

DESIGN GUIDELINES

CASTELLINA NEIGHBORHOOD CORPORATION

**Questions Regarding the Content of These Guidelines
Should be Directed to:**

**KEYSTONE PACIFIC PROPERTY MANAGEMENT, INC.
16845 Von Karman, Ste. 200
Irvine, CA 92606
(949) 838-3239**

ADOPTED: 1/11/05

TABLE OF CONTENTS

Welcome	2
Purpose & Policies	2
Committee Role	2
Failure to Receive Approval	3
Deviation from Approved Plans	3
Submission of your Architectural Application	3
When Should I Submit	3
What Should I Submit	3
Neighbor Awareness	4
Review Fee & Deposit	4
What Should My Plan Include	4
Appeal	6
Submittal to the County	6
How Soon Must I Install My Landscaping	6
Notice of Completion	7
Compliance With Water Quality Management Plan	7
General Guidelines	7
Hours of Operation	7
Streets/Courtyards/Alleyways/Walkways	8
Advertising/Contractors Signs	8
Structural Alterations	8
Window Coverings/Tinting	8
Lighting	8
Trees/Potted Plants (Rear Yard Tree Exhibit E)	8
Address Numbers	9
Satellite Dish/Antennae	9
Rooftop Installations	10
Unsightly Articles	10
Decorative Flags	10
Sports Apparatus	10
Exterior Fires	10
No Temporary Structures	10
Drainage	10
Trellis/Patio Covers	11
Common Property	11
Home Finishing & Alterations	11
Spa Accessory Equipment	12
Gas Fire Heaters	12
Outdoor Furniture	12
Water Supply/Water Softener Systems	12
Screen Doors	12
Community Walls	12
Maintenance of Landscaping	12
Air Conditioner Maintenance	12
No-Liability of Approval	12
LARMAC Submittal Requirements (Exhibit F)	13

Dear Homeowner:

Welcome to your new home in CASTELLINA NEIGHBORHOOD CORPORATION! These Design Guidelines (“Standards”) are established in accordance with Article V of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements (CC&R’s) for Castellina Neighborhood Corporation. These Standards are designed with the goal of maintaining the aesthetic beauty of the community and set forth required procedures for the review and approval of all Owner installed landscaping within Exclusive Use Areas (as defined in Article 1.1.18 of the CC&R’s). Please note that **exterior alterations, additions or changes to the exterior of the Condominium building are not allowed.** Homeowners may make landscaping alterations, additions or changes to their Exclusive Use Area only after the plans and specifications showing the nature, kind, shape, height, width, color, materials, specification brochures and location of the same shall have been submitted to the Design Review Committee (DRC) and approved in writing by the DRC.

Please review these Standards prior to contemplating any landscaping installation, alteration, additions or changes; and prior to completing your application form to ensure your submittal is complete. If at any time you have any questions regarding the review process, please contact your management representative at (949) 833-2600.

PURPOSE AND POLICIES

The DRC may approve plans and specifications submitted for its approval only if it deems that the proposed landscaping installation, alterations, additions or changes contemplated in the locations indicated will not be detrimental to the appearance of the surrounding area of the Community as a whole, will not unreasonably restrict or impair an Owner's use of his property, as determined solely by the DRC, or will not unreasonably interfere with an Owner's privacy, as determined solely by the DRC, that the appearance of any structure affected will be in harmony with the surrounding structures, that the construction will not detract from the beauty, wholesomeness or attractiveness of the community or the enjoyment by the Members, and that the upkeep and maintenance will not become a burden on the Association.

Any change not specifically addressed or outlined in these Standards will become a matter of reasonable discretion on the part of the DRC and must receive Board approval. In the event of a conflict between this document and the CC&R's, the CC&R's shall control.

In the event an Owner does not comply with the provisions outlined in this document or the CC&R’s, the Violation Policy will be enforced.

COMMITTEE ROLE

Scope: All proposed landscaping installation, alterations, additions or changes must be submitted to the DRC for approval **prior** to any installation or commencement of construction.

The above mentioned installation, alterations, additions or changes may include, but are not limited

to, walls, arbors, decks, gazebos, fences, fountains, spas, landscaping, hardscape, patios, balconies, pottery, gates, light fixtures, fire-pits, barbeques, umbrellas, etc.

Failure: Any work commenced without or before written approval is subject to removal at the cost of the homeowner if subsequently deemed unacceptable by the DRC.

Deviation: If any landscaping installation, alterations, additions or changes have been constructed or installed in a manner which deviates from the approved plans, the DRC may make recommendations for changes. Your installation will be subject to an audit by the DRC or its appointee. Any deviations from the approved plans deemed unacceptable will be subject to removal at the homeowner's expense.

SUBMISSION OF YOUR APPLICATION: Please mail your application submittal package to the Design Review Committee as follows:

CASTELLINA NEIGHBORHOOD CORPORATION
c/o Keystone Pacific Property Management, Inc.
16845 Von Karman, Suite 200
Irvine, CA 92606
(949) 838-3239

When Should I Submit My Application?

The CC&R's require that Owners must submit plans to obtain DRC approval AND install landscaping in Exclusive Use Areas within 180 days (six months) of the close of escrow. The DRC will review and respond to all written requests within forty-five (45) days of their receipt. We therefore recommend that plans be submitted with a complete application at least ninety (90) days prior to the scheduled commencement of construction to allow the DRC ample time to complete their review and to allow time for you to also submit to LARMAC's (Master Association) Aesthetic Review Committee. The proposed alterations, additions or changes are deemed to be approved should the DRC fail to transmit a decision in writing within forty-five (45) days. **Only complete submittals will be considered.** Owners shall not submit plans to the County until after obtaining DRC approval and LARMAC approval. Upon obtaining the written approval from the DRC and LARMAC, the Owner shall thereafter submit plans and specifications to the County if the proposed landscaping installation, alterations, additions or changes require the issuance of a building permit or other County approval. Castellina Neighborhood Corporation will not be responsible for actions taken by government agencies and is not responsible for tracking approval by LARMAC or permits.

What Should I Submit?

1. Castellina Neighborhood Corporation Property Improvement Form (Exhibit A).
2. Plan & Specifications (3 sets). One copy will be returned to the Owner and two sets will be retained by the Association.
3. Neighbor Awareness (Exhibit B) (1 copy – See Neighbor Awareness section for further details below).
4. Photographs, brochures and/or material samples (1 set) where applicable (items provided will **not** be returned to the Owner).

5. One check payable to Castellina Neighborhood Corporation in the amount of \$400.00. (\$100.00 review fee and \$300.00 deposit)

Neighbor Awareness:

- a. Neighbor awareness forms are considered a courtesy notification of proposed landscaping installation, alterations, additions or changes to directly impacted neighbors. Each owner is required to obtain signatures from each neighbor that could be directly impacted from the proposed landscaping installation, alterations, additions or changes. For example, if the plan proposes a patio cover, the owner would be required to obtain the left and right neighbor signatures. Signatures are required from the left and right neighbors as well as the neighbor directly across the street. If applicable, if your home is located in such a manner to have more than one contiguous neighbor in the rear or across the paseo from your home, you will need to have all signatures included. **Neighbors do not have the ability to approve or disapprove your plans. Their signature represents that they had an opportunity to review the plans and provide comments.** Even if your neighbor does not approve of the plans, it does not mean that your plans will be denied.
- b. If the home next to you is vacant, you will need to note this on the neighbor awareness form. If you turn in your application and neighbor awareness form with missing information, it will be returned as incomplete.
- c. If any neighbor refuses to sign the neighbor awareness form, or is never home to sign it, you must then send a letter to your neighbor summarizing the landscaping installation, alterations, additions or changes proposed. The letter shall be sent by regular first class mail. A copy of the letter must be sent along with your application to show that you attempted to obtain the signatures of your neighbor(s).
- d. Material changes to plans, as previously approved by the DRC, must have the Neighbor Awareness form resigned prior to submitting to the DRC.

Review Fee & Deposit:

In Accordance with the CC&R's Article V, a check from the homeowner payable to Castellina Neighborhood Corporation will be required with each submittal. Fees are estimated at \$100.00 per submission and are subject to increase at any time. If plans are resubmitted without the requested changes, there will be an additional fee of \$100.00 per incident. **Please note that the \$100.00 review fee pays for the services of a professional Landscape Consultant to Act on behalf of Castellina Neighborhood Corporation's Design Review Committee. Additionally, the \$300.00 refundable deposit collected at time of submittal may be used towards repair of the Common Property, should it be damaged during your construction, towards fines assessed by the Association for violation of the CC&R's and/or Design Guidelines, and towards unpaid assessments and/or towards fines assessed by any government agency for water run-off or other violations. Homeowners shall be responsible for charges beyond the \$300.00 deposit. Please see "Notice of Completion" below for information on the return of your \$300.00 refundable deposit.**

What Should My Plan Include:

Plans may be drawn on an 8-1/2 x 11 sheet of paper, or a formal plan may be submitted. The plans should detail all proposed landscaping installation, alterations, additions or changes. Three (3) sets of plans are required for submittal.

1. **Plot Plan.** Must be drawn to scale (1/8"=1'0").
2. **Landscape Plan.** Include location, type, size and quantity of all plants proposed. Please refer to a sample plan (Exhibit D). **NOTE: Nothing may be attached or connected to the rear yard walls, concrete cannot be poured against the walls, nor can anything, especially dirt, retain against the walls.**
3. **Drainage Plan.** Show all existing and proposed drain inlets, drain lines and outlets. NOTE: CERTAIN UNITS IN THE COMMUNITY HAVE AREA DRAINS LOCATED ON THEM. OWNERS OF THESE UNITS ARE PROHIBITED FROM INSTALLING ANY HARDSCAPE OVER THE AREA DRAINS AND ANY LANDSCAPE THAT REQUIRES DIGGING INTO THE SURFACE OF THE LAND WHERE THE AREA DRAIN IS LOCATED MORE THAN TWO (2) FEET.
4. **Improvement Plan.** Show the nature, shape, dimensions, materials, color, finish and location of proposed landscaping installation, alterations, additions or changes. NOTE: CERTAIN UNITS IN THE COMMUNITY ARE SUBJECT TO A SETBACK AREA. NO STRUCTURES MAY BE CONSTRUCTED ON, WITHIN OR ABOVE THE SETBACK AREA.
5. **Hardscape Plan.** Show existing versus new paving, walls, fences, pools, patio covers, etc.
6. **Outdoor Lighting Plan.** All outdoor lighting must be approved. Provide details on proposed fixtures (cut-sheets), voltage information and location. Lighting may not be affixed to the building.

Details to be noted on plans are as follows:

- (a) Location of residence; include all relevant dimensions.
- (b) Complete dimensions of the proposed landscaping installation, alterations, additions or changes; including the height of any patio covers. Show all dimensions on work to be considered, distances between existing and proposed work and distance from existing structures.
- (c) Detailed description of materials to be used shall be provided. For example, indicate whether brick to be used is full size, pavers, false brick, etc. Block work should be described by size and type. For example 6x8x16 plain block, split face stone, etc. Indicate whether or not block work is to have stucco applied or not. Whenever possible use brand names, supplier sources and or trade names. For example; Orco Block "La Paz" split face stone 6x8x16.
- (d) Drawing showing applicable elevations (side view), footings, etc.
- (e) Colors of all proposed materials to be used.
- (f) Plotted location of sprinklers, drains, trees, shrubs, fencing, patios, patio covers,

walls, barbecues, fountains, spas, and association equipment, and any other structures.

- (g) Types and sizes of plants to be used, as well as, height at maturity.
- (h) All water details (fountains, waterfalls and ponds), **must** be accompanied by hard drainage system plan.
- (i) Any applicable statue details (photos, cut-sheets, dimensions, color, material, etc).
- (j) The street address, Unit number, owner's name, a daytime and evening phone number.

Other Information:

1. If proposed landscaping installation, alterations, additions or changes require access over Common Property for the purpose of transporting labor or materials, written permission for such access shall be required from the Association. If permission is granted, an additional refundable deposit of \$250 is required before work begins. The deposit will be refunded after a visual inspection of the area confirms the area is in its original condition.
2. No Owner shall alter or otherwise change any Common Property hardscape or landscape owned and maintained by the Association.
3. Color samples of all paint or stain proposed for alterations, additions or changes are required to be submitted to the DRC when they deviate from the original color scheme assigned to the Condominium building.
4. Any other information may be deemed necessary by the DRC in reviewing the request.
5. The DRC may require additional fees for items which require extensive review.

Appeal:

In the event plans submitted to the DRC are disapproved during the time the Neighborhood Builder has the right to appoint and remove a majority of the Committee's members, the Committee's decisions shall be final and there is no appeal to the Board. After this time expires, the Owner may appeal a decision in writing to the Board within thirty (30) days of receiving final notice from the DRC. The Board of Directors will have forty-five (45) days following receipt of the request for appeal to render its written decision. The failure of the Board of Directors to render a decision within forty-five (45) days shall be deemed a decision in favor of the Owner.

Submittal To The County:

Upon obtaining the written approval from the DRC and LARMAC, the Owner shall thereafter submit plans and specifications to the County if the proposed landscaping installation, alterations, additions or changes require the issuance of a building permit or other County approval. Castellina Neighborhood Corporation will not be responsible for actions taken by government agencies and is not responsible for tracking permits.

How Soon Must I Install My Landscaping?

It shall be the responsibility of each Owner to install landscaping and irrigation within any Exclusive Use Area in a neat and attractive condition, all in Accordance with the landscape plan approved by the DRC within one hundred eighty (180) days following such Owner's escrow

closing for the Residence. Original builder installations for Model homes are exempt from review by the DRC.

Notice of Completion:

All landscaping installation, alterations, additions or changes on Owner’s plans, as approved by the DRC, must be completed within one hundred eighty (180) days of your escrow closing date. Within thirty (30) days following the completion of the landscaping installation, alterations, additions or changes as indicated on the “Approved” copy of the plans and specifications, the Owner shall send a completed "Notice of Completion" (NOC) form to the Association, care of Keystone Pacific Property Management, Inc., along with pictures of the landscaping installation, alterations, additions or changes.

Upon the DRC's receipt of the NOC form, the Committee shall have sixty (60) days to review the photos and/or make an appointment with the Owner and inspect those landscaping installation, alterations, additions or changes completed upon the Owner's Exclusive Use Area. The DRC shall notify the Owner in writing of failure to comply, specifying the particulars of noncompliance, if any.

The Owner shall remedy such noncompliance or remove the same within a period of not more than sixty (60) days from the date that notice of the DRC ruling is given to the Owner.

If the DRC fails to notify the Owner of any noncompliance with previously submitted and approved plans within thirty (30) days after receipt of the NOC form, the installation, alterations, additions or changes shall be deemed to be in accordance with the approved plans.

Upon written receipt of an approved Notice of Completion, your refundable deposit of up to \$300.00 will be returned after verification that there is no common area damage, fines or unpaid assessments recorded against the deposit. Deposits will be returned within 30 days of written approval.

Compliance With Water Quality Management Plan:

Owners and contractors are required to comply with the provisions of the Water Quality Management Plan (WQMP) for Ladera Ranch.

Additionally, silty or discolored runoff, or illegal discharge of any fluid or refuse made into the storm drain water system could result in additional assessments beyond your \$300.00 Landscaping Installation Deposit. A fine imposed by any governmental agency for illegal runoff into the storm drain water system, will be passed in full to the responsible property owner. **Please note that fines from any government agency may amount anywhere from \$1,000 to over \$100,000 and are given without notice.**

GENERAL GUIDELINES:

Hours of Operations: All operations shall be carried on between the hours of 7:00 a.m. and 5:00 p.m. on Monday through Friday and 9:00 a.m. and 4:00 p.m. on Saturdays. Work is not permitted on Sundays or Federal Holidays. In the event County ordinances are more restrictive, the County

ordinances shall prevail.

Streets/Courtyards/Alleyways/Walkways: No construction debris or materials such as sand or bricks may be permitted to remain on driving surfaces or walkways. All items of such nature must be stored on the owner's Exclusive Use Area. In the event that any materials are delivered and deposited on the streets or Common Property, the owner's will be held responsible for the costs involved in cleaning and/or restoring the Common Property, streets and walkways. Pursuant to the CC&R's, the Association reserves the right to clean the streets and/or walkways and bill the responsible owner for cost.

Advertising/Contractors Signs: No sign, poster, billboard, advertising device or other display of any kind shall be displayed so as to be visible from outside the Community. **Contractors performing work on the individual homes may not post their company's sign.** One sign of reasonable color and display qualities may be displayed in the window of home. Signs may not be placed on the Common Property. Security signs are permitted as outlined further below.

Structural Alterations: No structural alterations of any kind shall be allowed.

Window Coverings and Tinting: Curtains, drapes, shutters or blinds may be installed as window covers. No window shall be covered with aluminum foil, newspapers or similar material not designed for an intended use as a window cover. A homeowner may use plain white or other neutral colored sheets to temporarily cover windows for a period not to exceed one hundred eighty (180) days after the close of escrow pending the installation of drapes, curtains, shutters, or other appropriate interior window coverings.

All window coverings must be of a neutral color harmonious with and not conflict with the color scheme of the exterior wall surface of the Condominium.

Windows must have appropriate coverings within six (6) months of close of escrow. Glass tinting requests, subject to the caveat stated below, will be considered by the DRC. However, mirror and reflective finishes are prohibited.

WARNING: Be aware that tinting dual glazed windows may void the window manufacturer's warranty. Most failures of dual-glazed windows are due to "moisture" condensation that can be traced to the presence of tinted film on the inside or outside of the glass. The deflection caused by the tinted film creates heat build-up and consequent expansion within the airspace of the dual glazed windows, and destroys the butyl seal. Water vapor is thus admitted, and condenses between the planes. In addition, cracking of the window panes may occur. Owners should review their warranty information before considering installing window tinting.

Lighting: Exterior lighting must be low voltage (12v). Higher voltage lighting may be approved if it is not directed or if it is placed so that it does not create an annoyance to the neighbors as determined by the DRC. Holiday lighting is permitted 30 days prior to the holiday and must be removed within 15 days after the holiday.

Trees/Potted Plants: Trees and/or potted plants of any kind shall not be placed on Common

Property. Castellina requires the installation of two (2) 24” box trees in the rear yard. Please refer to the “Tree Exhibit E” for acceptable trees that may be utilized for this requirement.

Address Numbers: Address numbers shall be uniform. Address numbers other than those originally installed by the Developer, or those approved by the Postal Service and Board of Directors for the entire Association, will not be permitted.

Satellite Dish/Antennae – In Accordance with Article 2.7 of the CC&R’s, no Owner shall install, or cause to be installed, or maintain any satellite dish or similar electronic receiving or broadcasting devices having a diameter more than one (1) meter in the project.

Owners are required to obtain prior DRC approval for proposed satellite dish/antennae locations and manner of installation. This is in order to confirm appropriate locations so as to ensure that cable and bracket installations in approved locations are handled properly, particularly regarding the manner in which the exterior cables are introduced in the interior of the home for attachment to television sets. Such practice is intended to avoid damage to the Common Property and expense to the owners.

Satellite dish/antennae cannot be attached to **any exterior portion of the building, including, but not limited to, fascia, siding, stucco, walls, roof, balcony railing, etc.** Installation procedures may not result in penetration of the building exterior, which is Common Property and maintained by the Association. Owners installing satellite dish/antennae equipment on any Common Property location, and/or in a manner that damages the Common Property or other property, will be held responsible for the cost of removing the equipment and repairing said damage.

Owners who improperly install antennas on Common Property are subject to having their equipment removed and being billed for any and all repair costs. Owners must understand that no one, except Association personnel, is allowed on Association roofs so as to avoid possible damage and resulting leaks.

The location of the satellite dish/antennae should take into account their visibility from the streets and Common Property. Please attempt to install your dish/antennae in the least visible location possible.

If satellite dish/antennae is installed in an area that is visible to the Common Property or street, based on the location required for a signal, Castellina Neighborhood Corporation reserves the right to request additional camouflage to mitigate its obtrusiveness and visual impact.

Owners will be responsible for any and all injury to persons or property caused by the existence, location, installation or use of the equipment.

Any visible wiring/cables must be painted to match the adjacent surface.

If Owners cannot find a location within their Exclusive Use Area which is acceptable for reception for a dish/antennae, the Board of Directors has NO obligation to allow installation on Common Property. Such Owners will not be able to utilize satellite dish/antennae

equipment.

Rooftop Installations: Rooftop appliances or installations are not permitted. No projections of any type shall be placed above the roof of any residential dwelling, except one or more chimneys and vent stacks as originally installed by the Builder or approved by the DRC.

Unightly Articles: No unsightly articles (including, but not limited to, clothing or household fabrics, lumber, plant clippings or waste, metals or scrap) shall be permitted to remain on any Exclusive Use Area so as to be visible from any public street or from any part of the Common Property. Pin Wheels are not permitted in front patios. Stickers or decals, except for one security sticker, may not be placed in windows. Refuse, garbage and trash shall be kept at all times in covered, sanitary containers, except for reasonable periods before and after trash collection. Exclusive Use Areas shall be maintained in a weed free condition at all times.

Decorative Flags: Decorative flags are permitted to be displayed, however may not be attached on any building exterior and/or Common Property. Decorative flag installation devices, including brackets, cannot be attached to any exterior portion of the building, including, but not limited to, fascia, siding, stucco, walls, roof, etc. Homeowners may display decorative flags within Exclusive Use Areas, such as private patios or by strapping to a balcony railing. Installation procedures may not result in penetration of the building exterior, which is Common Property and maintained by the Association. Owners installing decorative flags and related installation devices on any Common Property location, and/or in a manner that damages the Common Property or other property, will be held responsible for the cost of removing the equipment and repairing said damage.

Sports Apparatus: Portable backboards and other sports apparatus are not permitted.

Exterior Fires: There shall be no exterior fires except barbeque fires contained within receptacles and fire pits in the enclosed patio designed in such a manner that they do not create a fire hazard, subject to DRC approval. Fire pits will require the review and approval of the Orange County Fire Authority.

No Temporary Structures: No outbuilding, tent, shack, shed, trailer, trash dumpster or other temporary structure exceeding the height of the wall or fence enclosing the Exclusive Use Area and visible from neighboring homes or Common Property is permitted, unless in connection with construction Activities, and subject to written approval by the DRC.

Proposed Accessory exterior structures will be stained or painted to match or be complimentary with colors used for the residential dwelling.

Drainage: There shall be no interference with the established drainage pattern over any part of the Common Property so as to affect any home inside or outside of the Community. For the purpose hereof, "established" drainage is defined as the drainage which exists at the time the overall grading of any part of the Community is completed by Declarant, which may include drainage from the Common Property over any area in the Community.

Each Owner shall maintain proper drainage over the Owner's respective home. Failure to maintain

proper drainage could cause major problems including undermining the foundation of the residential dwelling and/or neighboring residential dwellings. The Owner shall be fully liable and responsible for any and all drainage caused by such Owner's failure to maintain proper drainage. There shall be no cross-lot drainage after installation of landscaping.

Unless expressly approved by the DRC, approval of plans and specifications for a proposed Improvement does not include authorization to change the original drainage plan by the Builder and approved by the City.

Trellis/Patio Cover

Note: The design of all structures shall include construction plans with dimensions, elevation view and construction details/catalog cut sheets, and must be approved by the DRC **prior** to construction or installation. Trellises/patio covers with open roof shall not be constructed over decks or balconies.

Wood shade structures with "open" trellis type (normally flat) roof.

- a. No Owner shall construct or install a patio cover or similar structure without complying with all ordinances and regulations of the County. This restriction shall specifically include, without limitation, full compliance with all setback requirements of the County.
- b. May be a maximum of 12' in height.
- c. Must be of wood construction, iron, aluminum, vinyl or other DRC approved material. Color and detailing shall match existing structure color(s) and style.
- d. **Patio Covers, arbors and/or trellis structures must not be fastened to the Condominium building.**
- e. The patio cover must be painted to match the trim of the building, white or the color of the exterior stucco. Iron structures may be painted black or dark green.
- f. Trellis and beam construction shall be designed as to provide a minimum of fifty percent (50%) of the total trellis area to open space for the penetration of light and air to areas which it corners. The structure must be consistent and complement the existing Architectural features of the home.

Common Property: No Owner shall further landscape or otherwise improve any Common Property, owned and/or maintained by the Association. Each member shall be liable to the Association for any damage to the Common Property or to any of the facilities, equipment or landscaping installation, alterations, additions or changes thereon which may be sustained by reason of the negligence or willful misconduct of said Member or members of his family, relatives, guest or invitees, both minor and adult.

Home Finishing & Alterations: Each Owner shall have the right to: paint, repaint, tile, paper or otherwise refinish and decorate the inner surfaces of the walls, ceilings, floors, windows and doors within his home. **NO PERSON MAY INSTALL HARD SURFACE FLOORING ON THE SECOND FLOOR OF ANY RESIDENCE IN THE NEIGHBORHOOD, EXCEPT OWNERS MAY REPLACE HARD SURFACE FLOORING INSTALLED BY THE NEIGHBORHOOD BUILDER.** Castellina may require the Owner of a Unit in which hard surface flooring has been installed in violation of this section to remove such flooring at the Owner's sole expense.

Spa Accessory Equipment: All pool/spa Accessory equipment shall (a) be screened from the view of any adjoining home, Common Property and from the public view from any public or private street, with acceptable fence or wall material; (b) be located or sound attenuated per local codes; and (c) setbacks and all other pool/spa related items shall conform to all laws and regulations of applicable Public Agencies. Depending on the location of your proposed in-ground spa/pool, a geotechnical report may be required.

Gas Fire Heaters: Gas fire heaters shall be stackless or low profile in configuration.

Outdoor Furniture: Outdoor furniture visible from other homes or Common Property shall be complementary to the exterior color scheme of the residential dwellings. Visible furniture in a state of disrepair, (i.e. torn cushions, rusting frames, faded or torn umbrellas), is prohibited.

Water Supply or Water Softener Systems: No individual water supply or water softener system shall be permitted in any home unless such system is designed, located, constructed and equipped in Accordance with the requirements, standards, and recommendations of any applicable water district, the City in which the Community is located, and all other applicable Public Agencies. Any sewage disposal system shall be installed only after the approval by the DRC and any governmental health authority having jurisdiction.

Screen Doors: Retractable screen doors are pre-approved, requiring no submission to the DRC provided that the frame around the screen door matches the existing door frame. The retractable screen door is virtually invisible and cannot be seen from the street. When not in use, the screen retracts in its framing leaving your front door visible. Any other type of non-retractable screen door must be reviewed and approved by the DRC. Sample picture or literature must accompany any screen door submission for the DRC to review and approve.

Community Walls: Community walls shall not be modified, removed or reconstructed unless due to damage or the need for maintenance repairs. Such repairs and/or reconstruction must first be approved by the DRC. Repairs and construction to such damage must conform to the original design. Nothing can be attached or connected to the rear yard walls, concrete cannot be poured against the walls, nor can anything, especially dirt, retain against the walls.

Maintenance of Landscaping: All landscaping shall at all times be maintained in good condition.

Air Conditioner Maintenance: Replacement air conditioners may be installed subject to prior written approval from the DRC. Replacement air conditioners should be of similar quality of the original home. Location and noise factors are primary considerations of the DRC.

No Liability

Pursuant to Article V of the CC&R's, plans and specifications submitted by the property owners are not approved for engineering design, soils suitability, drainage or set backs and by the DRC approving such plans and specifications. Neither Declarant, the Association, the

DRC nor the members or designated representatives or agents thereof shall be liable in damages to anyone submitting plans or specifications to them for approval, or to any Owner of a home by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans and specifications, or for any defect in any structure constructed from such plans and specifications. Every person who submits plans or specifications to the DRC for approval agrees, by submission of such plans and specifications, and every Owner of any home agrees that he will not bring any Action or suit against Declarant, the Association, the DRC or any of the Members or designated representatives or agents thereof to recover any such damages.

NOTE: The Board may, from time to time, adopt and promulgate Rules and Regulations to supplement these Design Guidelines. Copies of these Design Guidelines, together with any Rules and Regulations adopted and promulgated by the Board, shall be on file at the office of the property management representative.

LARMAC SUBMITTAL REQUIREMENTS

Information is available at the Avendale Village Clubhouse. Or, you may call Susan Demri at (949) 218-0900, extension 106.

The LARMAC Aesthetic Standards are attached as Exhibit F.

End