

**ARCHITECTURAL GUIDELINES AND STANDARDS
FOR THE
SERRANO PARK COMMUNITY ASSOCIATION**

Revised: May 2013

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**ARCHITECTURAL GUIDELINES AND STANDARDS
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1) PURPOSE

In order to maintain the architectural character of the Serrano Park residential community, it is necessary that modifications of structures, materials and colors be compatible with the original design. The Board of Directors, by setting standards and the Architectural Committee, by applying those standards and approving additions or alterations, desire to assure a continuity of design which will help preserve or improve the appearance and enhance the overall value of every property.

In accordance with this desire, the Serrano Park Community Association Bylaws and the Declaration of Covenants, Conditions and Restrictions (CC&R's), state that all improvements to the exterior of any residence (structures and landscaping) require the approval of the Serrano Park Community Association Architectural Committee prior to construction (Ref. CC&R Article VII, Section 1). In addition, a permit may be required from other governmental agencies (e.g., City Building Department). The procedures, architectural guidelines and standards associated with obtaining approval are provided in the following paragraphs.

Failure to obtain the necessary approvals prior to construction constitutes a violation of the Declaration of Covenants, Conditions and Restrictions and may require modification or removal of unauthorized work at the expense of the homeowner and/or fine as stipulated in Attachment 1.

2) DEFINITIONS

“Architectural Committee” shall mean the Architectural Committee appointed by the Board of Directors of the Serrano Park Community Association for the purpose of approving residential improvement applications and enforcing the established architectural guidelines and standards.

“City Building Department” shall mean the City of Lake Forest, California, 25550 Commercentre Drive Suite 100, Lake Forest, CA 92630. Telephone: (949) 461-3400.

“Architectural Design” shall mean the proportions, finish, shape, height, color scheme, style, theme, and appropriateness of any structure or building as well as the type of walls, roof and architectural features thereon.

“Improvement” shall mean any alteration or addition to the exterior of any structure or surrounding landscape on the property of a homeowner. Such improvements include but are not limited to the addition or alteration of trees, shrubs, flowers, lawns, fences, walls, planters, storage sheds, carports, driveways, garages, patios, decks, spas, pools, room additions, solar panels, air conditioners, antennae, flagpoles, windows, awnings, screen doors, mailboxes and basketball backboards.

3) PROCEDURES AND REQUIREMENTS

A. HOME IMPROVEMENT APPLICATION

1) Submittals

- a) All requests for architectural approval must be made on the standard Serrano Park Community Association Architectural Committee Home Improvement Application.
- b) Two (2) complete sets of plans are required for submittal.
- c) All applications are to be submitted to the Serrano Park Community Association property management office shown on the top of the Improvement Application form to the attention of the Architectural Committee.

NOTE: Approval of an improvement application by the Serrano Park Community Association Architectural Committee does not waive the necessity of obtaining any necessary City permits. Similarly, obtaining a permit does not waive or constitute approval by the Serrano Park Community Association Architectural Committee

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2) Construction Drawings

Plans must be prepared in accordance with the applicable building codes and include:

- a) a plot plan, showing the location of the improvement and all structures and showing grade elevations and drainage,
- b) building materials applicable to the improvement,
- c) exterior elevations, surfaces and sections, structural design and construction details,
- d) general exterior color schemes and any other drawings as may be necessary to adequately present the proposed improvements.
- e)

These plans must be drawn to a commonly acceptable scale and be prepared with clarity and completeness. It is recommended that work involving major additions or work requiring variances be submitted at the preliminary drawing stage for review by both the Serrano Park Community Association Architectural Committee and the City Building Department. Final drawings should not be prepared until plans have been reviewed and preliminarily approved by both organizations. (Ref. CC&R Article VII, Section 1)

3) Neighbor Consent

The neighbor's approval is not a condition to your plans being approved by the Architectural Committee unless the request is for a fence to be placed directly over a property line and shared by the adjacent property owner. In addition, any new window(s) or the alteration of the size of any window(s) facing an adjacent property owner requires neighbor's approval.

4) Right of Entry Permission and Bond

If construction work requires the use of common area property for purposes of transporting labor and materials, or for the temporary storage of materials for the work, the applicant shall obtain written permission from the Serrano Park Community Association for "Right of Entry" during the course of construction. A copy of this letter granting permission shall be filed with the Serrano Park Community Association Architectural Committee prior to commencement of construction. A security deposit or bond as deemed necessary by the Serrano Park Community Association Architectural Committee may be required from the contractor. Deposits will be refunded after satisfactory completion of work.

5) Application Approval

Approval of Home Improvement Applications will be based, among other things, on:

- a) adequacy of site dimensions
- b) adequacy of structural design and materials specified
- c) conformity and harmony of external design with neighboring property, improvements and landscaping
- d) finished grade of property being improved relative to the grade of neighboring property,
- e) preservation of view and aesthetic beauty
- f) conformity with applicable rules, regulations, the CC&R's and City requirements and regulations.

NOTE: Applications that are Conditionally Approved are not considered approved unless all specified conditions are satisfied. Construction initiated before obtaining the necessary permits (specified as conditions) will be considered as a CC&R violation (just like construction without Architectural Committee approval).

One (1) set of plans along with a permit will be returned to the applicant and one (1) set will be retained in the applicant's homeowner file for future reference at the Serrano Park Community Association office. In addition, an Association Construction Permit will be returned to the applicant to post during construction.

6) Deposit

The Association will require a \$200 security deposit on all improvements over a four-hundred dollar value. The security deposit will be refunded after the homeowner submits the Notice of Completion and the work is verified to be in compliance with the approved plans.

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7) Appeals

In the event plans and specifications submitted to the Serrano Park Association Architectural Committee are disapproved, the party or parties making such submission may appeal in writing to the Serrano Park Association Board of Directors. The written request must be received by the Board no later than thirty (30) days following the final decision of the Serrano Park Association Architectural Committee.

B. CITY REQUIREMENTS

1) Setback Requirements for Single Family Detached Homes

In general, the minimum setback requirement from the property line/property rights limits to posts is three (3) feet. Minimum setback requirements from property line/property rights limits to patio overhang are two (2) feet. For detailed setback requirements, contact the City Building Department.

NOTE: Nothing contained in this setback requirement shall supersede any requirements of the Master Declaration for the Serrano Park or any supplementary Declarations which may pertain to the tract in question, nor shall these requirements apply to any original improvements installed by a developer prior to the conveyance of the lot or unit to a public purchaser.

2) City Construction Permit

Construction permits are required in Orange County and Lake Forest for all major residential improvements (both interior and exterior) primarily where structural and /or electrical integrity and safety are concerned. Home Improvement Applications that involve construction requiring permits should be approved by the City Building Department before submittal to the Architectural Committee. The following list provides some examples** of the kind of improvements, which do and don't require City approval and inspection:

| NO PERMIT REQUIRED | | PERMIT REQUIRED |
|--------------------------------------|--|-----------------------------------|
| Lawn, shrubs, trees | | Patio Covers and Post Footings |
| Sprinkler Systems | | Room Additions or Alterations |
| Malibu Lights | | Dwelling Structural Alteration |
| Concrete slabs for patios or storage | | Change in window or door openings |
| Masonry walkways | | Driveways |
| Masonry walls for planters | | Permanent (in ground) pool |
| Fences (all types under 6 feet) | | Permanent (in ground) Spa/Jacuzzi |
| Portable spas | | Electrical Wiring |

** The above list is presented as a guideline only. The Serrano Park Association accepts no liability for the accuracy of this list. Applicants are responsible for checking with the City before submitting plans to the Architectural Committee.

C. Construction

1) Time period

Under normal conditions, the requested improvements shall be completed within ninety (90) days from the date of approval. However, if the scope of the improvement warrants more time, such as a major remodel or renovation, or if there are construction delays due to weather, contractor schedule conflicts, etc., the Architectural Committee may extend the construction period as necessary upon written request by the homeowner. If the beginning of construction must be deferred for a period of more than six (6) months, a new home Improvement Application must be submitted at that time. Additionally, all approved construction must be completed within ninety (90) days from the date of approval by the Architectural Committee.

2) Architectural Committee Construction Permit

The Serrano Park Association Architectural Construction Permit shall be displayed in an obvious location throughout the construction period, in a location that can be seen from the street in front of the residence.

Failure to obtain the necessary approval from the Serrano Park Community Association Architectural Committee constitutes a violation of the Declaration of Covenants, Conditions and Restrictions and may require modification

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or removal of the construction at the expense of the homeowner. It will be enforced initially with a “stop work order” until the necessary construction plans have been approved by the Architectural Committee. Failure to comply with the stop work order may result in a court injunction and fines in accordance with Attachment 1, herein, until the required plans are submitted and approved. Where appropriate, the City Building Department will be contacted to assist with the enforcement of this policy.

3) Architectural Committee Inspection

Upon completion of the construction indicated in the “approved” copy of the applicant’s drawings and specifications, the applicant shall notify the Serrano Park Community Association Architectural Committee that the construction has been completed and is ready for final inspection. The Notice of Completion form along with photographs of the completed Improvements must be delivered to the Serrano Park Architectural Committee for its use in determining if the Improvements were constructed according to the approved plans and specifications; and for refunding any deposit required by the Association. A representative of the Architectural Committee and/or Management may also inspect the Improvement. (Ref. CC&R Article VII, Section 10)

4) ARCHITECTURAL GUIDELINES & STANDARDS

A. PROPERTY LINE WALLS AND FENCES

1) Materials

Any property improvement which involves changing the original grape stake or slump stone fencing installed by the developer (S&S) requires Architectural Committee approval. The following lists provide examples of acceptable and unacceptable materials for the construction of property line walls and fences:

| UNACCEPTABLE MATERIAL | | ACCEPTABLE MATERIAL |
|---|--|-----------------------|
| Sheet Metal | | Masonry Block |
| Chicken wire or wire mesh | | Brick |
| Metal or Plastic Chain Link | | Wood |
| Plastic webbing reed or straw-like materials | | Wrought Iron |
| Corrugated or flat plastic or fiberglass sheets or panels | | Stucco finished walls |
| Rope or other fibrous strand elements | | Vinyl or Aluminum |
| Glass Block | | |

Note: The above lists are not all inclusive. Materials not mentioned above will also be considered by the Architectural Committee.

2) Location and Height

Fences constructed on property lines require the written consent of the appropriate neighbor. A fence constructed inside property lines does not require neighbor consent. Fences above three (3) feet in height shall not be constructed beyond the most forward portion of the dwelling. Walls three (3) feet or less in height for planters, dividers, etc. may be placed in the front yard of the residence. No fence shall exceed six (6) feet above the highest adjacent grade level. All fencing must also conform to City standards for height and location. Further, no gate shall exceed six (6) feet in height.

3) Construction

All masonry fencing must conform to City standards for appropriate size footings; rebar reinforcement, wall thickness, etc. Some retaining walls require City Building Department approval.

4) Other

No adjacent wall, structure, object or device of any kind shall be attached to a structural wall or fence without the prior written consent of the Owner of that wall. Construction involving such attachments requires the written consent of the appropriate owners to be submitted with the Home Improvement Application.

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The owner of a wall or fence located inside their property lines has the right, at a reasonable time, in a reasonable manner, and upon reasonable notice, to enter the adjoining property for the purpose of maintaining, repairing or restoring that wall or fence. Maintenance of each side of a jointly owned wall or fence is the responsibility of the respective owners (Ref. CC&R Article VII, Section 10).

B. LANDSCAPING & OTHER RELATED IMPROVEMENTS

The front yard and visible side yards of homes must be landscaped. A visible side yard is defined as any area visible from the street or path that is not behind any entry wall or solid fence. In the case of a corner lot or equivalent, front yards will include any portion of the yard visible from the street which could include the side yard. The landscaping installed must be in general present an attractive appearance for the property and include a reasonable combination of lawn and/or ground cover, shrubs and trees depending on the property, although no specific percentages of the above landscaping materials are required.

All landscape improvements require Architectural Committee approval prior to installation. Landscape plans (drawings) must indicate the location and elevation of all patios, walkways, planters, fences, trees, shrubs, hedges, lawns, etc. as applicable. A drainage plan must be included showing the surface run off flow and in some instances, finished grade elevation drawings to show drainage. In some instances, a general type of plant can be specified, such as lawn, ground cover, bedding flowers, etc.

The following guidelines should be considered when preparing a landscape design:

1. The original course of surface water flow shall not be modified in any manner which prevents the drainage of surface water to the street. If a proposed landscape design includes walkways or walls which interfere with the original drainage pattern established by the developer (S&S), a drainage system that carries surface run-off water to the street will be required. This drainage system should not cause silt or debris to accumulate on the sidewalks and preferably should be integrated with the curb drains. Under no circumstances will water be allowed to drain or flow on to adjacent lots or common areas except as provided by the developer (S&S).
2. No landscaping, grading or excavation is permitted on a terrace which may damage or interfere with established slope ratios, create erosion or cause earth slide problems. Landscaping that requires cutting into these slopes is discouraged but may be approved if retaining walls (which must be approved by the City Building Department) are used.
3. All planters constructed next to the foundation of the house should be sealed and properly drained to prevent moisture damage to walls and floors and unnecessary foundation settling which can cause floor and wall cracking.
4. All concrete slabs shall be sloped away from the house and be at least 3 1/2" thick (4" concrete is standard for patios and walkways).
5. In general, no tree shall be planted in a back or side yard closer than three (3) feet from a masonry wall or fence used to separate adjacent properties. Growth pattern and mature size of trees shall be taken into account to prevent damage to adjacent structures.
6. Planting of shrubs or trees in an area that will block the line of sight viewing sufficiently to inhibit safe entry or exit from a street corner, driveway or sidewalk is prohibited. No part of a shrub or tree shall be permitted to encroach on a public sidewalk.
7. Shrubs or trees with thorns planted near the sidewalk may be considered a hazard (e.g., roses, natal plum, and cactus).
8. Synthetic Turf - Synthetic grass is allowed but must adhere to the following:
 - a. Any replacement of grass with synthetic turf requires Architectural Committee approval.
 - b. In front yards the synthetic turf must abut the sidewalk, driveway and neighbor's yard. Borders are not permitted except when synthetic turf is used adjacent to the front of the house.
 - c. When synthetic turf is used in the front or side yards, all of the areas must use the same type of synthetic turf; homeowners are not permitted to use different types or heights. This does not apply to the private back yard.
 - d. Preparation for synthetic turf must include 2 inches of rock base compacted to allow for drainage.
 - e. Synthetic turf height for the front yard cannot exceed 1.5 inches.
 - f. There are several manufacturers of high quality synthetic turf. As of January 2010, three of these are Turf-Tec, California Ultimate Turf (3000 series) and Syn Lawn.

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9. Parkway
 - a. The parkway must consist of landscape and/or a combination of landscape and hardscape. If any portion of the parkway is hardscaped (i.e., concrete, pavers, etc.) it cannot exceed 30% of the parkway as measured from lot line to lot line, excluding the driveway. Loose stone is prohibited.
 - b. Any trees planted in the parkways may only be single trunk (standard) trees. Multi-trunk trees are prohibited. The preferred tree is a Crape Myrtle.
 - c. Parkway must be maintained properly by each owner and kept free of weeds. All plants must be trimmed back regularly to not interfere with pedestrian traffic along the sidewalks and vehicle traffic along the streets.

C. ROOM ADDITIONS, PATIOS, BALCONIES, FASCIAS and AWNINGS

All improvements of this type require Architectural Committee approval prior to construction. Drawings submitted for approval must include (a) a plot plan, showing the location of the improvement(s), (b) elevation drawings, showing appropriate surfaces and sections, structural design and details (including color schemes), and (c) a description of all building materials.

The following guidelines and standards should be considered when preparing the architectural application for such improvements:

1) Patio Structures, Arbors, Trellises, Gazebos and Atriums

- a. Structures in this section shall conform to the original architectural character of the dwelling.
- b. Patio, arbor, trellis, atrium and gazebo structural members shall be of wood or masonry construction.
- c. Acceptable roofing materials include fire resistant wood shingles, fire resistant wood shake, open wood lattice, cement tile or mission tile. Unacceptable roofing materials include corrugated plastic or fiberglass, plastic webbing, split bamboo, reed or straw-like materials, cloth or canvas, metal or composition materials.
- d. Structures under this section will be stained or painted to match the color and trim of existing home. Other colors are subject to approval by the Architectural Committee. If Grade 1 natural redwood is used, it can remain in its natural state.
- e. Enclosed patios will be considered on an individual basis as room additions and are subject to City Building Department approval.

2) Awnings, Exterior Shutters and Sunshades

- a. Awnings, exterior shutters and sun shades, where visible from the street or a common area walkway are discouraged. The Architectural Committee will consider such additions on an individual basis with respect to their consistency with the architectural character of the existing structure and the immediate neighborhood.
- b. No plastic, fiberglass or metal awnings are permitted.

3) Room Additions, Balconies and Fascias

- a. Structural or material additions or alterations of the exterior of any home shall conform to materials (such as window casings and roof covering), roof design, character and detailing as established on existing dwelling.
- b. When, in the opinion of the Architectural Committee, there is excess adverse impact on the privacy of adjacent residents, the approval of an application for construction of a balcony will not be given.
- c. The exterior finish and texture of any room addition or new fascias must be in character with the existing exterior of the home.

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D. RECREATIONAL FACILITIES

All major recreational type improvements such as those listed below require Architectural Committee approval prior to installation.

1) Swimming Pools, Spas, Jacuzzis and Saunas

- a. All swimming pools, spas (excluding portable spas), etc. require City construction permits before installation. The installation of the structure and all mechanical and electrical equipment and plumbing will require inspection and approval by the City.
- b. Drawings submitted to the Architectural Committee must indicate the location of any associated equipment and, if exposed to view, the method of screening. If the equipment is located sufficiently close to a neighbor's window, such equipment may have to be enclosed to reduce pump motor noise.
- c. Drawings submitted to the Architectural Committee must also indicate the landscape design and/or modifications to existing design that will be associated with the installation. This includes types of materials for pool decking, changes in plants and/or locations, drainage changes, etc.
- d. Swimming pools, spas and Jacuzzis are not permitted in the front yard.

2) Basketball Backboards

- a. Basketball backboards are permitted, but their design and placement must be approved by the Architectural Committee.
- b. The basketball backboard and hoop must be painted or stained to match the house colors. The condition of painted surfaces must not be allowed to deteriorate, showing peeling paint or rust.
- c. Nets must be maintained and not allowed to become torn and ragged.
- d. Portable basketball backboards must be stored completely on the driveway when not in use. They may not be stored on the sidewalks, parkways or in the streets.

3) Paddle Tennis and Volleyball Courts

- a. Courts of this nature are discouraged. However, the Architectural Committee will consider them on an individual basis if the following conditions are satisfied.
 1. An interior yard fence if required does not exceed six (6) feet in height
 2. No night play is allowed and no lights are installed.

E. UTILITY BUILDINGS, DOG HOUSES, PLAYHOUSES

1. Subject to paragraph 2, any shed, tent or temporary construction building, utility building, doghouse or playhouse/play equipment to be located on a homeowner's property will be subject to approval by the Architectural Committee.
2. No utility building, doghouse or playhouse/play equipment shall be visible over the top of the property line walls from any street, neighboring yard, common area walkway or green belt.
3. Metal storage sheds are acceptable if they are painted to match the adjacent house colors and are not visible from the front of the house.

F. AIR CONDITIONERS, ATTIC VENTS AND WATER SOFTENERS

1. Mounting an air conditioning unit on the roof, in any wall or in any window of any building is prohibited.
2. No air conditioning unit shall be visible from the street or from any adjacent backyard.
3. Attic vent mechanisms of low profile will be considered by the Architectural Committee on an individual basis. Cyclone attic vents are not permitted.
4. Water softeners are not permitted to be located in any location visible from the street, a common area or adjacent lot at ground level. No Architectural Committee approval is required otherwise.

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G. SKYLIGHT and SOLAR ENERGY EQUIPMENT

1. Roof top solar energy equipment or skylights are permitted but require approval of design by the Architectural Committee. Approval will be based to a great extent on the homeowner's ability to design and accommodate the installation with the least amount of exposure to adjacent homes consistent, however, with the requirements of state law concerning efficient placement of the collector units. (Solar energy equipment includes all panels, collectors, piping, attachments, bracing, flashing, mechanical hardware, supporting structure and any other related elements.)
2. Guidelines for approval:
 - a) Maintain as low a profile as functionally practical and efficient.
 - b) Piping should go through the roof rather than on the face of the roof or dwelling when possible.
 - c) Long runs of piping should be condensed and concealed as much as possible.
 - d) Equipment or equipment enclosures should be painted or stained to match adjacent surface color.

H. SCREEN DOORS AND WINDOW TINTING

1. Screen doors may be allowed on the front entry, but must adhere to the following:
 - a) Security doors and wrought iron doors are prohibited on the front entry doors of the house.
 - b) Retractable screens which utilize a cartridge device to hide the screen are permissible.
 - c) One piece screen door manufactured of vinyl, wood or steel. These must be a minimum of 7/8" thick and one piece construction.
2. Reflective materials which create a mirror effect on the outside require approval by the Architectural Committee. No window shall be covered with aluminum foil (Ref CC&R Article VIII, Section 15).

I. EXTERIOR PAINTING

Exterior painting on any dwelling or structure must be approved by the Architectural Committee. The colors used **MUST** be in accordance with the current approved color palette.

1. In addition to the specific color requested, approval of a color is also dependent on the style of the home (Tudor, Spanish, New England, etc.) and the colors existing on neighboring homes. Minor maintenance/repair does not require approval by the architectural committee.
2. Gutters, downspouts or scuppers shall be primed and painted to match adjacent surface color.
3. Upon approval, painting must be completed in its entirety within ninety (90) days or the request must be resubmitted for approval.
4. The Architectural Committee does not have the authority to make any exceptions to the published approved colors and trim color cannot be exchanged with the basic house color.
5. It will be the responsibility of the Architectural Committee to inspect and submit approval within thirty (30) days after receiving the Notice of Completion form. Management will then inspect the home after the Architectural Committee has submitted the final approval. A comprehensive tracking system has been set up to insure that the entire approval process is handled within the published time guidelines. Any infractions will be brought to the attention of the Association Board for action at their regularly scheduled monthly meeting.

J. EXTERIOR ACCESSORIES

1) Antennae

Antennae that are used for video programming are allowed. Satellite dishes must be less than 1 meter in diameter (39.37 inches). FM, Ham radio and CB antennas are prohibited. (ref. CC&R Article VIII, Section 5).

2) Flagpoles

Flagpoles require approval by the Architectural Committee. No flagpole will be approved which exceeds the roof leak height on the residence.

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3) Weathervanes

Weathervanes require approval by the Architectural Committee.

4) Mailboxes

Alterations in the style or design of mailboxes are permitted if approved by the Architectural Committee. The new mailbox must also meet US Postal Service height requirements and be placed at curbside near the driveway entrance.

5) Posted Signs

- a) Request to post signs will be considered on an individual basis. No sign can be placed on a residence without the approval of the Architectural Committee (ref CC&R Article VII, Section 1).
- b) "For Sale" signs are the only signs permitted on a residence. The size cannot exceed four (4) square feet (ref. CC&R Article VIII, Section 11).

6) Exterior Holiday Decorations and Lighting

Holiday decorations and lighting should be removed no later than the second weekend following the holiday.

K. Driveways

The architectural design of the S&S homes in Serrano Park includes 2 and 3 car garages. Widening the driveway to accommodate parking of additional vehicles, equipment, etc. is not allowed. It is permissible however to extend the sidewalk from the front gate to (the side of the driveway opposite the front door) the main sidewalk. (Maximum width of four (4) feet) and abut the driveway. Landscaping must be present on both sides of the driveway.

L. Miscellaneous:

1. Except on trash day, all trash containers shall be kept in either the garage or the side or backyard, provided they are not visible from the street or sidewalks. Trash containers must be returned to their proper location within 24 hours following trash pick-up.
2. No inoperable unregistered vehicles, or vehicles not being used shall be stored anywhere on the property except within the resident's garage.
3. Driveways shall be kept clean of oil, grease and rust.

M. Other:

Other exterior improvements and modifications not specifically described in these Architectural Guidelines & Standards shall nevertheless be subject to review and approval by the Architectural Committee.

5) ENFORCEMENT OF ARCHITECTURAL GUIDELINES & STANDARDS

In the event a homeowner fails to abide by the aforementioned Architectural Guidelines and Standards, the Association property manager or his designee shall notify the member of the fine(s) and follow the procedures specified in the Association By-Laws and CC&Rs.

If such fines are affirmed by the Board of Directors, and remain unpaid for more than 90 days, legal action will be taken by the Serrano Park Community Association Legal Counsel against the homeowner of the lot to recover the unpaid fines.

For a description of applicable fines, please see:

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**SERRANO PARK COMMUNITY ASSOCIATION
VIOLATION & FINE POLICY**

Available from www.SerranoPark.net