

G. Association Maintenance Easements

There are certain Lots within La Costa Oaks 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 sheds 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 the 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 streets pursuant to the City's Planning Department, to the satisfaction of the City's Director of Planning and Building.

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 construed to limit the installation or use of video 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 8.12 of the CC&Rs.

D. Barbecues - Permanent

1. Permanent barbecues are to be located in the courtyard, rear or side yards only and 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 without prior approval by the AC. 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. Note: When the design of a home includes a courtyard area then portable hoops may be used and stored in these areas. A courtyard is defined by whether or not the portable hoop can be placed behind a wall, with the based being hidden from view of the street.
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 home. In addition, detached exterior fire places, chimneys and fire pits shall:

- a. Be limited in height to eleven (11) feet and meets all City of Carlsbad requirements
- b. Be located a minimum of ten (10) feet from any structure, unless associated with a structure
- c. Meet all requirements of the City of Carlsbad
- d. Not burn wood or propane
  - e. Be located a minimum of five (5) feet from the property line
  - f. No exposed metal flues or spark arrestors unless ornamental.

Attached exterior fireplaces (et. al) must meet the same design criteria by matching existing structure, except for tile or stone.

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 and meet the following conditions:

- a. The flag pole must meet all City of Carlsbad requirements.
- b. Flag must be flown in accordance with all federal requirements.
- c. If the flag is not lit in accordance with federal flag flying laws, the flag must be removed each evening.
- d. If the flag is lit, it must be lit in a manner to not disturb any neighbors.
- e. The pole cannot be taller than the shortest set-back. For example, a nine foot flag pole must be set back a minimum of nine feet from the property line. The purpose of this requirement is to ensure that the pole will not fall in a manner that can create a health & safety problem for a neighboring property.

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&Rs. All garage conversions required 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 characteristic 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" excludes seasonal lighting and 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 displays.

N. Seasonal Lighting and Decorations

Seasonal Holiday decorative lighting and other decorations 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, may create traffic congestion or become an annoyance to adjacent property owners, shall not be allowed.

O. Patios and Decks

1. Materials shall be harmonious with applicant's house.
2. In designing the deck or patio, neighbors' 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. ~~Railings are acceptable, providing no patio cover is installed. See "Patio Covers" for details.~~
6. Structures shall be set back a minimum of five (5) to seven (7) feet from the property line and in accordance with City approvals.
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

P. 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 to seven (7) feet from the property line and in accordance with the City requirements.
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. PlasticThis 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

Q. 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.

R. Screen Doors and Security Doors

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.

S. Security and Realty Signs

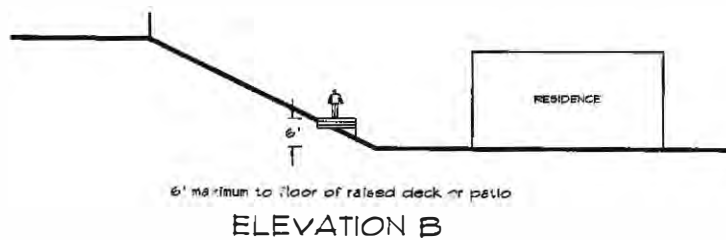
1. Security signs shall be no larger than 12" X 12" (one foot square). A maximum of one sign shall be permitted in the front yard. Additional signs may be approved upon written request. Signs shall be freestanding and not attached to the house or the garage.
2. No signs are allowed which can be seen 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" x 24", and of a professional quality on weather resistant material. "SOLD" signs may not be displayed for more than 30 days after the sale of a lot or unit.

T. 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 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 or the finish floor of the first floor of the residence, whichever is lower. . Total height of finish floor for all walls in any rear yard shall not exceed eight (8) feet. Maximum height of any wall is five (5) feet front face. See Elevation B below.



2. Maximum height of any slope improvement (i.e. retaining wall, temporary and permanent structures, patio cover...) on a slope is limited to ten (10) feet from the finished grade of lot above it. Engineering drawings showing requested improvements are required to be submitted as part of the consideration.
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 set back shall be retaining walls and stairs/steps for access to slope for maintenance areas. otherwise, only plant material is allowed in this five foot (5') set back area.

U. Solar Energy Equipment Please see page 38 for the updated Solar Policy.

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&Rs. 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 can not 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.

V. Swimming Pools, Spas and Fountains

- 1. Permanent aboveground pools are prohibited.
- 2. Pool, spa and fountain equipment must be placed so as to minimize disturbance to adjacent properties.
- 3. Spa or pool equipment shall be enclosed by fencing at least 5' in height and screened from view (i.e. plants, fence or wall).
- 4. Plumbing lines to spa, pool or fountain must be subterranean or such that no piping or equipment is visible from the neighboring properties.
- 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. Please refer to the Solar Energy Section in the Declaration for additional information.
- 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

W. 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 or 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 maintained walls and fences shall not be altered or otherwise modified without specific written permission from the Association.
9. Acceptable materials for fencing and walls:
  - a) Stained Wood (no dog-ear tops);
  - b) Wrought iron (vertical bars). Color must be dark green or match approved house trim;
  - c) Landscaping materials;
  - d) Masonry or stucco is acceptable, if materials conform to type, quality, color and character of masonry or stucco used elsewhere in the respective homes;
  - e) Glass panels consistent in design with builder installed fencing.

Unacceptable fencing/wall materials:

- a) Aluminum or sheet metal;
- b) Chicken wire or wire mesh;
- c) Galvanized, vinyl-coated or plastic chain link;
- d) Plastic webbing, bamboo, reeded or straw-like materials;
- e) Corrugated or flat plastic or fiberglass sheets 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 and fence returns shall be painted with Sherwin Williams Mushroom Basket (A SW 2026).

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 ~~and at a certain distance~~ at a minimum of eight (8) feet from the pilaster, not even with the top of the pilaster. Owners are not permitted to extend sideyard fences with different material—it must match the existing fence in color and material.
  - 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 rear wall you are limited to a five (5) foot side yard fence. Gates must intersect at an equal height with the connecting wall or fence, although the gate may be higher 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 extend 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 walls or pilasters shall meet the following guidelines:
  - a) Except as provided in 11(c), no freestanding walls shall exceed forty-two (42) inches 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 like stairs and pilasters shall be no closer than three (3) feet to rear of 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” in height. Pilasters associated with stairs need not be setback (limit of 2 pilasters adjacent to sidewalk). Pilasters adjacent to the sidewalk may not exceed 2’ in width and 42 inches in height. Any pilasters located within an easement area is subject to the encroachment removal restrictions of the applicable utility or jurisdiction and is the owners responsibility. Stairs are permitted only between the pilaster and the first riser and must be set-back a minimum of one (1) foot from the sidewalk.

X. Windows 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 are required within Garages and shall be installed within 90 days of close of escrow.

Y. Consideration for Views

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

Z. 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 Oaks Community Association Board of Directors.