagerstroemia indica	Crape Myrtle
Liquidambar sp.	Sweetgum
Malus	Crabapple
Metasequoia glyptostroboides	Dawn Redwood
Olea europaea 'Swan Hill'	Fruitless Olive
Pinus thunbergii	Japanese Black Pine
Pistacia chinensis	Chinese pistache
Prunus x blireana	Flowering purple plum
Prunus cerasifera 'Krauter Vesuvius'	Purple plum (little fruit)
Prunus caroliniana	Carolina Cherry
Prunus lyonii	Catalina Cherry
Prunus mume	Flowering Japanese apricot
Prunus yedoensis	
Pyrus Aristocrat	Aristocrat pear
Quercus agrifolia	Coast Live Oak
Quercus douglasii	Blue Oak
Quercus ilex	Holly Oak
Quercus kelloggii	California Black Oak
Quercus lobata	Valley Oak
Quercus suber	Cork oak
Robinia sp	Locust

BOTANICAL NAME

COMMON NAME

Trees (continued)

Sequoia sempervirens
Zelkova serrata
Ziziphus jujuba

Redwood
Zelkova Elm
Jujube Date

BOTANICAL NAME

COMMON NAME

Shrubs

Acanthus sp
Agapanthus sp
Alstroemeria
Alyogyne
Anisodonteia x hypomandarum
Arctostaphylos sp
Arbutus unedo
Artemesia sp
Berberis sp
Buddleia sp
Camellia sp
Carex sp
Carpenteria californica
Ceanothus sp
Chanemoles sp
Chrysanthemum sp
Cistus sp
Clivia miniata
Clematis sp
Coleonema sp
Convolvulus sp
Cornus alba
Correa sp
Cotinus coggygria
Cotoneaster sp
Cycas sp
Dietes sp
Dodonea viscosa
Echium sp
Eleagnus sp
Erigeron sp

Bear's Breech
Lily of the Nile
Peruvian Lily
Blue Hibiscus
Cape Mallow
Manzanita
Strawberry tree
Wormwood
Berberis
Butterfly Bush
Camellia
Landscape Sedge Grass
Bush Anemone
California lilac
Quince
Daisy
Rock Rose
Clivia
Clematis
Breath of Heaven
Bush Morning Glory
Red-twig Dogwood
Australian bells
Smoke Bush
Cotoneaster
Sago Palm
Fortnight Lily
Hopseed Bush
Pride of Madera
Silverberry
Daisy

BOTANICAL NAME

COMMON NAME

Shrubs (continued)

Eriogonum sp	Wild Buckwheat
Erysimum sp	Wallflower
Euphorbia sp	Euphorbia
Euonymus sp	Eounymus
Euryops sp	Daisy
Festuca ap	Grass
Forsythia sp	Forsythia
Gardenia sp	Gardenia
Grevillea sp	Grevillea
Hakea sauveolens	
Helictotrichon sempervirens	Blue Oat Grass
Heteromeles arbutifolia	Toyon
Hydrangea sp	Hydrangea
Iris sp	Iris
Ilex sp	Holly
Juniperus sp	Juniper
Lantana sp	Lantana
Lavendula sp	Lavender
Lavatera sp	Lavatera
Limonium sp	Statice
Loropetalum sp	Fringe Flower
Magnolia sp	Magnolia
Mahonia sp	Oregon Grape
Mimulus sp	Monkey Flower
Myrtus communis	Myrtle
Myrica californica	Pacific Wax Myrtle
Nandina sp	Heavenly Bamboo
Oreganum sp	Oregno
Paeonia sp	Peony
Pieris japonica	Lily of the Valley
Philadelphus sp	Mock Orange
Pinum mugo mugo	Dwarf Mugo Pine
Pittosporum sp	Pittosporum
Phormium sp	Flax
Plumbago auriculata	Cape Plumbago
Prunus sp	Plum, Peach, Cherry
Raphiolepis sp	India Hawthorne
Rhus sp	Sumac
Romneya Coulteri	Matallija Poppy

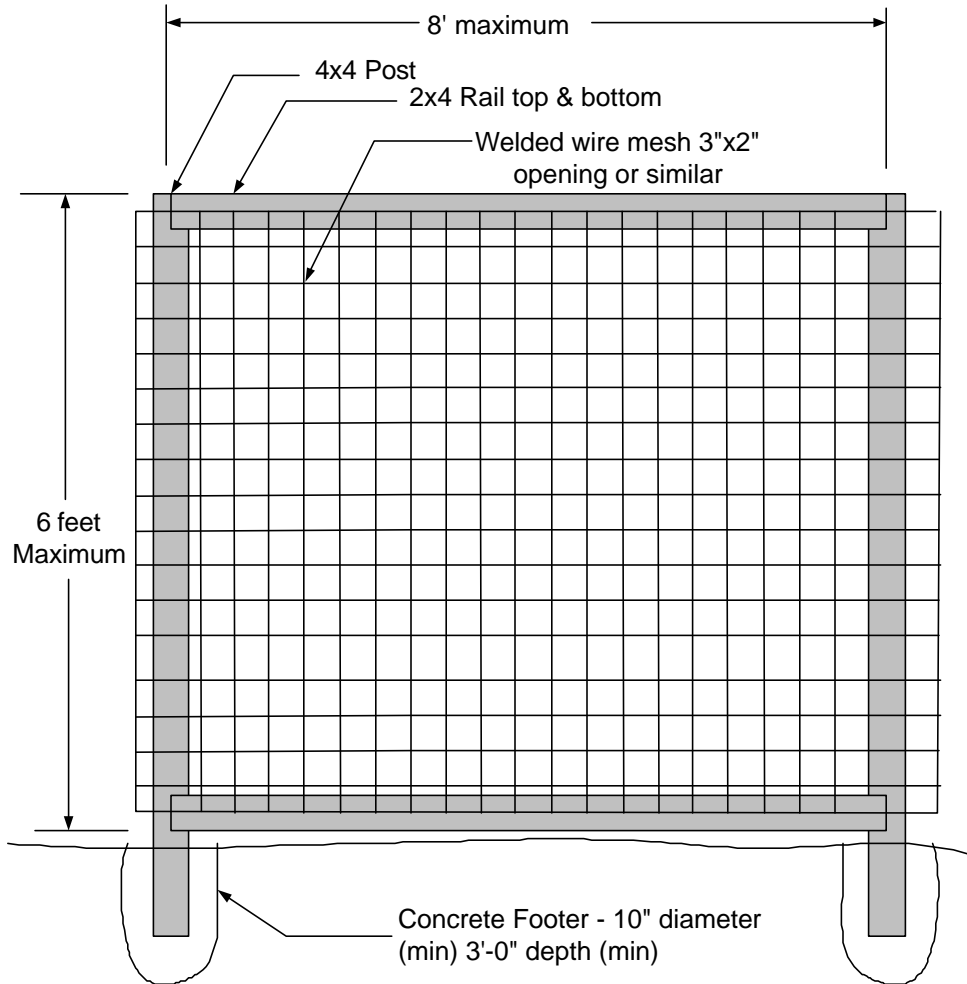
BOTANICAL NAME

COMMON NAME

Shrubs (continued)

Rosa sp	Rose
Rosmarinus sp	Rosemary
Rudbeckia sp	Brown Eyed Susan
Salvia sp	Sage
Sambucus sp	Elderberry
Santolina sp	Lavender Cotton
Scabiosa sp	Pincushion Flower
Scilla sp	bulb
Sisyrinchium sp	Eyed Grass
Solanum sp	Nightshade
Stachys sp	Lamb's Ears
Syringa sp	Lilac
Tagetes sp	Marigold
Tecomaria sp	
Teucrium sp	Germander
Tolmiea sp	
Tulipa sp	Tulip
Zauchneria sp	California Fuchsia
Zinnia	Zinnia

Appendix C – Open Space Fence Detail



Notes: All wood materials - unpainted redwood or unpainted pressure-treated Douglas Fir.

Cuts in Pressure treated to be painted with arsenic based (or similar) preservatives (such as Copper Green brand preservative).

Fasteners - use Hot dipped galvanized nails, not electro galvanized.

Appendix D – Satellite Dish Guidelines

GUIDELINES FOR SATELLITE DISH AND ANTENNA INSTALLATION AND MAINTENANCE

This document sets forth the Round Hill Estates North Property Owners' Association's policies for the installation and maintenance of satellite dishes and antennas within the Round Hill Estates North development, pursuant to Section 207 of the federal Telecommunications Act of 1996 and the Amended Declaration of Covenants, Conditions and Restrictions for Round Hill Estates North.

I. ANTENNA TYPE AND SIZE

For the purposes of these Guidelines, the term "antenna" includes any direct broadcast system (DBS) satellite dish, wireless cable antenna system (MDS or MMDS), fixed wireless device (voice/data disk), television broadcast antenna system (TVBS, including any high definition television antenna (HDTV)), and any component of or addition to such antenna, including, without limitation, poles, masts, brackets, cables, or wiring.

These Guidelines apply to DBS, MDS and MMDS antennas designed primarily for video reception and fixed wireless devices that are one (1) meter or less in diameter or diagonal measurement, and to TVBS antennas sufficient in dimension to receive an acceptable quality signal in the local viewing area. Larger antennas, antennas used for purposes other than for video, voice and data signals, and ham radio antennas are not permitted.

II. NOTIFICATION

Within fourteen (14) days of the proposed antenna installation date, owners are asked to notify the Association's Architectural Review Committee ("Committee") of their intent to install an antenna. Owners are encouraged to work with the Committee to determine the most suitable location for the antenna pursuant to these Guidelines.

III. INSTALLATION

Any antenna on a lot must be installed ***in the least obtrusive location possible that does not unreasonably delay the antenna's installation, unreasonably increase the cost of its installation, maintenance or use, or unreasonably interfere with the user's ability to obtain an acceptable quality signal*** ("preferred location").

Depending on the configuration of a particular lot, the Association's preferred location might be ground mounting, behind chimney chases, in rear or side yards, or on the portions of roofs or building surfaces that face away from streets, common areas or neighboring lots.

If an acceptable quality signal can be received by placing the antenna inside a residence, without an unreasonable increase in delay or cost, then indoor installation is preferred. In the case of a fixed wireless device, if similar services of reasonably similar cost and speed are available over in-ground systems (e.g., DSL or broadband services), then fixed wireless devices may be restricted or prohibited.

Any mast or pole extending more than 12 feet above the lot's roofline shall require the prior written approval of the Committee and, if required by Contra Cost County, a use permit. No mast or pole may be erected nearer to a lot line than the total height of the antenna above the roof. Masts or poles may not be located near power lines.

All antenna installations shall be made in accordance with applicable building, fire, electrical and related codes. No antenna shall be permitted that unreasonably interferes with the reception or transmission of video, voice, data or radio signals on another lot or, if applicable, the common area.

Fixed wireless devices must be professionally installed and labeled in accordance with federal law. The installation or use of any fixed wireless device in a location or manner that exceeds federal health and safety standards is prohibited.

IV. INSPECTION

The Committee may, following written notice to the owner, enter the owner's lot to inspect the antenna to ensure that it was installed in the least obtrusive location and manner possible and in accordance with these Guidelines. If the Committee determines that the antenna could have been installed in a preferred location, the Committee may require the owner, at the owner's expense, to move the antenna to that location or to change the manner of its installation.

V. MAINTENANCE, REPAIR AND REMOVAL

The owner shall be responsible, at the owner's sole expense, for the maintenance and repair of any antenna and for any damage that results from the installation, relocation or removal of any antenna.

It shall be the owner's responsibility to remove the antenna if, in the sole discretion of the Association, the owner fails to maintain the antenna to the minimum architectural standards in effect for the development, if the antenna creates a safety hazard, or if for any reason the Association must maintain, repair, or replace the area where the antenna is installed. The cost of removing and, if applicable, replacing the antenna shall be the responsibility of the owner. The owner shall permanently remove any prohibited antenna.

Should an owner fail to remove the antenna upon the Association's request, the Association may, to the extent and in the manner permitted in the governing documents, enter the owner's lot and remove the antenna. The Association shall not be responsible for any damage to the antenna or loss of signal incurred in removing the antenna. The owner shall be responsible for any expenses the Association incurs

in removing the antenna, and the Association may recover such expenses in any manner allowed by law or the governing documents. If the Association must remove the antenna, the Association shall not be responsible for replacing it.

To the maximum extent reasonably possible, wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is mounted or placed. Where not unreasonable to do so, the antenna shall be painted to blend into the background to which it is mounted or placed, and masts shall be painted to match the antenna mounted on it.

The Committee may require the owner to install screens or landscaping, at the owner's expense, that do not unreasonably delay the antenna's installation, unreasonably increase the cost of its installation, maintenance or use, or unreasonably interfere with the user's receipt of an acceptable quality signal.

Appendix E – Solar Energy Guidelines

GUIDELINES FOR SOLAR ENERGY SYSTEM INSTALLATION AND MAINTENANCE

This document sets forth the Round Hill Estates North Property Owners' Association's policies for the installation and maintenance of solar energy systems within the Round Hill Estates North development, pursuant to Sections 714 and 714.1 of the California Civil Code and the Amended Declaration of Covenants, Conditions and Restrictions for Round Hill Estates North.

I. SOLAR ENERGY SYSTEM TYPES

For the purposes of these Guidelines, the term "solar energy system" includes any solar collector (e.g., solar panels for swimming pools) or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling, electric generation, or water heating. Solar collectors permitted under these Guidelines must be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agencies. The certification must be for the entire solar energy system and installation. Other solar energy devices are not permitted.

II. ARCHITECTURAL APPLICATION AND APPROVAL PROCEDURES

Prior to installing a solar energy system, owners must submit an application to the Association's Architectural Review Committee ("Committee") in the same manner and containing the same information as an application for approval of any other architectural modification to a lot. In reviewing the owner's application, the Association may, at its sole expense, retain the services of a solar energy consultant. As part of the application process, the owner shall authorize the Committee and/or the Association's consultant to enter the owner's lot, upon reasonable notice to the owner, to review the proposed location for the solar energy system.

The Committee shall approve the owner's request to install a solar energy system within 30 days after receiving a completed application. The Committee may, however, require as a condition of its approval that the owner install the system in a different location on the lot and/or in a different manner, as long as the Committee's requirements do not exceed the cost and efficiency parameters specified in Section III of these Guidelines. Alternatively, the Committee may require the installation of a different solar energy system of comparable cost, efficiency, and energy conservation benefits.

III. LOCATION / MANNER OF INSTALLATION

Any solar energy system on a lot shall be installed in the least obtrusive location possible that does not significantly increase the cost of the system or significantly decrease its efficiency or specified performance (“required location”). “Significantly” means an amount that is more than 20 percent of the cost of the system or that decreases the efficiency of the solar energy system by more than 20 percent, as originally specified and proposed.

Depending on the size and configuration of a particular lot, the required location or manner of installation might be ground rack mounting in rear or side yards, flat mounting to surfaces (as opposed to raised or angled mounting), or mounting on the portions of roofs or building surfaces that face away from streets, common areas or neighboring lots.

To the maximum extent possible, intake and outflow pipes must be installed so as to be minimally visible and blend into the material to which they are mounted or placed, e.g., in bends or at edges of buildings rather than along solid walls. Such pipes shall be painted to blend into any background on which they are mounted or placed so long as doing so does not significantly increase the cost of the solar energy system or significantly decrease its efficiency.

The Committee may require the owner to install screens or landscaping, at the owner's expense, that do not significantly increase the cost of the solar energy system or significantly decrease its efficiency.

All solar energy systems shall be installed in accordance with applicable building, electrical, plumbing and related codes. Solar energy systems shall be professionally installed.

IV. MAINTENANCE, REPAIR AND REMOVAL

The owner shall be responsible, at the owner's sole expense, for the maintenance and repair of any solar energy system. It shall be the owner's responsibility to remove the solar energy system if, in the sole discretion of the Association, the owner fails to maintain the system to the minimum architectural standards in effect for the development or the system creates a safety hazard. The cost of removing and, if applicable, replacing the solar energy system shall be the responsibility of the owner.

Should an owner fail to remove the solar energy system upon the Association's request, the Association may, to the extent and in the manner permitted in the governing documents, enter the owner's lot and remove the system. The Association shall not be responsible for any damage to the system, loss of heating or cooling benefits, or the owner's cost of obtaining energy from alternative sources. The owner shall be responsible for any expenses the Association incurs in removing the solar energy system, and the Association may recover such expenses in any manner allowed by law or the governing documents. If the Association must remove the solar energy system, the Association shall not be responsible for replacing it.

Appendix F – RHEN Rules of Conduct for all contractors, sub-contractors, and service personnel of owners and builders

These rules are to be posted at the job site at all times and are to be given to all contractors, sub-contractors and workers on the job. Failure to keep posted and to distribute these rules and to notify all personnel as indicated will result in a fine of \$250. Each failure to adhere to these rules will also result in a fine of \$250.

1. Contractors, subcontractors, and any workers on the job site are not permitted to bring pets into the Association.
2. Hours of construction are limited to 8:00 a. m. – 6:00 p. m. on weekdays, 9:00 a. m. – 5:00 p. m. on Saturdays. No construction is permitted on Sunday and the following holidays: New Years Day, Easter Sunday, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day. Construction is defined as workers being present on site whether working or not.
3. The use of alcohol and drugs is strictly prohibited.
4. Loud construction operations, shouting and loud music audible at the edge of the lot or beyond is prohibited at all times.
5. No worker is permitted to spend the night at the site.
6. All cars must be parked off private roads and on the construction lot or in indicated parking areas. No equipment or materials may impede local traffic.
7. The use of swearing or abusive language is strictly forbidden.
8. All workers must display courtesy to all association members at all times.
9. Property owners are required to keep the Property Manager informed of who the contractor is on their lots and who can be contacted on site, by phone, and by letter when construction problems arise.
10. Property owner is required to keep posted at all times at the job site a phone number at which he/she can be reached about any problem at the work site.
11. The established speed limit within RHEN is 25 miles per hour. Construction zones are 15 mph.
12. There will be no washing of any equipment or materials on the streets. Any concrete delivery truck washed out must be on the construction site and no wash out material may enter the storm drainage facilities. Special wash out stations are required to contain the concrete washouts and prevent entrance into drainage facilities. The

ground shall be properly and effectively wetted to prevent dust. Operations in inclement weather shall not introduce mud or debris onto Association lands or roads.

13. Operators of vehicles are required to see that they do not spill any damaging materials while within the community. If spillage of a load occurs, operators are responsible for clean up. Operators must insure that no damage caused by vehicles is incurred to Association roads or Common Areas.
14. All personnel working in the community are to keep areas in which they work free of discarded materials such as lunch bags, soda containers, and odd materials. Objects must not be thrown out of cars and trucks. Stockpiling of any materials on adjacent lots is not allowed, unless special permission is granted by both the Association and the lot owner. Contractors are required to keep their job sites as neat and clean as possible. Trash and discarded materials shall be removed daily. All trash stockpiled for removal shall be located in the rear of the residence or as much out of sight as possible until removed. There will be no stockpiling or dumping on adjacent lots or streets. Trash or debris not promptly removed will be removed by the Association and billed to the responsible owner.
15. Attention is called to the fact that certain areas in the Association exist as natural open space and are to remain as such. Therefore, the following restrictions apply to all construction operations performed in these existing natural environments:
 - a. Flora and fauna are to remain untouched and unharmed.
 - b. No construction activities are to take place in these designated areas unless approved by the Association.
 - c. All earth removed from excavations must be placed where designated on the grading plan and shall not be placed on Association lands or roads.
 - d. The dumping of trash, lumber, concrete, mortar, changing of oil etc. in these areas is prohibited.
 - e. Storage of any construction materials on Association lands or roads is prohibited.

I agree to abide by these rules:

Property Owner

Date

Contractor

Date

Appendix G - RHEN Fee and Deposit Schedule

New Home Construction Design Review Fees and Deposits:

Design Review Fee (Licensed Architect)	\$4,000
Design Review Fee (Unlicensed Designer)	\$6,000
Additional Design Review Fees	At cost
Construction Monitoring Fee (3 site visits)	\$1,000
Additional Monitoring Fees	At cost
Construction Deposit for Homes up to 4,000 sf	\$15,000
Construction Deposit for Homes over 4,000 sf	\$25,000

New Home Landscape Design Review Fees and Deposits:

Landscape Design Review Fee (Licensed Landscape Arch)	\$1,500
Landscape Design Review Fee (Unlicensed Designer)	\$2,500
Landscape Deposit	\$2,500
Landscape Monitoring Fee	At cost

Applicant's Initials: _____

Date: _____

Construction Design Review and Deposit Fees: (Additions/Alterations to existing homes)

Design Review Fee: (up to \$25,000 improvement value)	\$500
Design Review Fee: (\$25,000 to \$100,000 improvement value)	\$1,000
Design Review Fee: (above \$100,000 improvement value)	\$2,500
Construction Deposit: (up to \$100,000 improvement value)	\$1,000
Construction Deposit: (over \$100,000 improvement value)	\$2,500
Construction Monitoring Fee	At cost

Landscape Design Review and Deposit Fees:

Design Review Fee: (up to \$1,000 improvement value)	\$50
Design Review Fee: (\$1,000 to \$10,000 improvement value)	\$200
Design Review Fee: (\$10,000 to \$50,000 improvement value)	\$500
Design Review Fee: (above \$50,000 improvement value)	\$1,000
Landscape Deposit: (from \$10,000 to \$50,000)	\$1,000
Landscape Deposit: (above \$50,000 improvement value)	\$2,500
Landscape Monitoring Fee	At cost

NOTES: All Deposits are refundable. However, any costs, fines, or relevant charges will be deducted from the deposits.

Bonds and Insurance are required for work affecting Association property (i.e. Association-maintained Private Roads or improvements, Common Areas, etc).

Improvement Value shall be determined by the sole judgment of the Association and can be measured as the ultimate billed costs for the improvement to all architects, contractors, subcontractors and other vendors.

Improvement Value is not the same as improvement cost.

Applicant's Initials: _____

Date: _____

Appendix H - RHEN Architectural Compliance Statement

Note: the legal property owner(s), or their duly designated representative(s) shall sign this document PRIOR to initial plan review. (If signed by their designated representative, then written, notarized confirmation of such authorization from the legal owner must be attached to this document.)

The undersigned acknowledge they have fully reviewed and complied with the *RHEN CC&R's and the Architectural and Landscape Design Guidelines and Procedures*.

The undersigned agree to strictly conform to the Association-approved plans. The undersigned agree that *any* change or modification of the approved plans shall be cause for written notice to the Association for review *prior* to construction, and also pay for any costs associated with the review.

The undersigned agree that the Association shall be the sole judge of the suitability of designs presented and that the undersigned shall fully abide by any and all decisions rendered by the Association.

The undersigned understand there are strict time limits for building and landscape completion. The undersigned also acknowledge that there are fees and deposits associated with the design, approval and construction process and agrees to timely pay all fees and deposits, per the *RHEN Fee And Deposit Schedule (Appendix G)*.

The undersigned hereby agree to submit a construction/landscape deposit to the Association to hold and use in the event on noncompliance with the CC&Rs, Architectural and Landscape Guidelines and Procedures or other conditions of the Association's approval. The undersigned acknowledge that the Association may deduct any reasonable expenses or fines levied during the course of construction, as set forth in Section 10.8 of the CC&Rs. (Construction deposits to be paid prior to obtaining Association-approved stamped plan copies).

The undersigned hereby agree to provide an endorsement to their general liability insurance policy naming Round Hill Estates North Property Owners Association as additional insured with respect to claims arising out of or during the course of construction. The policy endorsement shall be provided prior to the start of construction and be maintained in full effect throughout construction until final acceptance.

Lot # _____ Address _____

Owner or Authorized Representative: _____

Date: _____

Appendix I - RHEN Construction Guidelines

- 1) Construction and Landscape Deposits shall be paid per the *RHEN and Deposit Schedule (Appendix G)*. *Performance Bonds, if required, need to be supplied*
- 2) *Written* notice shall be provided to the Association two weeks prior to the beginning of **any** construction activities to obtain authorization for construction.
- 3) Upon receipt of this notice, the Association will contact the Owner to set up the **Pre-Construction Meeting** that will review all pertinent issues. These will include verification of jobsite informational signage that indicates 24 hr emergency contact numbers (and one additional back up contact), along with posting of applicable Worker's Comp, Liability and Property insurance Certificates. The RHEN Rules of Conduct shall also be posted. Informational signage shall be visible at all times to any Association member. The Owner shall also ensure that the Association is named as additional insured on all applicable policies. The Owner shall insure all policies are current and that updated information is submitted to Management, as necessary. Please note that fines may be imposed and deducted from the Construction and/or Landscape Deposits if deficiencies should arise and not promptly resolved to the satisfaction of the Association.
- 4) During construction, there shall be a minimum of three (3) mandatory site inspections (all requiring at least 72 hour advance written notice to Management):
 - I) The first inspection shall be prior to foundation construction, but after staking of building corners and any other significant structural item (i.e. retaining walls, driveways, accessory structures, etc. Please note that if all significant structures are not reviewed at this meeting, additional site visit(s) shall be required). At this meeting, there shall be provided a written and stamped letter by a Registered Surveyor, Registered Civil or Registered Structural Engineer stating that the property and building corners locations are in accordance with the approved plans. Emergency numbers, insurance info, Rules of Conduct and signage shall also be reviewed, among other items.
 - II) The second inspection shall be made upon completion of rough framing, but prior to roofing installation. This meeting shall review conformance with the applicable plans and confirm roof and retaining wall heights and other applicable items. A Registered Surveyor, Civil, or Structural Engineer shall provide a stamped letter stating the overall height of the building as constructed. A stamped letter shall also be supplied by the project Architect stating whether or not the work substantially conforms to the approved plans. (Any items that do not conform shall be noted and a concise explanation given).

Pertinent issues, including noise, dust/mud control, debris removal, signage, conduct of personnel and parking will also be reviewed for compliance.
 - III) The third inspection shall be at the completion of the project (and prior to landscaping, if applicable). This inspection shall review the entire project.

(This review shall also be deemed as giving notice that landscaping shall begin no later than 90 days from the final completion date). Upon completion of all outstanding items stemming from this inspection (if any), and upon review and final approval by the Association, the Construction Deposit shall be returned, less any costs incurred by the Association to provide additional inspections or reports, recoup fines, perform construction clean up, remedy defects, or any other relevant charges incurred during the work.

Should additional site visits be required, additional fees shall be deducted from the Construction and/or Landscape Deposits.

IMPORTANT NOTICE: FAILURE TO ABIDE BY THE ABOVE REQUIREMENTS MAY BE CAUSE FOR PROJECT SUSPENSION, HEARINGS, REVIEWS AND/OR FINES TO INSURE STRICT COMPLIANCE, COSTS OF WHICH MAY BE DEDUCTED FROM THE CONSTRUCTION AND/OR LANDSCAPE DEPOSITS.

Applicant's Initials: _____

Date: _____

Appendix J – Notice Signage Requirements

The Notice Sign shall be approximately 30”H x 48”W mounted on commercial grade plywood, shall be mounted on two 4x4” posts, set a minimum height of 36” above the ground. Sign and posts shall be painted Hunter Green with 1 1/2” tall white lettering (Times New Roman). The sign shall state the following:

NOTICE: Development Application Pending
The Hearing to review the application will be
Held on Month XX, 200X at 7:15pm at the **(Give date/time)**
Round Hill Country Club. Please attend or
Contact: Common Interest Management Services (CIMS) at
925-743-3080, ext. 19

Applicant's Initials _____

Date _____

Appendix K - RHEN Approval Requirements (New Construction and Remodels and/or Alterations)

- 1) Upon Approval of plans by the Association, a minimum of ***two complete*** sets of plans will be signed and stamped. ***Each and every page*** shall have a dated stamp and a signature of an authorized RHEN Board representative.
- 2) The Association shall retain one complete stamped set. In addition, any supporting materials such as, but not limited to, color charts, material submittals and expert reports shall also be retained. All submittals shall be stamped, dated and signed by the authorized Association representative. All plans shall be stamped in red ink with the statement: "Approved, subject to the Conditions of Approval Dated ____/____/____. Any revision or modification of these approved plans, however minor, shall be cause for written notification and review by the Association prior to construction." It shall also state "The approval period shall only be valid for a period not to exceed one (1) year from the approval date stamp." (Please note that one year from the Approval date by the Association, if construction has not begun, then the Approval will automatically expire. The Association may grant one 12-month time extension upon written request prior to the expiration of the Approved plans if the Association has not made relevant changes to the Architectural Review Guidelines and the project is not changed.
- 3) Once the stamped and signed plans have been reviewed by the County and a building or grading permit issued (if applicable), *yet prior to construction*, the owner must *resubmit* the plans, noting ***any*** revisions/modifications or deviations from the Association-approved plans. A written narrative, clearly indicating what portion(s) of the plans have been changed, shall accompany the modified plans. Review of these post-County-approved plans by the Association *shall be mandatory* and shall be conducted prior to the Association giving permission to begin construction. Any modification or revision that the Association deems significant shall be cause for additional hearings, reviews and approvals prior to the commencement of construction. The owner shall agree to fully adhere to any changes or modifications stemming from this review needed to mitigate any changes or modifications made after the Association's Final Approval.
- 4) Once the approved plans are stamped and signed, all fees incurred by the Association to review any subsequent revisions/modifications or deviations made to the approved plans, shall be paid by the owner.

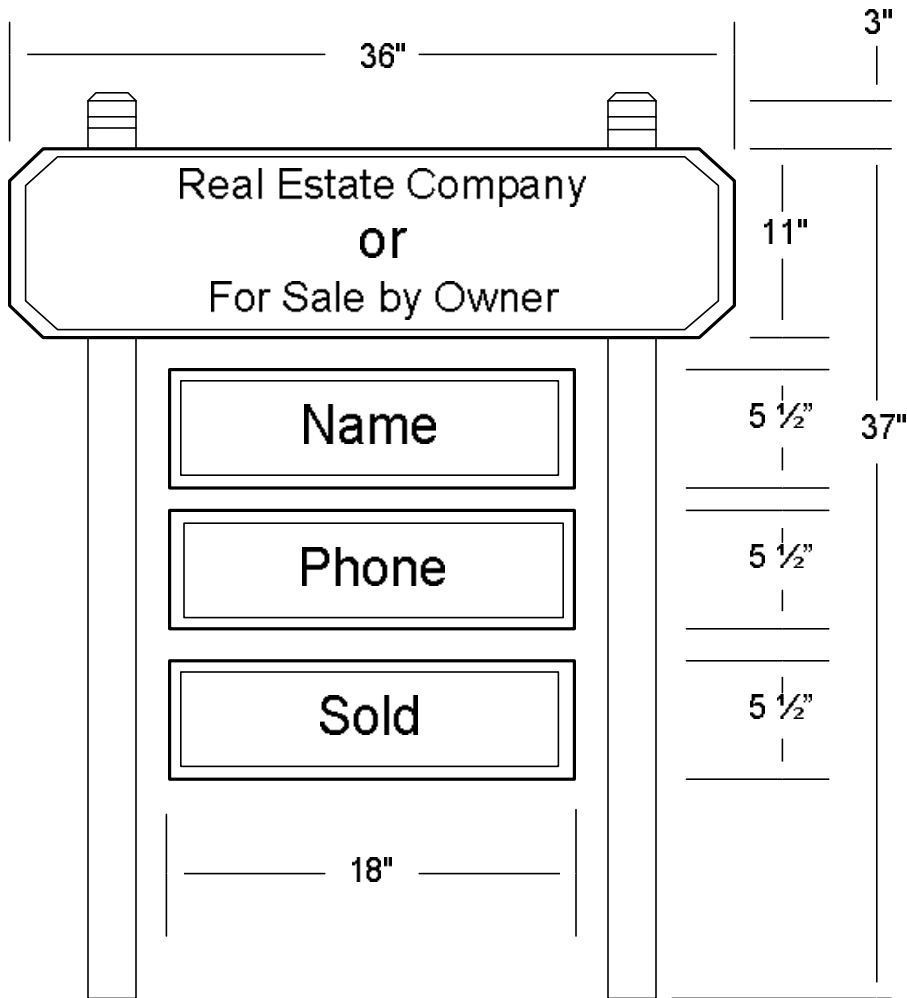
Applicant's Initials: _____

Date: _____

Appendix L. Real Estate Signs

On site for sale or for rent signs must conform to the following specification: One sign installed in the ground upon the property for sale or for rent during the time of active listing as specified in the drawing below, or such other sign approved by the Architectural Committee upon approved written application.

Specifications: 2 x redwood face/background sandblasted 1/2" deep
(2) 5' 4x4 Douglas fir posts with dado cut groove and 45° bevel top.
Optional rider boards 2 x 5 1/2 x 18 KD redwood backgrounds sandblasted 1/2" deep.
All sandblasted areas, posts, and backs latex standard PMS green 335.
All copy and borders white enamel dado 1/2" into posts to accept main face.



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