

Echeveria species	NCN
Euphorbia ingens	Candelabra Tree
Euphorbia "Jerry's Choice"	Dwarf Euphorbia
Kalanchoe thyrsiflora	NCN
Opuntia Species	Opuntia
Portulacaria afra	Elephant's Food
Sedum Species	Stonecrop
Senecio mandraliscae	NCN
Yucca species	

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.
- 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&Rs and these Design Standards. 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 impact, access, sunlight and 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 Oaks Community Association is Keystone Pacific located at 7400 Circulo Sequoia, Carlsbad, CA 92009

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 restored 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 on the individual merits of the application.

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