

- 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.

- A. 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.

- B. 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.
- C. Each neighborhood has individual characteristics and the proposed alteration should be a complement to existing structures and improvements.
- D. 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 Oaks Community Association to the attention of the AC on the standard La Costa Oaks Community Association 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 \$250.00 made payable to La Costa Oaks Community Association. 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 resubmission. Secondary applications submitted after a final inspection is completed and approved will be reviewed by the Sub-Architectural Review Committee. The fee for secondary applications is \$75.00 per submission.

Depending upon the scope of improvements, the AC may require a security deposit or bond from the homeowner. The AC will refund unused deposits after completion of work and final acceptance. Payment will be refunded by US Mail within 30 days after the AC's final acceptance.

2. All AC submittal packages must include the items listed on the attached Application Procedures form 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 deviations from approved plans will result in a failure of the final inspection and a violation of the Community Design Standards and retention of bond proceeds.