

US Mail, return receipt requested, to insure proof of delivery. Upon receipt, the Board of Directors will schedule the appeal to be heard at the next regularly scheduled or special Board of Directors Meeting. Any appeal will be deemed approved (pending proof of deliver) unless written disapproval, conditional approval, or a request for additional information or materials by the Board shall have been delivered to the applicant within forty-five (45) days after the receipt by the Board of all required materials.

B. Construction

1. Time Period:

Work shall be completed in the front yard within six months of the first close of escrow and rear yard within one year of the first close of escrow.

2. Final Review:

Upon completion of the work as indicated on "Approved" copy of the drawings and specifications, the applicant shall notify the AC in writing and request the final review and conformance report. The review and conformance report will be completed within sixty (60) days of receiving the written Notice of Completion.

GENERAL

A. Enforcement

Improvements that are installed without the necessary approval from the AC will constitute a violation of the CC&Rs and will require modifications or removal of all improvements at the expense of the homeowner. The homeowner will be responsible for all fines, legal action and administrative fees associated with enforcement of these Design Standards and the CC&Rs.

B. Violations

All homeowners have the right and responsibility to bring to the attention of the Board of Directors any violations of the La Costa Oaks Community Design Standards by contacting the Board of Directors through the management company.

C. Damage

Homeowners shall be responsible for any damage caused to the streetscape or open space areas as a result of construction improvements. This includes construction debris and other materials used in making said improvements. All refuse must be removed from the premises to a regulated disposal area.

D. Storm Drains and Storm Water

In accordance with Section 7.24 of the CC&Rs, homeowners are specifically prohibited from draining any thing other than rainwater into storm drainage systems, including gutters and streets which drain into storm drains. Homeowners acknowledge that disposal of materials other than rain water may subject the homeowner to substantial penalty fines. Homeowners are directly responsible for any activities of their individual homeowner contractors and/or maintenance personnel. There are no exceptions to this provision. Homeowners are encouraged to access the City of Carlsbad website for additional details concerning SWPPP requirements.

E. No Waiver of Future Approvals

The approval, conditional approval, or disapproval, by the AC of any proposals, plans, specifications or drawings will not bind the AC to approve or disapprove the same or similar improvement or matter in the future. The AC specifically reserves the right to reject the same or similar plans, specifications, or proposals subsequently submitted by the same or any other person.

F. Notice of Completion

The applicant will forward the Notice of Completion of the approved improvements to La Costa Oaks Community Association, c/o the management company, when improvements have been fully completed. Failure to submit the Notice of Completion will constitute a violation of the Standards and no application will be considered complete until this step is finalized. Homeowners are subject to fines outlined in the Association's Enforcement Policy for failure to submit the Notice of Completion Form and no installation shall be deemed complete or approved until such Notice has been submitted, the appropriate inspection has been conducted and construction is found to be in substantial conformance with submittal package.

LANDSCAPE GUIDELINES

A. Landscape & Irrigation

1. Plans for the front, side and rear yard landscaping must be submitted at the same time. There will be an additional fee of \$250 for separate submittals.
2. Landscaping for front and side (visible from the street) yards must be installed no later than six (6) months after the close of escrow by the initial purchaser. Rear and side yard landscaping must be installed within one (1) year.
3. Plants are not to encroach on walkways or block walkway lighting, street signs or directional signs.
4. Trees must be planted a minimum of three (3) feet from property lines and buildings.