



LA COSTA RIDGE  
COMMUNITY ASSOCIATION

COMMUNITY DESIGN STANDARDS

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NOVEMBER 20, 2015

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## **OBJECTIVES**

These Community Design Standards (CDS) are a guide for the members of the La Costa Ridge Architectural Committee, hereinafter known as the AC, and the La Costa Ridge homeowners, who are members of the Community Association. It is hoped that these Design Standards will increase homeowner awareness of the ways in which the integrity of the Community Plan is preserved and the responsibilities the homeowners must assume in this process. The standards address exterior improvements for which homeowners most commonly submit applications and are not intended to be all-inclusive.

The specific objectives of these Design Standards are:

- A. To provide uniform guidelines to be used by the AC in reviewing applications in conformance to the standards set forth in the legal documents of La Costa Ridge.
- B. To assist homeowners in preparing an application to the AC.
- C. To increase homeowners' awareness and understanding of the CC&R's, Bylaws, Articles of Incorporation and Community Guidelines.
- D. To maintain and improve the aesthetic integrity of La Costa Ridge.
- E. To illustrate basic design principles which will aid homeowners in developing exterior improvements that is in harmony with the immediate neighborhood and the community as a whole.

The intent of these Design Standards are not to inhibit individuality and creativity, but to assure homeowners of continuity of design that will help preserve or improve the appearance, protect property values, and enhance the overall architectural environment of La Costa Ridge.

These Standards are directed only to exterior alterations, including landscaping made by homeowners to their property.

## **COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R's)**

- A. Section 6 of the CC&R's establishes the La Costa Ridge Architectural Committee (AC). The AC evaluates and approves proposed exterior alterations and improvements for compliance with the standards set forth in the covenants and CDS. This involves the regular review of all applications for exterior alterations submitted by homeowners.
- B. The CC&R's are binding on all homeowners and every homeowner is encouraged to read the CC&R's thoroughly for complete understanding of the responsibilities of the community association and its members. Each and every definition set forth in the CC&R's shall have the same meaning in these CDS. Defined terms are capitalized within the text of this document.

## LANDSCAPE THEME

The landscape plays a significant role in defining and supporting the La Costa Ridge character. This character is best exhibited through the use of plant materials that embody an upland or alpine character and rusticated quality, but within an organized framework of the landscape treatment to establish a cohesive community image and theme. La Costa Ridge is enveloped by a large expanse of permanent open space set aside by the Habitat Conservation Plan/Ongoing Multi-Species Plan. The overall landscape philosophy is designed to integrate the native habitat of the adjoining open spaces with the developed areas by the use of more natural-like clusters of tree and understory plantings within the developed area. Layers of planting shall be used to soften building masses and to integrate architectural forms. Hardscape elements shall reinforce the architectural character and emphasize the character of La Costa Ridge. In addition, the goal is to promote an overall consistency of design that will strengthen the character of the neighborhood and the community landscape concept.

The following list of plants reflects the concepts and philosophy of La Costa Ridge and shall be used in the development of landscape plans for individual homeowners.

### LA COSTA RIDGE APPROVED PLANT MATERIALS FOR FRONT AND SIDE YARDS

| BOTANICAL NAME                         | COMMON NAME                  | WATER      | SOURCE |
|--|------------------------------|------------|--------|
| <i>Acer Palmatum</i>                   | Japanese Maple               | Occasional | SWGB   |
| <i>Agonis Flexuosa</i>                 | Peppermint Tree              | Low        | SD WS  |
| <i>Albizia Julibrissin</i>             | Persian Silk Tree            | Low        | SD WS  |
| <i>Arbutus Unedo</i>                   | Strawberry Tree              | Low        | SD WS  |
| <i>Bauhinia Blakeana</i>               | Hong Kong Orchid Tree        | Moderate   | SWGB   |
| <i>Butia Capitata</i>                  | Pindo Palm                   | Medium     | SD WS  |
| <i>Cercis Occidentalis</i>             | Western Redbud               | Low        | *SD WS |
| <i>Chamaerops Humilis</i>              | Mediterranean Fan Palm       | Summer     | SWGB   |
| <i>Croylus Avellana</i><br>"Cortorta"  | Harry Launder's Walk Stick   | Medium     | FGeom  |
| <i>Cypressus Sempervirens</i>          | Italian Cypress              | Medium     | SD WS  |
| <i>Cycas Revolute</i>                  | Sago Palm                    | Medium     | SD WS  |
| <i>Erythrina</i>                       | Coral Tree                   | Medium     | SD WS  |
| <i>Eucalyptus Citriodora</i>           | Lemon-scented Gum            | Low        | SD WS  |
| <i>Eucalyptus Cladocalyx</i>           | Sugar Gum                    | Low        | SD WS  |
| <i>Eucalyptus Leucoxylon</i>           | White Ironbark               | Low        | SD WS  |
| <i>Eucalyptus Spp.</i>                 | Eucalyptus Tree              | Low        | SD WS  |
| <i>Ficus Mirocarpa</i>                 | Indian Laurel Fig            | Low >      | SWGB   |
| <i>Geijera Parviflora</i>              | Australian Willow            | Medium     | SD WS  |
| <i>Ginkgo Biloba</i>                   | Maidenhair Tree              | Medium     | SD WS  |
| <i>Heteromeles Arbutifolia</i>         | Toyon                        | Very low   | SD WS  |
| <i>Juglans Californica</i>             | Southern Calif. Black Walnut | Very low   | SD WS  |
| <i>Juniperus Chinenis</i> "Blue Point" | Blue Point Juniper           | Low        | SD WS  |

|                                   |                            |            |       |
|-----------------------------------|----------------------------|------------|-------|
| Koeleuteria Paniculata            | Goldenrain Tree            | Medium     | SD WS |
| Lagerstronemia Indica             | Crape Myrtle               | Infrequent | SDGB  |
| Ligustrum Lucidurn                | Glossy Privet              | Regular    | SWGB  |
| Liquidambar Dytraciflua           | American Sweet Gum         | Low        | SD WS |
| Liriodendron Tulipifera           | Tulip Tree                 | Medium     | SD WS |
| Magnolia Grandiflora              | Southern Magnolia          | Medium     | SD WS |
| Melaleuca Leucanderdron           | Cajapuit Fine Leaf         | Low        | SWGB  |
| Metrosideros Excelsus             | New Zealand Christmas Tree | Low        | SWGB  |
| Michelia Doltsopa "Silver Cloud"  | Michelia                   | Regular    | SWGB  |
| Morus Alba                        | White Mulberry             | Medium     | SD WS |
| Olea Eyropaea (fruitless)         | Olive                      | Very Low   | SD WS |
| Phoenix Canariensis               | Canary Island Date Palm    | Low        | SD WS |
| Phoenix Roebelenii                | Pygmy Date Palm            | Low        | SD WS |
| Pineues Eldarica                  | Afghan Pine                | Low        | SWGB  |
| Pinus Canariesis                  | Canary Island Pine         | Low        | SD WS |
| Pinus Eldarica                    | Mondale Pine               | Low        | SWGB  |
| Pinus Halepenisis                 | Aleppo Pine                | Low        | SD WS |
| Pinus Pinea                       | Italian Stone Pine         | Low        | SD WS |
| Pinus spp.                        | Pine Tree                  | Low        | SD WS |
| Pinus Torreyana                   | Torrey Pine                | Low        | SD WS |
| Pistacia Chinensis                | Chinese Pistache           | Low        | SD WS |
| Plantanus Acerifolia              | London Plane Tree          | Low        | SD WS |
| Platanus Racemosa                 | California Sycamore        | Medium     | SD WS |
| Podocarpus Gracilior              | Fern Pine                  | Medium     | SD WS |
| Podocarpus Macrophyllus           | Yew Pine                   | Medium     | SD WS |
| Populus Migra "Halica"            | Lombardy Poplar            | Deep       | SWGB  |
| Prunus Carolilniana               | Caroline Cherry Laurel     | Low        | SD WS |
| Prunus Caroliniana Bright & Tight | Carolina Cherry Laurel     | Moderate   | SWGB  |
| Querus                            | Oak                        | Very Low   | SWGB  |
| Querus Agrifolia                  | Coast Live Oak             | Very Low   | SD WS |
| Querus Engelmannii                | Mesa Oak                   | Very Low   | SWGB  |
| Querus Ilex                       | Holly Oak                  | Very Low   | SD WS |
| Querus Suber                      | Cork Oak                   | Low        | SD WS |
| Rhaphiolepis "Majestic Beauty"    | Indian Hawthorn            | Low        | SD WS |
| Rhus Intergrifolia                | Lemonade Berry             | Low        | SD WS |
| Rhus Lancea                       | African Sumac              | Low        | SD WS |
| Schinus Molle                     | California Pepper Tree     | Very Low   | SD WS |
| Solanum Rantonnetii               | Paraguay Nightshade        | Low        | SD WS |
| Strelitzia Nicolai                | Giant Bird of Paradise     | Regular    | SWGB  |
| Tipuana Tipu                      | Tipu Tree                  | Medium     | SD WS |
| Tristania Conferta                | Brisbane Box               | Very Low   | SD WS |
| Ulmus                             | Elm                        | Low        | SD WS |

|                          |                   |        |       |
|--------------------------|-------------------|--------|-------|
| Umbellularia Californica | California Laurel | Medium | SD WS |
| Zelkova Serrata          | Sawleaf Zelkova   | Medium | SD WS |

## SHRUBS

| BOTANICAL NAME                        | COMMON NAME                | WATER      | SOURCE |
|---------------------------------------|----------------------------|------------|--------|
| Abutilon Hybridum                     | Flowering Maple/Bellflower | Moderate   | SWGB   |
| Acacia Redolens<br>"Prostrata"        | Acacia                     | Very Low   | SD WS  |
| Agapanthus Species                    | Lily-of-the-Nile           | Low        | SD WS  |
| Agave Americana                       | Century Plant              | Very Low   | *SDWS  |
| Agave Attenuate                       | NCN                        | Very Low   | *SWGB  |
| Aloe Arborensens                      | Tree Aloe                  | Low        | *SD WS |
| Aloe Striata                          | Coral Aloe                 | Infrequent | *SWGB  |
| Anemone                               | Wind Flower                | Regular    | SWGB   |
| Anigozanthus Hybrids                  | Kangaroo Paw               | Regular    | *SWGB  |
| Annual Color                          | See Attached List          | Attached   | SD WS  |
| Arbutus Gandulosa<br>"Marina"         | Arbutus "Marina"           | Low        | SD WS  |
| Arbutus Unedo                         | Strawberry Tree            | Low        | SD WS  |
| Arctostaphylos (emerald<br>carpet)    | Manzanita                  | Very low   | SD WS  |
| Arctosaphylos (pacific mist)          | Manzanita                  | Low        | *SD WS |
| Artemisia Californica                 | California Sagebush        | Very low   | SD WS  |
| Aspidistra Elatior                    | Cast-Iron Plant            | Low        | SD WS  |
| Asplenium Bulbiferum                  | Mother Fern                | Medium     | SD WS  |
| Azalea                                | NCN                        | High       | SWGB   |
| Baccharis Piliaris "Twin<br>Peak"     | Coyote Bush                | Very Low   | SD WS  |
| Begoniaceae                           | Begonia                    | High       | SWGB   |
| Bougainvillea spp                     | NCN                        | Low        | SWGB   |
| Butia Capitata                        | Pindo Palm                 | Medium     | SD WS  |
| Buxus                                 | Boxwood                    | Medium     | SD WS  |
| Calamagrostis Acutifolia<br>"Stricta" | Feather Reed Grass         | Low        | SD WS  |
| Camellia Japonica                     | Camellia                   | Regular >  | SWGB   |
| Carex Tumulicola                      | Berkeley Sedge             | Medium     | SD WS  |
| Carrisa Macrocarpa<br>Prostrata       | Natal Plum ground cover    | Low        | SD WS  |
| Carris Macrocarpa                     | Natal Plum                 | Medium     | SD WS  |
| Ceanothus                             | Wild Lilac                 | Low        | SD WS  |
| Ceanothus "Julia Phelps"              | NCN                        | Low        | SD WS  |
| Ceanothus (Julia Phelps)<br>"Concha"  | NCN                        | Low        | SD WS  |

|                                      |                                     |          |        |
|--------------------------------------|-------------------------------------|----------|--------|
| Ceanothus Griseus<br>(Horizontailis) | Carmel Creeper                      | Low      | *SD WS |
| Cistus Spp.                          | Rockrose                            | Low      | *SD WS |
| Coprosma Kirkii                      | NCN                                 | Low      | SD WS  |
| Cotoneaster Dammeri                  | Bearberry Cotoneaster               | Low      | SD WS  |
| Cotoneaster Lacteus                  | NCN                                 | Low <    | SWGB   |
| Cupheal Hyssopifolia                 | False Feather                       | Low      | SD WS  |
| Cupressus Sempervirens               | Italian Cypress                     | Medium   | SD WS  |
| Cycas Revoluta                       | Sago Palm                           | Medium   | SD WS  |
| Cyperus Papyrus                      | Papyrus                             | High     | SWGB   |
| Cyrotomium Falcatum                  | Japanese Holly Fern/Holly Fern      | High     | SWGB   |
| Dicksonia Antarctica                 | Tasmanian Tree Fern                 | Summer   | SWGB   |
| Dietes Bicolor                       | Forthnight Lily                     | Very Low | SD WS  |
| Distictis                            | Trumpet Vine                        | Medium   | SD WS  |
| Echium Fastuosum                     | Pride of Madeira                    | Very Low | SD WS  |
| Eleagnus Pungens                     | Silver Berry                        | Regular  | SWGB   |
| Elymus                               | Lyme Grass                          | Low      | SD WS  |
| Equisteum Hyemale                    | Horsetail                           | High     | SWGB   |
| Eriogonum Spp.                       | Wild Buckwheat                      | Very Low | SD WS  |
| Escallonia Frades                    | Compact Escallonia                  | Very Low | SD WS  |
| Escallonia Terri                     | Escallonia Terri                    | Medium   | SD WS  |
| Eschscholiza Californica             | California Poppy                    | Medium   | SD WS  |
| Euonymous Japonicus                  | Evergreen Euonymus                  | Low      | SD WS  |
| Fashedera Japonica                   | NCN                                 | High     | SWGB   |
| Gardenia Jasminoides                 | Vetch Gardenia                      | Medium   | SD WS  |
| Genista                              | Broom                               | Very Low | SWGB   |
| Grevillea "Noellii"                  | Grevillea                           | Spring   | *A-ZEG |
| Gaura Lindheimeri                    | Guara                               | Medium   |        |
| Hakonechloa Macra<br>"Aureola"       | Japanese Forest Grass               | Regular  | SWGB   |
| Hebe "Coed"                          | Hebe                                | Regular  | SWGB   |
| Hedera Heliz "Hahnii"                | Hahn's Ivy                          | Regular  | SWGB   |
| Helianthus                           | Sunflower                           | Medium   | SD WS  |
| Heliotropium Arborescens             | Common Heliotrop                    | Medium   | SD WS  |
| Hemerocallis                         | Daylily                             | Medium   | SD WS  |
| Hemerocallis Hybrids                 | Daylily                             | Medium   | SD WS  |
| Heteromeles Arbutifloia              | Toyon                               | Very Low | *SD WS |
| Hypericum Spp.                       | St. Johns Wort                      | Regular  | SWGB   |
| Juglans Californica                  | Southern California Black<br>Walnut | Very low | SD WS  |
| Juniperus                            | Juniper                             | Low      | SD WS  |
| Kniphofia Uvaria                     | Red-Hot Poker                       | Low      | SD WS  |
| Lantana Montevidensis<br>(Hybrids)   | NCN                                 | Low      | SD WS  |
| Lantana Species                      | Lantana                             | Low      | SD WS  |



|                                 |                              |            |        |
|---------------------------------|------------------------------|------------|--------|
| Lavandula Species               | Lavendar                     | Low        | *SD WS |
| Lavatera Assurgentiflora        | California Tree Mallow       | Low        | SD WS  |
| Leanotis Lenurus                | Lions Tail                   | Low        | SD WS  |
| Leptoespermum Scoparium         | New Zealand Tea Tree         | Low        | SD WS  |
| Leucophlium Grutescens          | Texas Ranger                 | Low        | *SD WS |
| Ligustrum Lucidum               | Privet                       | Low        | SD WS  |
| Limonium Perezii                | Sea Lavender                 | Low        | SD WS  |
| Liriope Gigantean               | Big Blue Lily Turf           | Medium     | SD WS  |
| Lupinus Arboreus                | Lupine                       | Very Low   | SD WS  |
| Magnolia Soulangiana            | Saucer Magnolia              | Deep       | SWGB   |
| Melaleuca Nesophilia            | Pink Melaleuca               | Low        | SD WS  |
| Mimulus                         | Monkey Flower                | Low        | SD WS  |
| Muhlenbergia Regens             | Deer Grass                   | Medium     | *SD WS |
| Myoporum Pacificum              | NCN                          | Low        | SD WS  |
| Myrtus "Compacta"               | Dwarf Myrtle                 | Low        | *SD WS |
| Myrtus "Buxiflora"              | Boxleaf Myrtle               | Very low   | SWGB   |
| Nandina Domestica "Nana"        | Dwarf heavenly Bamboo "Nana" | Low        | SD WS  |
| Parthenocissus Tricuspidata     | Boston Ivy                   | Medium     | SD WS  |
| Pelagonium Species              | Geranium                     | Low        | SD WS  |
| Pennisetum Setaceum Cufreum     | Fountain Grass               | Very low   | *SWGB  |
| Phormium Tenax                  | New Zealand Flax             | Low        | *SD WS |
| Photinia X Fraseri              | Red Tipped Photinia          | Moderate   | SWGB   |
| Plumbago Auriculata (white)     | Cape Plumbago (white)        | Very Low   | SWGB   |
| Polystichum Munitum             | Western Sword Fern           | Low <      | SWGB   |
| Rhamnus Californica             | Coffee Berry                 | Very Low < | SWGB   |
| Rhus Integrifolia               | Lemonade Berry               | Very Low   | SWGB   |
| Ribes Speciosum                 | Currant                      | Low        | SD WS  |
| Romneya Coulteri                | Matilija Poppy               | Low        | SWGB   |
| Rosa "Firecracker"              | Rose Firecracker             | Low        | SD WS  |
| Rosa "Iceberg"                  | Iceberg Rose & Shrub Form    | Low        | SD WS  |
| Rosemarinus "Prostratus"        | Dwarf Rosemary               | Low        | *SD WS |
| Rosemarinus Officinalis Hybrids | Collingwood Ingram Rosemary  | Very Low   | *SWGB  |
| Rosemarinus Officinalis TBlue   | Rosemary                     | Low        | *SD WS |
| Salvia Chamaefryoides           | Germander Sage               | Very Low   | *SWGB  |
| Salvia Greggii                  | Autumn Sage                  | Very Low   | *SWGB  |
| Salvia Mellifera                | Black Sage                   | Very Low   | TPWFNP |
| Salvia Leaucantha               | Mexican Sage                 | Very Low   | SWGB   |
| Sambucus Mexicana               | Elderberry                   | Low        | SD WS  |

|                                 |                        |          |        |
|---------------------------------|------------------------|----------|--------|
| Santolina<br>Chamaecyparissus   | Lavender Cotton        | Low      | SD WS  |
| Solanum Rantonnetti             | Royal Rode             | Low      | SWGB   |
| Strelitzia Nicolai              | Giant Bird of Paradise | Regular  | SWGB   |
| Strelitiza Reginae              | Bird of Paradise       | Medium   | SD WS  |
| Taxus "Hicksii"                 | Yew                    | Low <    | SWGB   |
| Teuerium Fruticans              | Bush Gernamder         | Low      | SD WS  |
| Thuja Occidentalis<br>"Emerald" | America Arborvitae     | Regular  | A-ZEG  |
| Trachelopsermum<br>Jasminoides  | Star Jasmine           | Medium   | SD WS  |
| Verbena Peruviana               | Red Devil Verbena      | Low      | *SD WS |
| Viburnum Tinus                  | Laurstinus Viburnum    | Medium   | SD WS  |
| Vinea Minor                     | Dwarf Periwinkle       | Moderate | SWGB   |
| Westringia Frticosa             | Coast Rosemary         | Very Low | *SD WS |
| Zantedeschia Aethiopica         | Calla Lily             | Low      | SD WS  |

Source Legend:

|        |   |
|--------|---|
| SD WS  | <a href="http://sd.watersavingplants.com">http://sd.watersavingplants.com</a> |
| Fgcom  | <a href="http://www.finegardening.com">http://www.finegardening.com</a>       |
| SWGB   | Sunset Western Garden Book  |
| A-ZEG  | A-Z Encyclopedia of Garden Plants   |
| *      | Plant is on display at the Water Conservation Garden, Cuyamaca College        |
| TPWFNP | Theodore Payne Foundation for Wild Flowers & Native Plants                    |
| <      | Until Established   |
| >      | After Established   |

**\*\*\*The water requirements on this list have been obtained from reliable sources, but are not guaranteed. Do not rely on this list to determine the water needs of your plants. It is for informational purposes only and is not a substitute for personal investigation using horticultural experts, landscape architects and other trustworthy sources.\*\*\***

**\*\*\* Special conditions will apply for Habitat Preserve Adjacent Areas as well as Fire Suppression Zones. Please refer to the CC&R's for further details.\*\*\***

ARCHITECTURAL COMMITTEE APPROVAL

A. Any change to the exterior appearance, which includes any architectural modifications such as awnings, shutters and paint color changes, as well as any landscape improvement of one's property must be approved by the AC. Further, once a plan is approved, any modification to the approved plan must be approved by the AC prior to installation. If a homeowner who has received AC approval for such homeowner's landscape plan can demonstrate, to the reasonable satisfaction of the AC, a financial hardship that would preclude such homeowner from competing construction and installation in accordance with such approved plans, then such homeowner may, as an interim alternative to installation of landscaping and other improvements in accordance with the approved plans, apply to the AC for installation of a "prepackaged, preapproved" yard plan. If the AC grants approval for such interim alternative yard plan, then the homeowner who has received such approval

shall complete installation of the interim alternative yard improvements within 60 calendar days of being notified of such approval from the AC; provided however, that such homeowner shall complete installation of the yard and improvements as depicted on the original approved plans within one (1) calendar year of receipt of notification of approval for the installation of the interim alternative yard plan.

- B. It is important to understand that AC approval is not limited to major alterations such as installing a pool, adding a room or deck to a house, but also includes such items as changes in color and material, etc. Approval is also required when an existing item is to be removed.
- C. Each application is reviewed on an individual basis. There are no “automatic” approvals, except as outlined in the guidelines. A homeowner who wishes to construct a deck, for example, identical to one that has already been approved by the AC, will be required to submit an application and may or may not receive AC approval.
- D. In every case, an application must be submitted and reviewed in order to consider specific implications of location and impact on surroundings.
- E. The AC evaluates on the individual merits of the application, the CC&R’s and these CDS. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance, may not be acceptable for another.
  - 1. The proposed improvements must be compatible with the architectural characteristics of the applicant’s house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
  - 2. Beyond compatibility, the other concerns are impacts to adjoining or surrounding property, access, sunlight night lighting.
- F. The review or approval from the AC does not approve the means nor the method of construction or the installation and guarantee of such construction to the homeowner. This is the sole responsibility of the homeowner and/or his contractor or landscape contractor.

#### MANAGEMENT COMPANY

The management company for the La Costa Ridge Community Association is Avalon Management located at 3618 Ocean Ranch Blvd, Oceanside, Ca 92056, Ph. (760) 481-7444, Fax (800) 646-1887.

#### AMENDMENTS

These Design Standards and procedures may be amended from time to time in accordance with California Civil Code.

#### MAINTENANCE

Property homeownership includes the responsibility of maintenance of all structures and grounds which are a part of your property. This includes, but is not limited to, items such as mowing of grass, removal of trash, structural maintenance and painting. Maintenance affects

the visual character and economic values of the community and the neighborhood and, in some cases, safety.

#### DISRUPTION OF COMMUNITY ASSOCIATION PROPERTY

Community Association Property which is damaged or disrupted due to the installation or construction of an individual homeowner's improvement shall be resorted to its original state by the Association's contractor at the homeowner's expense including, but not limited to, fines and potential legal action. Written authorization must be granted by the Association prior to any entry or work in the Community Association Property and permanent or temporary alterations to fences and walls. In addition, written authorization must be granted prior to entry or work in private property, from the owner of said property.

#### CITY PERMITS

Approval by the AC for any improvement does not waive the necessity of obtaining required City permits. Obtaining City permits does not waive the need for AC approvals. All approvals must be obtained prior to construction.

#### ARCHITECTURAL COMMITTEE CRITERIA

The AC evaluates all submissions of the individual merits of the application.

- A. The AC will consider the potential effect of the proposed improvements on access, sunlight, ventilation, and privacy (including noise and light) of adjoining houses and the neighborhood.
- B. Each neighborhood has individual characteristics and the proposed alteration should be a complement to existing structures and improvements.
- C. The AC has the right to decide what is acceptable and what is not acceptable.

#### PROCEDURAL STANDARDS

##### A. Application Procedure and Requirements

Approval of any project by the AC does not waive the necessity of obtaining the required City permits, such as pools, walls, fencing and building permits. Obtaining a City permit does not waive the need for AC approval.

1. All requests are to be made to the La Costa Ridge Community Association to the attention of the AC on the standard La Costa Ridge Home and Landscape Improvement application form, which is included in these Design Standards. Additional copies may be obtained by contacting the management company.

If not paid through the close of escrow, the submittal packages should include a check for the plan review in the amount of \$300.00 made payable to La Costa Ridge. Additional fees will be charged to the homeowner if the plans are altered or re-submitted, based on a professional consultant's fee of \$100.00 per resubmission. **The professional consultant has agreed to expedite the review of architectural and landscaping plans for an additional fee. If you would like your plan review expedited, please contact the Management Company for the actual expedite cost. If the owner elects to pay the expedited review fee, the professional**

**consultant will complete the review of the plans within one (1) week of receipt of the plans from the management company.**

2. All AC submittal packages must include the items listed on the attached Applications Procedures from included in these Design Standards. All plans must be drawn to scale, and the scale must be included on the plans. Homeowners must submit detailed cut sheets, showing the colors, height and elevation from all sides of structures and walls. All plants and structures must be called out on the plans. Any deviation from approved plans will result in failure of the final inspection and a violation of the Community Design Standards.

Submittal packages will be returned if deemed incomplete. The AC reserves the right to request additional information.

3. Neighborhood Awareness:

The intent of this requirement is to advise your neighbors, who own property adjacent to your lot. Obtain signatures of neighbor(s) on the application form. The opinions of the adjacent neighbors will be considered, however, are by no means dispositive on the ultimate decision.

If a neighboring property has not been sold, it will be necessary to obtain signatures from representatives at the sales office of the appropriate builder.

**NO APPLICATION WILL BE CONSIDERED COMPLETE UNTIL THE NEIGHBOR AWARENESS CONDITION HAS BEEN SATISFIED.**

4. Right of Entry:

Use of Common Area for construction purposes is strictly prohibited. However, in extraordinary situations, the AC may recommend that the Board of Directors approve temporary access. A security deposit or bond, as deemed necessary by the AC, may be required from the homeowner. AC will refund unused deposits after completion of work and final acceptance. Payment will be refunded by US mail within 30 days after AC's final acceptance.

5. Submittal:

- a. Within 45 days of the AC's receipt of a complete application a decision will be rendered, either approving or disapproving the application. If the applicant has not be contacted within 45 day period, it is his/her responsibility to contact the management company regarding the status of the plans.

**The professional consultant has agreed to expedite the review of architectural and landscaping plans for an additional fee. If you would like your plan review expedited, please contact the Management Company for the actual expedite cost. If the owner elects to pay the expedited review fee, the professional consultant will complete the review of the plans within one (1) week of receipt of the plans from the management company.**

- b. When the plans are approved by the AC, one set of the stamped approved plans will be returned to the homeowner and the other sets will be retained by the Management Company and AC.
- c. Applicants are prohibited from commencing construction prior to obtaining a written response acknowledging approval of the application by the AC.

6. Disapproval:

In the event that the AC disapproves the architectural application, the owner has thirty (30) days to submit a written appeal to the Board of Directors. The appeal must be submitted by US Mail, return receipt requested, to insure proof of delivery. Upon receipt, the Board of Directors will schedule the appeal to be heard at the next regularly scheduled or special Board of Directors Meeting. Any appeal will be deemed approved (pending proof of delivery) unless written disapproval, conditional approval, or a request for additional information or materials by the Board shall have been delivered to the applicant within forty-five (45) days after receipt by the Board of all required materials.

**B. Construction**

1. Time Period:

Work shall commence within sixty (60) days and be completed within four (4) months of the date of approval, but in case shall improvement not be completed in the front, side and rear yards within one (1) year of the first close of escrow. If the scope of the job warrants more time, the AC may extend the construction period as necessary. A construction phasing plan and schedule indicating a longer construction period shall be submitted by the applicant when requesting an extension. The foregoing construction schedule shall be modified if an interim alternative landscape plan is approved by the AC pursuant to Paragraph A under the heading "Architectural Committee Approval" on page 13 above.

2. Final Review:

Upon completion of the work as indicated on "Approved" copy of the drawings and specifications, the applicant shall notify the AC in writing and request the final review and conformance report. The review and conformance report will be completed within thirty (30) days of receiving the written Notice of Completion.

**GENERAL**

**A. Enforcement**

Improvements that are installed without the necessary approval from the AC will constitute a violation of the CC&R's and will require modifications or removal of all improvements at the expense of the homeowner. The homeowner will be responsible for all fines, legal action and administrative fees associated with the enforcement of these Design Standards and the CC&R's.

B. Violations

All homeowners have the right and responsibility to bring to the attention of the Board of Directors any violations of the La Costa Ridge Community Design Standards by contacting the Board of Directors through the Management Company.

C. Damage

Homeowners shall be responsible for any damage caused to the streetscape or open space areas as a result of construction improvements. This includes construction debris and other materials used in the making of said improvements. All refuse must be removed from the premises to a regulated disposal area.

D. Storm Drains and Storm Water

In accordance with Section 7.24 of the CC&R's, homeowners are specifically prohibited from draining anything other than rainwater into storm drainage systems, including gutters and streets which drain into storm drains. Homeowners acknowledge that disposal of materials other than rain water may subject the homeowner to substantial penalty fines. Homeowners are directly responsible for any activities of their individual homeowner contractors and/or maintenance personnel. There are no exceptions to this provision. Homeowners are encouraged to access the City of Carlsbad website for additional details concerning SWPP requirements.

E. No Waiver of Future Approvals

The approval, conditional approval, or disapproval, by the AC of any proposals, plans, specifications or drawings will not bind the AC to approve or disapprove the same or similar improvement or matter in the future. The AC specifically reserves the right to reject the same or similar plans, specifications, or proposals subsequently submitted by same or any other person.

F. Notice of Completion

The applicant will forward the Notice of Completion of the approved improvements to La Costa Ridge Community Association, c/o the Management Company, when improvements have been fully completed. Failure to submit the Notice of Completion will constitute a violation of the Standards and no application will be considered complete until this step is finalized. Homeowners are subject to fines outlined in the Association's Enforcement Policy for failure to submit the Notice of Completion submitted, the appropriate inspection has been conducted and construction is found to be in substantial conformance with submittal package.

**LANDSCAPE GUIDELINES**

A. Landscape & Irrigation

1. Plans for the front, side and rear yard landscaping must be submitted at the same time. There will be an additional fee of \$300 for separate submittals.
2. Plans for all improvements must be received no later than six (6) months after the close of escrow by the initial purchaser. All landscaping must be installed within one (1) year.

3. Plants are not to encroach on walkways or block walkway lighting, street signs or directional signs.
4. Trees must be planted a minimum of three (3) feet from property lines and buildings. Trees shall be planted with "root barrier" type root devices if planted within five (5) feet of hardscape or buildings. Certain trees (including, but not limited to, Pepper Trees, Olive Trees, Canary Island Date Palms (15'), Oak Trees, etc.) will be required to be set back up to ten (10) feet depending upon species and proposed location. Please review the architectural approval letter carefully prior to the installation of trees.
5. Any landscaping which is installed shall consist primarily of grass, trees, shrubs and other plant materials. Unless incorporated into an overall landscape them, rock gardens are not permitted. If a homeowner has a utility area in front of their home, it must be maintained and weed free. The area can be filled with rocks, mulch or even plants, so long as the plants are on the approved planting list and consistent with the approved front yard landscaping theme. Please note that any plant material that is installed will be the homeowners' responsibility to maintain.
6. Homeowners may not fill against existing fences, walls or structures.
7. Irrigation lines must be subterranean except "drip" systems. The irrigation system shall be designed and installed to operate different landscape zones (i.e. sun, shade, lawn and shrubs).
8. Appropriate water drainage shall be installed so as to be directed to the street to prevent run-off onto adjacent or common area properties. There should be a minimum landscape slope/drainage of 2% away from the building and water should be collected in a landscape drainage system.
9. Sprinklers must be adjusted so as to spray landscaped areas of the homeowner's property and cannot impact adjoining Common Association Property or neighboring property.
10. The Association maintains an easement for access over all Lots reasonably necessary for maintaining Perimeter Walls and Fences. Maintenance includes but is not limited to cleaning, painting and trimming any plant material growing over or through the walls and fences. Homeowners should take this easement into consideration when planning to install plants and hardscape adjacent to Perimeter Walls and Fences. Please refer to section 2.5.6 of the CC&R's for more information.
11. Applications for landscape must include:
  - a. Landscape plan must show the proposed locations of all trees, shrubs and groundcovers as well as a complete listing of plant material and size. The La Costa Ridge Community Association plant list is attached on pages 5-10.
  - b. Site plan showing house (plot plan) and location of the proposed landscaping (plant materials) drawn to the appropriate scale.
  - c. Lot exhibit provided by the builder or previous homeowner at the close of escrow.



- d. Planters and retaining walls – with dimensions, heights, materials, color/finish.
- e. Hardscape such as concrete, walk and patios, deck, patio covers with elevations (side views) and construction details. Include colors and finishes of all hardscape items.
- f. Drainage plan including location of drain inlets and water flow direction.

B. Drainage

All surface water must have positive drainage away from the buildings and be collected in a landscape drainage system. Drain inlets must be located throughout landscape areas including side yards. All slopes or terraces on any lot shall be maintained so as to prevent any erosion onto adjacent streets or adjoining property. The AC is not responsible for installation of proper drainage. This is the sole responsibility of the homeowner and/or his landscape contractor. Homeowners must connect drainage to existing drainage systems and curb cores. If more drainage is required, homeowners must obtain an encroachment permit to enter Community Association Property.

C. Slope Areas

There are slope areas located on certain lots. Each homeowner is responsible for the maintenance, upkeep and irrigation on individual slope areas. Additionally, unless the builder has installed landscaping on the slope areas, homeowners are required to submit plans for the landscaping of such areas in accordance with these Design Standards. Homeowners must adhere to all provisions outlined in Section 7.21 of the CC&R's.

D. Habitat Preserve Adjacent Areas

Certain lots are located within a Habitat Preserve Adjacent Area. Said homeowners are required to comply, at all times, with the Habitat Preserve Restrictions which are attached hereto and further detailed in Sections 7.22 and 7.30 of the CC&R's. These restrictions include significant restrictions on the use of certain plants.

E. Fire Suppression Zones

Within La Costa Ridge, there are certain lots that are subject to Fire Suppression zones as mandated by the City of Carlsbad and outlined in Section 7.25 of the CC&R's. Lots within these zones are subject to very specific requirements that prevent the construction of certain combustible improvements, including but not limited to, trees, shrubs, patios, gazebos and/or any other flammable structure. Homeowners must comply these restrictions as outlined in the attached Exhibits.

F. Sight Distance Corridors:

No structure, fence, wall, tree shrub, sign or other object over thirty (30) inches above the street level may be placed or permitted to encroach within the areas identified as a sight distance corridor on the Final Maps as specified in the City Standard Public Street Design Criteria (Section 8.B.3). Each Owner shall comply with this restriction.

G. Association Maintenance Easements:

There are certain Lots within La Costa Ridge that have easements for maintenance by the Association. Homeowners may not make any improvements or plant modifications to such Common Maintenance Areas. These areas should be noted on lot exhibits and in written documentation provided during escrow.

**ARCHITECTURAL GUIDELINES**

A. Accessory Buildings

All accessory buildings and storage shed must be compatible in design with the residence, must be approved by the AC and must be in compliance with the following requirements:

- a. Structures may not be over 6' in height.
- b. Structures may not be visible from any street.
- c. Structures must be set back a minimum of five (5) feet from the property line.
- d. Structures constructed out of aluminum or plastic (including plastic composite) are prohibited.
- e. Prefabricated sunrooms are prohibited.

B. Air Conditioners

1. Air Conditioning units extending from windows are not permissible.
2. Compressors and equipment shall be screened from public view by fencing or landscaping.
3. If air conditioning was offered as an option and was not installed by the builder at time of purchase, equipment must be located in the same area in which the optional unit would have been installed, unless otherwise approved by the AC.
4. All roof appurtenances including air conditioners shall be architecturally integrated and concealed from view.
5. The sound must be buffered from adjacent properties and street pursuant to City of Carlsbad requirements.

C. Antennas/Satellite Dish

No television or radio poles, antennae, satellite dishes or technological evolutions shall be installed without AC approval provided however, that this restriction shall not be constructed to limit the installation or use of vide or television antennas within the Community Association. Satellite dishes shall be of a size and type consistent with provisions of Section 1376 of the California Civil Code and homeowners shall receive architectural approval prior to installation as outlined in Section 7.6 of the CC&R's.

D. Barbecues – Permanent

1. Permanent barbecues are to be located in the courtyard, rear or side yards only a must be set back a minimum of five (5) feet from the property line.

2. Application is to provide the following information:
  - a. Dimensions
  - b. Material and color
  - c. Elevation drawings
  - d. Location of barbecue in relation to the house and property lines

E. Basketball Hoops

No basketball standards or fixed sports or play apparatus shall be installed or attached on any dwelling or garage or other structure. Portable Basketball Hoops are acceptable; however, the following requirements must be met:

1. Portable hoops must be returned to garage or placed behind side yard fence when not in use and in any case, cannot be left out any later than 8 p.m. or any earlier than 8 a.m.
2. Portable hoops must be marked with physical address of property homeowner. If not marked, hoop will be subject to removal by the Association.
3. Portable hoops must be properly maintained.

F. Clotheslines

Clotheslines are not permitted.

G. Dog Houses

Doghouses are to be located in rear or side yards only. Doghouses are also to be located out of sight or screened from surrounding property.

H. Detached Exterior Fireplaces, Chimneys, Fire Pits, Flues & Roofs

The exterior appearance of a detached fireplace, chimney, fire pit, flue or roof must match the existing or new structure. In addition, detached exterior fireplaces, chimneys and fire pits shall:

- a. Be limited in height to eleven (11) feet, unless associated to a structure and meet City of Carlsbad requirements.
- b. Be constructed of non-combustible materials.
- c. Be located a minimum of ten (10) feet from any structure, unless associated with the structure.
- d. Meet all requirements of the City of Carlsbad.

I. Exterior Painting

Exterior repainting of any dwelling or structure will be subject to review and approval by the Architectural Committee, unless the following condition is met:

If the new exterior color is to be the same as the original exterior color, AC approval will not be required.

Alternative colors will be considered as long as samples are provided for consideration and include details regarding stucco, trim, entry and garage door treatments. The master plan for the community requires that the color scheme of adjoining properties be compatible but not the same.

J. Flagpoles

House mounted flags (not to exceed one in number) are acceptable. The installation of all other flagpoles shall require approval by the AC.

K. Garage Conversions

Garage conversions shall be interpreted as any material or permanent change that prevents utilizing the garage for storage of vehicles as stipulated by Section 7.16 of the CC&R's. All garage conversions require approval by the AC.

1. Garage conversions for those homes with less than three car garages are prohibited.
2. Any proposed garage conversion shall not alter the exterior characteristics or detail of the home.
3. Homeowners are responsible for obtaining appropriate building permits as required by the City of Carlsbad.
4. Homeowners are obligated to park all vehicles in remaining garage space or individual driveways.

L. Gutters and Downspouts

1. Gutters and downspouts must be painted to match approved trim or exterior wall colors unless they are made of copper.
2. Run-off from gutters shall not affect adjacent property, and should be directed to the street.

M. Lighting – Exterior Walkway and Security Lighting

Exterior Lighting requires AC approval. Homeowners must submit “cut sheets” or supplier photo of lighting to be utilized. Plans should consider the following guidelines:

1. Lights are to be directed onto applicant's property and screened or “hooded” to prevent light onto adjacent property.
2. Proposed fixtures are to be compatible with applicant's house in style and scale.

3. In addition to other required items, plans including lighting should indicate the following:
  - a) Manufacturer, Model Number and picture;
  - b) Wattage of lights; and
  - c) Location of lights, showing area they will illuminate.
4. All exterior lighting must meet current electrical code(s) at the time of installation. (All exterior lighting fixtures visible from the street must be consistent with the architecture of the home).
5. "Decorative Lighting" includes any lighting installed on a patio trellis, rear yard fencing or plant materials (i.e., trees, shrubs, etc.) that will remain in place for more than sixty (60) days. Lighting in place for more than sixty (60) days must be submitted for architectural approval. Decorative lighting may not be visible from the street. Lighting shall be adequately screened to minimize light projecting onto adjacent properties. The AC reserves the right to request removal of extensive or unattractive decorative lighting display.

N. Seasonal Lighting and Decorations

Seasonal Holiday decorative lighting may be installed without AC approval. Holiday lights shall be permitted not earlier than Thanksgiving and must be removed no later than January 15<sup>th</sup>. Holiday displays which, in the opinion of the AC, create traffic congestion or become an annoyance to adjacent property owners, shall not be allowed.

O. Exterior Sound Systems

Exterior speakers, horns, whistles, bells or other sound devices are prohibited.

P. Patio and Decks

1. Materials shall be harmonious with applicant's house.
2. In designing the deck or patio, adjoining owner's privacy should be given every possible consideration.
3. Adequate drainage must be installed to prevent standing water and run-off onto adjacent properties. Drainage must be directed to the street.
4. Wooden decks are to be stained and/or sealed to preserve natural color or painted to match approved color.
5. Railing are acceptable, providing no patio cover is installed. See "Patio Covers" for details.
6. Structures must be set back a minimum of five (5) feet from the property line.

7. Application for patio or deck is to include the following information:
  - a. Site plan indicating location of patio or deck in relation to existing house.
  - b. Listing of materials, colors and finishes
  - c. Drainage provisions and flow or run-off
  - d. Dimensions
  - e. Elevation drawings

Q. Patio Covers

1. Patio covers may be freestanding or attached to existing structure. Maximum height, of the patio cover shall be eleven (11) feet. Patio covers must be set back a minimum of five (5) feet from the property line.
2. Unacceptable construction materials for structures in this section include the following:
  - a. Corrugated plastic
  - b. Corrugated fiberglass
  - c. Plastic webbing, split bamboo, reeded or straw-like materials
  - d. Asphalt
  - e. Metal
  - f. Plastic

**This list is not all-inclusive.**

3. Application for patio covers must include:
  - a. Location of cover in relation to house
  - b. Materials and color
  - c. Dimensions
  - d. Elevation drawings

R. Room Additions

1. Room additions must be compatible in scale, materials, and color with the applicant's existing structure and architectural design. In some cases, the master plan of the community may preclude additions. Approval from the City of Carlsbad must be obtained.
2. Location of the addition should not unreasonably impair view, sunlight, privacy or natural ventilation to adjacent properties.
3. Pitched roofs must match or be complementary to the existing structure in slope and form.

4. No improvement (unless second story improvement or chimneys) shall exceed the roof heights of the existing structure.
5. Roofs must be constructed of fire retardant materials and must match the material originally installed by the builder.
6. New windows and doors are to be compatible with existing exterior openings.
7. Changes in grade which will affect drainage are to be indicated in the application. Provisions must be made to prevent run-off to adjacent properties.
8. Materials for construction shall be stored in the least conspicuous area. Excess debris and material shall be removed from the site daily.
9. Major features of the existing house such as the vertical and horizontal lines, projections and trim details, are to be reflected in the design of the proposed addition.

S. Screen Doors and Security Door

1. Plans and specifications for screen doors and security doors must be submitted to the AC for approval.
2. All screen doors must be installed within the existing doorjamb or a suitable trim provided which matches the existing dwelling unit trim.

T. Security and Realty Signs

1. Security signs shall be no larger than 12"x12" (one foot square). A maximum of one sign shall be permitted in the front yard. Additional signs may be approved upon written request. Signs shall be freestanding and not attached to the house or the garage.
2. No signs are allowed which can be seen outside any unit or home with the exception of a security sign or a single "FOR SALE" sign or "FOR RENT" sign of customary and reasonable dimensions, not to exceed 18"x24", and of a professional quality on weather resistant material. OLD" signs may not be displayed for more than 30 days after the sale of the lot or unit.

U. Slope Improvements

These slope improvement guidelines were created to help homeowners to fully use, enjoy and improve their property. However, it is the express intent of the Board in allowing rear yard slope improvements to minimize the impact of slope improvements on neighboring lots.

Accordingly, ALL slope improvements and structures must be submitted for AC approval. Structures shall include, but are not to be limited to, planting, play equipment, decks or gazebos, shade canopies, etc.

1. Maximum height of the usable floor space of a raised deck or patio shall be six (6) feet from current finish grade of lot. See Elevation B below.



6' maximum to floor of raised deck patio

2. Maximum height of any slope improvement (i.e. retaining wall, temporary and permanent structures, patio cover, etc.) on a slope is limited to ten (10) feet from the finished grade of lot above it.
3. Multiple (stepped) retaining walls are allowed in accordance with these guidelines.
4. Pool construction is allowed to encroach into slope area. The maximum height of any part of the pool (rock clusters, slides, elevated spas, etc.) shall be no higher than ten (10) feet from the finish grade of the slope above it.
5. All slope improvements shall be built to applicable building codes and with all required permits.
6. In designing slope improvements, a minimum of intrusion upon a neighbors' privacy should be given every possible consideration. Paths and/or steps are allowed on slopes to allow access for maintenance.
7. Plant material changes and/or additions are allowed in accordance with the Community Design Standards.
8. All structures shall be architecturally compatible with the house and the surrounding community.
9. Five foot (5') side and rear set back areas shall be maintained. The only structures allowed in the setback shall be retaining walls and stairs/steps for access to slope for maintenance areas. Otherwise, only plant material is allowed in this five (5') foot set back area.

#### V. Solar Energy Equipment

1. Plans for solar equipment must be submitted to the AC for approval and must be designed and installed in accordance with Section 6.9 of the CC&R's. Plans shall include location of roof panels and must conform to the following guidelines:
  - a. Roof solar collectors are to be placed flush with and in the same plane as the roof slope. If panels cannot be flush mounted, then supports must be solid and painted to match the house.



- b. Solar collectors installed on a slope shall be installed in conformance with the guidelines for slope improvements (Section "P" above).
- c. All plumbing lines from collectors to tank must be concealed.
- d. Collectors must be non-reflective in nature.

W. Swimming Pools, Spas and Fountains

1. Permanent aboveground pools are prohibited.
2. Pool, spa and fountain equipment must be completely concealed from view of any other Residential Lot and constructed of such design, materials, configuration and in such location as to be compatible with the residence and with other improvements on the Residential Lot.
3. Every practical effort should be made to install spa or pool equipment in a manner that minimizes any noise disturbance to neighboring properties.
4. Plumbing lines to spa, pool or fountain must be subterranean or concealed.
5. Solar heating devices shall be reviewed and approved by the AC. Solar panels shall be integrated into the roof design and be flush with the existing roof slope. Frames must be colored to complement the roof. Natural aluminum frames are prohibited.
6. Application for a spa, pool or fountain must include the following information:
  - a. Location of the spa or pool in relation to the existing structure
  - b. Dimensions of pool or spa
  - c. Drainage detail
  - d. Material for decking
  - e. Location of equipment and screen (noise and view) detail
  - f. Detail on fencing to surround pool or spa

X. Walls and Fences

1. Any modification to a fence that creates a boundary between two residential lots must be approved by the owners of both lots.
2. Fence style, materials and finished color are to be compatible with the neighborhood.
3. Placement of the fence and support structures may not interfere with adjacent Community Association sprinkler systems, nor shall fences be constructed over irrigation lines.
4. Structural framing on an unfinished side or a fence varying from existing fence standards shall not be exposed to any public street, sidewalk, walkway, park, recreation area or neighboring lot.
5. Material for side yard fencing will be given special consideration depending on its exposure to the neighborhood.
6. Stepped fencing is permissible where the grade slopes.

7. Fences are required to surround pool and spa area. Minimum height requirement per City codes.
8. Community Association owned and maintenance walls and fences shall not be altered or otherwise modified without specific written permission.
9. Acceptable materials for fencing and walls:
  - a) Aluminum or sheet metal;
  - b) Chicken wire;
  - c) Galvanized or plastic chain link;
  - d) Plastic webbing, bamboo, reeded or straw-like materials;
  - e) Corrugated or flat plastic or fiberglass sheet or panels;
  - f) Rope or other fibrous strand elements;
  - g) Miniature type fencing;
  - h) Glass or plexiglass;
  - i) Split-rail;
  - j) Barbwire;
  - k) Natural Wood.

**These materials are not all inclusive.**

10. Finish: All new wood perimeter fencing fence returns shall be painted with the standard color selected for the community.
11. Side yard and rear yard fence heights shall not exceed six (6) feet and must meet the following guidelines:
  - a) Fences which intersect with Community Wall pilasters shall intersect at eight (8) inches below the cap level of the pilaster.
  - b) Side yard fences must intersect at an equal or lower height than existing rear and/or front fences. For example, if you have a five (5) foot side yard fence. Gates must intersect at an equal height with the connecting wall or fence, although the gate height or lower past the point of connection. All wrought iron gate designs must be reviewed and approved by the Architectural Committee.
  - c) Side yard fences may not extended more than 42" forward from the front face of the dwelling unit and may be extended only for the purposes of constructing a single side entry gate. Single side yard gates must meet all requirements pertaining to acceptable materials for fencing and walls and are subject to architectural review and approval.
12. Front yard wall or pilasters shall meet the following guidelines:
  - a) Except as provided in 11(c), no freestanding walls shall exceed three (3) feet in height in the front yard under any circumstance. If adding wrought iron bars or gating to the top of a wall, wall and ironwork shall not exceed five (5) feet total in

height. All iron design work shall be reviewed and approved by the Architectural Committee.

- b) Front yard walls or any other structures shall be no closer than three (3) feet to rear or front sidewalk. Any structure located within an easement area is subject to encroachment removal restrictions of the applicable utility or jurisdiction.
- c) All front yard walls shall be screened with shrubs and landscape materials.
- d) Front yard pilasters shall not exceed 4' in height if closer than ten (10) feet from the backside of the sidewalk. If located more than ten (10) feet back from the side of the sidewalk, pilasters shall not exceed 6'6" feet in height. Pilasters adjacent to the sidewalk may not exceed 2' in width and 3' in height. Any pilaster located within an easement area is subject to encroachment removal restrictions of the applicable utility or jurisdiction.

Y. Window and Window Treatment

- 1. No reflective materials may be used to create a mirror effect from the outside. No materials such as sheets, paper, or foil will be permitted.
- 2. Window Coverings shall be installed within sixty (60) days of close of escrow.

Z. Consideration for Views

There is no representation that any view exists from any Lot. Please refer to Section 7.14 of the CC&R's for more information.

AA. Other Conditions

Any condition or material not included within these standards shall become a matter of judgment on the part of the Architectural Committee and the La Costa Ridge Community Association Board of Directors.

**LA COSTA RIDGE COMMUNITY ASSOCIATION  
HOME AND LANDSCAPE IMPROVEMENT  
APPLICATION PROCEDURES**

Please include the following information, as applicable on your plans:

1. Location of the residence on the lot and the dimensions from lot lines.
2. Complete dimensions of proposed improvement. Provide a dimensioned plot plan utilizing one inch equals ten feet (1" = 10') or more detailed as necessary to adequately depict the improvement.
3. Description of all materials, fixtures, and color scheme. Indicate the color of stain or paint by manufacturer's number respective to building part or surfaces. Color samples must be provided if they deviate from the original color used. Note accordingly if color is intended to match existing surface. Samples of materials having inherent colors such as masonry will be required if they are to be used in their natural finish.
4. Show affected elevations.
5. Plant inventory (type, size and location).
6. Photographs of front and rear of house.
7. Detail of any and all slopes on property.
8. Copy of the lot exhibit provided by the builder.
9. If not paid through the close of escrow, please include a check for the plan review fee in the amount of \$300.00 made payable to La Costa Ridge Community Association. Additional fees will be charged to the homeowner if plans are altered or re-submitted, based on the professional consultant's fees of \$100.00 per resubmission. **The professional consultant has agreed to expedite the review of architectural and landscaping plans for an additional fee. If you would like your plan review expedited, please contact the Management Company for the actual expedite cost. If the owner elects to pay the expedited review fee, the professional consultant will complete the review of the plans within one (1) week of receipt of the plans from the Management Company.**
10. Please attach three (3) copies of drawings/plans and the application form and send to:

La Costa Ridge Community Association  
c/o Avalon Management  
3618 Ocean Ranch Blvd  
Oceanside, Ca 92056  
[LaCosta@AvalonWeb.com](mailto:LaCosta@AvalonWeb.com)

NOTE: Please do not commence work prior to obtaining the approval of the Architectural Committee. The AC will respond to your request within forty-five (45) days from the time of submittal. If you do not receive a response within forty-five (45) days, please notify the Management Company and a response will be forthcoming. If you do not receive a response within forty-five (45) days, you may not assume that your plans have been approved.

LA COSTA RIDGE COMMUNITY ASSOCIATION  
HOME AND LANDSCAPE IMPROVEMENT FORM

MAIL TO: LA COSTA RIDGE  
c/o AVALON MANAGEMENT  
3618 OCEAN RANCH BLVD  
OCEANSIDE, CA 92056  
EMAIL TO: [LaCosta@AvalonWeb.com](mailto:LaCosta@AvalonWeb.com)

HOMEOWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ LOT: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_

TELEPHONE # DAY: \_\_\_\_\_ EVENING: \_\_\_\_\_

EMAIL: \_\_\_\_\_ FAX #: \_\_\_\_\_

ORIGINAL APPLICATION: \_\_\_\_\_ MODIFICATION TO ORIGINAL: \_\_\_\_\_

**If not paid through the close of escrow, the submittal package should include a check for the plan review fee in the amount of \$300.00 made payable to La Costa Ridge. Additional fees will be charged to the homeowner if plans are altered or re-submitted, based on a professional consultant's fee of \$100.00 per re-submission. The professional consultant has agreed to expedite the review of architectural and landscaping plans for an additional fee. If you would like your plan review expedited, please contact the Management Company for the actual expedite cost. If the owner elects to pay the expedited review fee, the professional consultant will complete the review of the plans within one (1) week of receipt of the plans from the Management Company.**

DESCRIPTION OF IMPROVEMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF ANY LANDSCAPING INSTALLED BY THE BUILDER OR PREVIOUS HOMEOWNERS:

\_\_\_\_\_  
\_\_\_\_\_

PROPOSED STARTING DATE: \_\_\_\_\_

PROPOSED COMPLETION DATE: \_\_\_\_\_

.....  
**PLEASE NOTIFY MANAGEMENT COMPANY OF ACTUAL DATE COMPLETED**  
.....

**LA COSTA RIDGE COMMUNITY ASSOCIATION  
HOME AND LANDSCAPE IMPROVEMENT  
NEIGHBOR AWARENESS FORM**

THE INTENT IS TO ADVISE YOUR ADJACENT NEIGHBORS OF YOUR PROPOSED IMPROVEMENTS. THIS WOULD INCLUDE SIDE, FRONT AND REAR YARD NEIGHBORS. ANY NEIGHBORS WHO MAY REASONABLY BE AFFECTED BY THE IMPROVEMENT MUST BE NOTIFIED. THE OPINIONS OF ADJACENT NEIGHBORS WILL BE CONSIDERED; HOWEVER, ARE BY NO MEANS DISPOSITIVE ON THE ULTIMATE DECISION OF THE ARCHITECTURAL COMMITTEE. THE ARCHITECTURAL COMMITTEE (AC) SHALL CONVENE TO DISCUSS PROPOSED IMPROVEMENTS. THIS SECTION MUST BE COMPLETED.

PROPERTY ADDRESS: \_\_\_\_\_

| NAME & ADDRESS | SIGNATURE | DAY PHONE |
|----------------|-----------|-----------|
| 1. _____       | _____     | _____     |
| 2. _____       | _____     | _____     |
| 3. _____       | _____     | _____     |
| 4. _____       | _____     | _____     |
| 5. _____       | _____     | _____     |

**(AC USE ONLY)**

LA COSTA RIDGE COMMUNITY ASSOCIATION

\_\_\_\_\_ APPROVED BY THE COMMUNITY ASSOCIATION  
\_\_\_\_\_ APPROVAL SUBJECT TO CONDITIONS OUTLINED BELOW  
\_\_\_\_\_ DENIAL FOR REASONS LISTED BELOW

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

LA COSTA RIDGE COMMUNITY ASSOCIATION

MAIL TO:

Avalon Management  
3618 Ocean Ranch Blvd  
Oceanside, Ca 92056

EMAIL TO:

[LaCosta@AvalonWeb.com](mailto:LaCosta@AvalonWeb.com)



**NOTICE OF COMPLETION**

Notice is hereby given that the undersigned is the Owner of the property located at:

ADDRESS: \_\_\_\_\_

CITY/STATE: \_\_\_\_\_

TELEPHONE # DAY: \_\_\_\_\_ (EVENING) \_\_\_\_\_

The work of improvement on the described property was COMPLETED on: \_\_\_\_\_  
day of \_\_\_\_\_ 20\_\_\_\_\_, in accordance with the Architectural  
Review Committee's written approval through the above owner's plans and submitted package.

\_\_\_\_\_  
OWNER'S NAME (PLEASE PRINT)

\_\_\_\_\_  
LOT #

\_\_\_\_\_  
OWNERS SIGNATURE

\_\_\_\_\_  
DATED



ARCHITECTURAL COMMITTEE: \_\_\_\_\_ DATE: \_\_\_\_\_

(     )     INSPECTION APPROVED

(     )     INSPECTION APPROVED with the following conditions:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(     )     DISAPPROVED, due to the following:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_