



RIDGE COMMUNITY ASSOCIATION

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Design Review Committee

Revised September 2009

# Design Guidelines

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# I. GENERAL PROVISIONS

## 1. Purpose and Scope

These Design Guidelines (“Guidelines”) of the Ridge Community Association Design Review Committee (“DRC”) are established pursuant to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Ryland Ridge. The Guidelines set forth procedures and standards for installation of exterior improvements and submission of plans for DRC approval, and include Architectural Guidelines, Landscape Guidelines and Landscape Maintenance Standards.

## 2. Definitions

These terms shall have the following meanings, except in the case of a conflict between the definition herein and the definition in the CC&Rs, in which case the definition in the CC&Rs shall control.

**Adjacent Owner:** The person or persons holding simple fee interest in the Lots on either side of an Applicant’s Lot, directly across the street from the Applicant’s Lot, and directly behind the Applicant’s Lot, and any other Owner that will be affected by the proposed Improvement.

**Applicant:** The Owner submitting an Architectural Improvement Application.

**Application:** The Architectural Improvement Application.

**Association:** The Ridge Community Association.

**Avalon Management:** The Avalon Management Group, Inc., the management company for the Ridge Community Association, which may be contacted by mail at: The Avalon Management Group, Inc., 43529 Ridge Park Drive, Temecula, CA 92590. Avalon Management can also be reached during regular business hours by Phone 951.699.2918, Fax 951.699.0522, or email: temecula@avalonweb.com or hoa@avalonweb.com. An emergency contact is available 24 hours a day at 1.800.695.3972.

**CC&Rs:** The Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Ryland Ridge.

**DRC:** The Design Review Committee.

**Guidelines:** The Ridge Community Association Design Review Committee Design Guidelines

**Improvement:** Any structure and any appurtenance thereto, including, but not limited to, a building, walkway, irrigation system, detention basin, tot lot, road, driveway, parking area, any paving, cement slab, hardscape, sidewalk, planter, fence, any type of wall, any type of change in ground elevation, any change to the existing drainage pattern of a Lot, any slope modification, awning, stairs, deck, any type of landscaping and planting, any type of exterior installation, improvement or addition, windbreak, the exterior surface of any visible structure and the paint on such surface, exterior air conditioning and water softener fixture or equipment, gate, patio cover,

lighting fixture or system, fountain, screen door, front door alteration, swimming pool and any similar item.

**Lot:** A residential lot or parcel of land shown on any Recorded subdivision map or Recorded parcel map of the Properties, except the Common Area owned in fee simple by the Association.

**Owner:** The person or persons holding simple fee interest to a Lot within the Ridge Community Association.

### **3. Objectives**

The general objectives of the Guidelines are:

- A. To describe guidelines to be used by the DRC in reviewing Applications for approval of Improvements.
- B. To assist Owners in preparing an Application to the DRC.
- C. To increase residents' awareness and understanding of the CC&Rs.
- D. To promote the quality living environment in the Ridge Community Association.
- E. To illustrate basic design principles that will aid Owners in developing exterior Improvements, which are in harmony with the immediate neighborhood and community plan as a whole.

The Guidelines address exterior improvements for which Owners most commonly submit Applications and are not intended to be all-inclusive. Additional restrictions may be found in the CC&Rs.

### **4. Governing Documents**

Owners, residents and their guests, invitees, family members and the like are obligated to be familiar with and comply with all provisions in the Association's governing documents, including, but not limited to, the recorded CC&Rs, the Bylaws, the Articles of Incorporation and these Guidelines.

It is a violation of these Guidelines and the CC&Rs to construct, install, alter, add, etc. any Improvement without the prior approval of the DRC. Such a violation will subject the Owner to disciplinary action in accordance with the governing documents. If an Improvement is constructed, installed, altered, etc. without the required approval of the DRC, the Board of Directors may require the offending Owner to modify or remove unauthorized Improvement at the Owner's expense after notice and a hearing.

Owners are requested to notify the Association, in writing, of any violation of the governing documents.

### **5. Amendments**

These Guidelines may be amended from time to time. The DRC may conduct periodic evaluations of the Guidelines to determine if amendments are desirable.

### **6. Design Review Committee Approval**

- A. Approval from the DRC is required prior to commencement of any construction, installation, addition or alteration to, or removal of, any Improvement, as that term is defined in the CC&Rs, these Guidelines, or subsequently by the DRC.

- B. Once an Application is approved, the Improvement must be completed in accordance with the approved Application. Any deviation or modification from the approved Application must be approved by the DRC prior to installation.
- C. The approval, conditional approval, or disapproval, by the DRC of any proposals, plans, specifications, or drawings will not bind the DRC to approve or disapprove the same or similar Improvements or matter in the future. The DRC specifically reserves the right to reject the same or similar plans, specifications, or proposals subsequently submitted by the same or any other Applicant.

## **7. Limitation of Scope of Review and Approval**

The DRC is not responsible for reviewing, nor may its approval of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety or soundness or the conformance with building or other codes. Further, the DRC is not responsible for advising the Owner on compliance with any laws, regulations, codes, or permitting requirements.

## **8. Government Permits**

Approval by the DRC for Improvements does not waive the necessity of obtaining required government permits. Conversely, obtaining government permits for Improvements does not waive the need for DRC approval.

## **9. Design Review Committee Review Criteria**

The DRC evaluates all submissions on the individual merits of the Application. In addition to the evaluation of the particular design proposal, the characteristics of the housing type and the individual site will be considered. What may be an acceptable design for an exterior in one instance may not be acceptable for another. The proposed Improvement must be compatible with the architectural characteristics of the Applicant's house, adjoining houses, and the neighborhood setting. A determination of compatibility is within the sole discretion of the DRC.

## **10. Application Submission Requirements**

The Application form is attached hereto at Appendix A. It may also be obtained from Avalon Management or the Association website at <http://www.ridgecommunity.com>.

Applicants must submit the Application and all the materials described therein in accordance with the directions on the Application and in these Guidelines. The DRC reserves the right to request additional information to supplement, clarify or explain an Application. The Application will not be considered received by the DRC until all requested materials have been submitted by the Applicant. The DRC may reject Applications if it determines that the plans and/or specifications or other aspects of the submittal are incomplete.

The Application should be submitted at least forty-five days before the desired date for installation, construction, or alteration.

The DRC will return reviewed and approved Applications to Avalon Management, who will retain one (1) copy of the Application with attachments and the Architectural Improvement Notice of Completion.

## **11. Adjacent Owner Notification**

Applicants must attempt to notify Adjacent Owners of proposed Improvements and request the Adjacent Owners sign the appropriate field on the Architectural Improvement Application. Applications may be accepted and considered complete, for approval or disapproval by the DRC, without Adjacent Owner signatures, so long as the Owner submitting plans and specifications certifies that an attempt has been made to ask the Adjacent Owners to sign the Application.

Adjacent Owner signatures do not indicate approval or disapproval of the proposed Improvement. The signatures merely signify the Adjacent Owners' awareness of the proposed Improvements.

Adjacent Owners objecting to Improvements should submit their concerns, in writing, to the DRC. The DRC may consider these objections but is in no way obligated to accommodate them. Objections received after Application approval will not be considered regardless of the reason for delay.

## **12. Right of Entry/Disruption of Common Area**

If Improvements require use of property not owned by the Applicant for any purpose (for example, for transporting labor and materials, for the temporary storage of materials, for placement of any above or below ground installation, such as electrical lines, sewer lines, or gas lines, or the disturbance of the same), the Application for any such Improvement must fully detail the exact location of such all relevant areas/installations not owned by the Applicant and shall show the same relation to the Applicant's Lot.

If the property in question is owned by a party other than the Association, the Applicant must submit with the Application a copy of the written authorization signed by the property owner granting the permission for the entry or use.

If the property in question is Common Area or any other area owned or controlled by the Association, the Applicant must submit a request for such entry or use to the DRC. The Association may condition its approval, if any, on entering a written agreement regarding the terms and conditions of the entry and/or use of said Common Area, paying the costs associated with the entry or the granting of permission, and/or on securing a bond or providing a security deposit until completion of the Improvement.

Association Common Area damaged or disrupted due to installation/construction of an Owner's Improvement must be restored to its original state at the Owner's expense.

## **13. Approval or Disapproval of Submittals**

The DRC shall transmit its decision and the reasons therefore, or will request additional information and materials, within forty-five (45) days after the DRC receives all required information and materials.

## **14. Construction Start and Completion**

Work shall commence within sixty (60) days of DRC approval and be completed within six (6) months of the date of approval. If the scope of the Improvement warrants more time, the DRC may

extend the construction period as necessary; however, the Applicant may be required to submit a construction phasing plan and schedule.

## **15. Notice of Completion and Final Review**

The Applicant shall submit to the DRC an Architectural Improvement Notice of Completion once construction, installation, or alteration of an Improvement is completed. See Appendix B to these Guidelines for the form Architectural Improvement Notice of Completion and instructions on returning the same to the Association.

The DRC shall inspect the work within sixty (60) days of receiving the Architectural Improvement Notice of Completion and notify the responsible Owner of approval or noncompliance.

## **16. Appeals Procedure**

In the event that plans and specifications submitted to the DRC are disapproved, the Owner filing such Application may appeal in writing to the Board of Directors. The appeal must be received by the Board not more than thirty (30) days following the final decision of the DRC, whose written recommendations will also be submitted to the Board. Within thirty (30) days following receipt of the request for appeal, the Board shall render its decision. The Board may agree with the DRC and uphold disapproval, or the Board may overrule the DRC and approve the plans and specifications, subject to additional conditions at the discretion of the Board.

## **17. Variances**

The DRC may authorize variances from compliance with any of the architectural provisions of these Guidelines including restrictions on height, size, floor area or placement of structures or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental consideration may require such variances.



## II. ARCHITECTURAL GUIDELINES

### 1. Painting

Owners must maintain their Lots, including repainting when necessary. Repainting in a color scheme that harmoniously blends with the surrounding area of the Properties as a whole is required. Generally, pastel acrylic flat finishes in earth tones are acceptable while glossy finishes in bold colors are not.

The Board of Directors requires Owners to submit an Application and obtain DRC approval before repainting the exterior of their homes. However, an Improvement may be repainted without DRC approval so long as the Improvement is repainted with the identical color, which it was last painted.

The DRC has exterior paint books with color samples prepared by Dunn-Edwards Paint Company for all homes in the Association. This includes all stucco, stucco accent, fascia, window trim, door, and shutter colors. The books are available for review at Avalon Management.

### 2. Fences

- A. **The builder installed fencing cannot be modified without DRC approval.**
- B. Fence style, materials, and finished color are to be compatible with the surrounding area of the Properties as a whole. Chain link, chicken wire, and barbed wire are not acceptable fence material.
- C. Placement of the fence and support structure may not interfere with adjacent Association irrigation systems, nor shall fences be constructed over irrigation lines.
- D. Structural framing or the unfinished side of a fence or a fence varying from existing standards shall not be exposed to any public street, sidewalk, walkway, park, recreation area, or neighboring lot.
- E. Material for side yard fencing will be given special consideration depending on its exposure to the neighborhood.
- F. Stepped fencing is permissible where the grade slopes.
- G. Fences are required to surround pool and spas. Minimum height requirements are established by government codes.
- H. Specific fence requirements:
  - 1. Wrought Iron
    - a. Must have finish consistent with the builder's installation.
    - b. Welded wire mesh may be applied to the interior side of a fence to restrain small pets and children as long as the color matches the existing fence. Supplemental landscape must be used to soften the appearance.
  - 2. Solid Wood Fence – Privacy Fence
    - a. Maximum height is six (6) feet or as approved by the DRC.
    - b. Must be painted or stained to compliment the house. All stains, other than natural wood, must be approved by the DRC.
  - 3. Acceptable material for fencing:

- a. Wood
  - b. Wrought-Iron
  - c. These materials are not all inclusive.
4. Unacceptable fencing materials:
- a. Aluminum or sheet metal
  - b. Chicken wire or wire mesh
  - c. Galvanized or plastic chain link
  - d. Plastic webbing, reed or straw-like materials and bamboo
  - e. Corrugated or flat plastic or fiberglass sheets or panels
  - f. Rope or other fibrous strand elements
  - g. Miniature type fencing
  - h. Plastic

I. At no time shall an Owner or resident attach to, affix, or hang any item over any fences without DRC approval.

### **3. Gates**

The requirements for new or replacement gates with regard to size, material, finish, etc. are the same as shown above for “Fences.” Under no circumstances shall any Owner or resident remove or alter in any way, gates that have been erected by the builder without prior approval of the DRC.

### **4. Wrought-Iron Enclosures**

Color used must match the existing residence colors.

The location of the enclosure shall be confined to the concrete area adjacent to the front entry of the residence. The enclosure shall not include any part of the front yard. No spikes shall be mounted on the top rail of the enclosure.

### **5. Storage Sheds**

- A. Sheds are to be constructed of wood or metal. Molded plastic used on pre-fabricated sheds is also acceptable. Other materials may be acceptable on a conditional basis upon submittal to the DRC.
- B. Sheds must conform to all County and City building codes.
- C. Specifications of pre-fabricated and ready-made sheds must be submitted to the DRC for approval before installation.
- D. Sheds may not exceed six (6) feet in height at eaves and no more than eight (8) feet at highest point of roof.
- E. When doors or access panels are closed, shed must be a completely enclosed structure with no permanently open sides.
- F. Except for pre-fabricated plastic sheds, color of shed shall match paint color of house.
- G. Sheds must be located in the area between homes and set back three feet from front or back of home. Sheds must be inconspicuous when viewed from street or neighbor’s back yard.

### **6. Walls**

- A. The builder-installed walls may not be modified without approval from the DRC.

- B. A Fire Suppression Wall has been created along the border of Lots 66-70, 86-88, 108-111, 125-129, and 141-161. This was designed to reduce the risk of fire in the open space area east and north of the project.
  - 1. **This wall is to be left in its original condition. The wall cannot be taken down, tampered with, or altered in any manner whatsoever.**
  - 2. An Owner who sells a home with a Fire Suppression Wall on the border of his or her Lot must disclose the existence of the Fire Suppression Wall to the buyer.
- C. At no time shall an Owner or resident attach to, affix, or hang any item over any wall without DRC approval.

## **7. Air Conditioners**

- A. Air conditioning units extending from windows are not permitted.
- B. Compressors and equipment shall be screened from public view by fencing or landscaping.
- C. 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 DRC.
- D. All roof appurtenances shall be architecturally integrated and concealed from view.
- E. The sound must be buffed from adjacent Lots and streets pursuant to the existing government regulations.

## **8. Dog Houses or Dog Runs**

- A. Doghouses are to be located in rear or side yards only. Doghouses are also to be located out of sight or screened from adjacent Lots.
- B. Plans for dog runs along fence or property lines require adjacent Owner notification. Neighbor input will be strongly considered.

## **9. Barbecues – Permanent**

- A. Permanent barbecues are to be located in the rear or side yards only.

## **10. Fireplaces, Chimneys, Flues & Roofs**

- A. The exterior appearance of a fireplace, chimney, flue, or roof must match the existing or new structure.

## **11. Gutters and Down Spouts**

- A. DRC approval is not required for gutters so long as they closely match the color of the trim and all downspouts closely match the stucco or siding color of the home.
- B. Run-off from gutters shall not affect adjacent Lots and shall be directed to the street.

## **12. Exterior Lighting**

- A. Lights are to be directed onto the Applicant's Lot only and screened to prevent light on adjacent Lots.

### **13. Patios and Decks**

- A. Materials shall be harmonious with the Applicant's house.
- B. In designing the deck or patio, a minimum of intrusion upon neighbor's privacy should be given every possible consideration.
- C. Adequate drainage must be installed to prevent standing water and run-off onto adjacent Lots. Drainage must be directed to the street.
- D. Wooden decks are to be stained and/or sealed to preserve natural color or painted to match existing trim.

### **14. Patio Covers and Awnings**

- A. Patio covers must be white or match the color of the trim or stucco on the house.
- B. Unacceptable construction materials for structures in this section shall include, but not be limited to, the following:
  - 1. Corrugated plastic
  - 2. Corrugated fiberglass
  - 3. Plastic webbing, split bamboo, reed or straw-like materials
  - 4. Asphalt

### **15. Room Addition(s)**

- A. Room additions must be compatible in scale, material(s), and color with the Applicant's existing structure(s).
- B. Pitched roofs must match or compliment the existing structure in slope and form.
- C. No Improvement shall exceed the roof height of the existing structure.
- D. New windows and doors are to be compatible with existing exterior openings.
- E. Changes in grade, which will affect drainage, are to be indicated in the Application. Provisions must be made to prevent run-off to adjacent Lots.
- F. Material(s) for construction shall be stored in the least conspicuous area. Excess debris and material shall be removed from the site daily.
- G. Major features of the existing home such as the vertical and horizontal lines, projections, and trim details, are to be reflected in the design of the proposed addition.

### **16. Screen Doors, Front Door Alterations**

- A. All screen doors and front door alterations must be installed within the existing doorjamb, in a style and color that matches the dwelling.

### **17. Solar Energy Equipment; - Wind Turbines**

Except to the extent it would significantly increase the cost of the system or significantly decrease its efficiency or performance, as provided in Civil Code Section 714, the following rules apply to solar energy systems:

- A. Passive solar systems are prohibited in favor of active systems due to the unsightly nature of the roof-mounted water holding tanks. Solar panels should be placed so as to be as unobtrusive as possible.

- B. All plumbing lines from collectors to tank must be concealed.
- C. Collectors must be non-reflective in nature.

Wind Turbines: installation must adhere to all appropriate municipal codes and permits.

## **18. Swimming Pools, Spas and Fountains**

- A. Permanent aboveground pools are prohibited.
- B. Pool, spa, and fountain equipment must be placed so as not to disturb adjacent Lots.
- C. Spa or pool equipment shall be enclosed by fencing at least 5' in height and screened from view (i.e. plants, fences, or walls).
- D. Plumbing lines to a spa, pool, or fountain must be subterranean or concealed.
- E. Application for a spa, pool, or fountain must include the following information:
  - 1. Location of the spa or pool in relation to the existing structure
  - 2. Dimensions of pool or spa
  - 3. Drainage detail
  - 4. Material for decking
  - 5. Location of equipment and screen detail (noise and view)
  - 6. Detail on fencing to surround pool and/or spa
  - 7. Means of access to the proposed construction

## **19. Windows and Window Treatments**

- A. Reflective materials may not be used to create a mirrored effect from the exterior of the home. Materials such as sheets, paper, foil or any other materials that are not manufactured as window covering are not permitted.
- B. All exposed window coverings from inside installations are subject to DRC approval.

## **20. Basketball Hoops**

Portable basketball structures must be stored out of sight from public view when not in use. Permanent basketball hoops and courts are prohibited.

## **21. Recreational Vehicle Parking**

Except as required by law, there shall be no parking of the following anywhere in the development: Recreational vehicles (motorhomes, travel trailers, boats, campers, etc), commercial-type vehicles (stake bed trucks, dump trucks, step vans, limousines, vehicles bearing signage, vehicles with racks for work tools or equipment, and the like), buses or vans designed to accommodate more than ten people, vehicles having more than 2 axles, trailers, inoperable vehicles, aircraft, nuisance vehicles (as determined by the Board), and pick-up trucks with a capacity of more than one ton. However, these vehicles may be parked within the development for brief periods (not to exceed two hours in any seven day week) for unloading, loading, making deliveries, or emergency repairs.

## **22. Trash Receptacles**

Trash receptacles and other refuse must be located behind a fence or in the garage, except when put out for collection. Trash receptacles may not be put out until twelve (12) hours before pickup, and must be removed within twelve (12) hours after pickup.

### III. LANDSCAPE GUIDELINES

Within The Ridge Community Association, a clean, neat, and well-maintained environment was originally established both by the location of streets, residences, Common Area and landscape maintenance areas within the project, and by the initial design of various plantings (whether installed by the builder or by Owners in accordance with DRC requirements), aesthetically consistent with that environment. Proposed new or modified landscape designs should continue to maintain this environment and are to be preferred over other design approaches.

Landscape designs must take into consideration growth patterns and appropriate guidelines for maintenance must be considered. This is especially important because unlike other types of architectural modifications and improvements, landscaping improvements involve live growing plants whose characteristics and appearance tend to change significantly over time. The overall effect achieved by a particular design at the time of its planting may, even if (or when) properly maintained, change into something entirely different over time.

- A. Landscaping is required for front, side, and rear yards. Plans for the side and rear yard landscaping must be submitted at the same time. These plans should also include any desired changes to the front yard landscaping installed by the builder.
- B. All landscaping, trees, shrubs, hedges, lawns, and plantings of any sort, and on any portion of a Lot, shall be at all times maintained in a neat, clean, attractive, safe and sanitary condition, free of debris and dead growth.
- C. All landscape areas shall be policed regularly throughout the year for weeds, litter, and debris. Weeds shall be removed on a consistent basis. At no time shall an Owner allow excessive weed growth or allow plants or weeds to encroach upon any adjacent Lot.
- D. Landscaping of front yards shall consist primarily of live plants.
- E. The removal of any tree already planted anywhere in a front yard requires DRC approval. Replacement of the removed tree with another tree of the same or similar type is required unless such replacement is specifically waived by the DRC.
- F. DRC approval for landscaping in rear yard areas (except for slope areas) is not required unless such trees, shrubs, hedges, lawns, or plantings will be visible from outside the rear yard at the time of planting or which, because of their growth patterns, may in the future become visible from outside the rear yard. In such cases, DRC approval is required prior to installation or planting.

#### Other Requirements

##### A. Trees

When selecting a site for planting, the homeowner should take into consideration the type of tree and its mature size. An effort should be made to avoid placement of a tree, which when mature will encroach upon adjacent Lots with its overhanging branches or invasive root system. To mitigate such encroachment, the tree must be located at least one-half ( $\frac{1}{2}$ ) its mature canopy diameter from the Owner's Lot line

Information on the size of mature trees can be obtained from reputable nurseries as well as reference books such as, but not limited to, The Sunset Western Garden Book. An excellent

reference for native trees and shrubs is the Audubon Society Field Guide to North American Trees, Western Edition.

#### B. Plants/Shrubs

The following named plant types/species are prohibited. They are invasive plants that spread easily.

- Russian Olive,
- Salix Lasiolepis/Arroyo Willow, and
- Pampas Grass.

Because of the problems caused by these plants, and the hazards they pose, the Association treats these plants as weeds and regularly has them removed and destroyed wherever and whenever they are found growing in association-maintained Common Areas and landscape maintenance areas, regardless of the age of the plants.

Owners are required to refrain from intentionally planting new plants of these varieties on their Lots and are required to treat any young plants or seedlings found growing thereon as weeds and promptly remove and destroy them. Owners are requested to remove any mature plants growing on their Lots and will be held responsible for any problems caused by their failure to do so. New growth from plants that have previously been severely cut (i.e. to stumps) shall be treated as weeds and shall also be promptly removed and destroyed.

When planting shrubs and trees, appropriate spacing between each plant must be established. In particular, adjacent trees shall be spaced so that they will not grow together as they mature and shrubs shall be spaced so that their individual identity is maintained.

#### C. Front Yard Improvement Proportions

The turf area shall be a minimum of fifty percent (50%) of the yard area exposed to public view. The remaining portion of the yard shall consist of bedding areas and/or ground cover. Natural ground cover material (i.e. rock, bark, gravel, etc.) shall not be more than twenty-five percent (25%) of the front yard area. The rock or gravel color shall be based on a brown color pallet utilizing pale muted colors such as tan, sand, beige, etc.

Yard areas not open to public view are not limited to the above proportions.

#### D. Synthetic Turf Systems

The installation of this material is subject to the specifications as stated above in Front Yard Improvements.

The Owner shall submit information and pictures regarding the design, fabrication, and installation of the synthetic turf system. The scaled drawing shall identify the area to be covered with the synthetic turf and define the landscape materials to be used in the remaining yard area.

Samples of the synthetic turf to be used are to be submitted with the Application. The appearance of the synthetic turf shall have a consistent, lifelike color and shade without significantly noticeable streaks or other irregularities when observed from any direction.

#### E. Elevation Modifications

The integrity of existing slopes and berms installed by the builder must be maintained and protected to prevent excessive erosion.

Any anticipated ground elevation modifications shall be submitted to the DRC for approval prior to starting the work. All modifications to existing slopes and berms shall be stabilized with approved retaining wall, slope retention materials, or other materials to stabilize and maintain current erosion prevention issues.

All raised planter walls shall be self-contained and freestanding along all property lines. Planter bed walls shall be located within the Lot lines and not conflict with existing Lot line or fence alignments.

All ground elevation modifications shall conform to local building codes.

#### F. Slope Areas

No slope shall be modified in any way that would be unsightly, allow erosion, or allow for vermin infestation or prevent control of the same.



# IV. LANDSCAPE MAINTENANCE STANDARDS

The following Landscape Maintenance Standards provide interpretation and clarification of the overall requirement to maintain landscaping in good condition and repair. These standards apply equally to all areas of a Lot, including front yards, rear and side yards.

Landscapes may consist of various live trees, shrubs, ground covers, and lawns combined with such inanimate items as walkways, benches, irrigation systems, and yard lights. As used herein, landscape maintenance refers primarily to the care of live plants, but also includes the irrigation systems associated with live plants.

The maintenance of live plants is an activity that is by its very nature both continuing and ever-changing. While the need for maintenance continues over the life span of the plant involved, the type of maintenance needed may change; from mowing or light pruning, to thinning or trimming or major pruning, to removal and replanting when appropriate. The specific activity needed will depend on the type of plant involved, its age and growth pattern, its need for water and fertilizer, the setting in which it is located, and the overall effect desired. Such activities are on-going and not subject to any time limitation.

## 1. Slope Maintenance

The maintenance of plants and shrubs growing adjacent to open fences (i.e. wrought-iron) require special consideration when such fences are located at the top of a slope area. In such cases, no plants or shrubs shall be permitted to grow within two (2) feet of the fence on the down slope side of the fence in order to facilitate fence maintenance and repair. To enable inspection of the fence from the street, plants growing on the down slope side of the fence shall be pruned and trimmed to minimize obstruction of the fence. No plants (i.e. vines) from either side shall be permitted to grow on the fence itself.

## 2. Turf Maintenance

- A. Turf areas shall be inspected regularly and the grounds policed for litter and debris. Turf shall be mowed generally once per week during the active growing season and as often as required during slow periods of growth to maintain a neat and manicured appearance. It shall be cut to a uniform height and excess clippings shall be dispersed and/or collected to prevent damage and unsightly appearance of lawns. Walks adjacent to lawns shall be swept or blown after all work is complete.
- B. All sidewalks, curb lines, concrete slabs, tree circles and bed edges shall be mechanically edged as often as necessary to maintain a neat and manicured appearance. Trimming shall be performed around all road signs, transformers, utility poles, trees, shrubs, and other obstacles as often as necessary to maintain a neat and manicured appearance.
- C. Fertilizer shall be applied from time to time as needed to maintain proper nutrient levels and provide a consistent, healthy appearance throughout the year.
- D. Water, whether provided manually or automatically via irrigation equipment, shall be provided as appropriate for the maintenance of healthy lawns throughout the year. Excessive watering and/or over watering with run-off onto adjacent Lots is prohibited.

### **3. Shrub Bed Maintenance**

- A. Shrub beds shall be groomed regularly to remove debris and promote an attractive, fresh appearance.
- B. Fertilizer shall be applied from time to time as needed to maintain proper nutrient levels and provide a consistently, healthy appearance throughout the year.
- C. Water, whether provided manually or automatically via irrigation equipment, shall be provided as appropriate for the maintenance of healthy ground covers, shrubs, and trees throughout the year. Excessive watering and/or over watering with run-off onto adjacent Lots shall be precluded.
- D. Pruning, trimming, edging and weeding shall be done in a manner that enhances the natural beauty of the plant material and maintains a neat and attractive appearance. Dead, damaged, and diseased portions of plants shall be promptly removed. Major pruning shall be done following flowering or during the plants' dormant season. Remedial attention and repair to shrubs and trees shall be provided as appropriate to the season or in response to damage.
- E. Groundcover shall be pruned as necessary to contain perimeter growth to within bed areas where adjacent to walks, curbs, structures, or property lines. Established, mature groundcover shall be maintained at a consistent level height to provide a smooth and even appearance. Slopes with large areas of mature groundcover should receive a severe cut-back as often as necessary to maintain a neat and manicured appearance and so that such material does not present any kind of hazard, including a fire hazard.
- F. Shrubbery shall be pruned to maintain its proper size in relationship to adjacent plantings and structures and to its intended function. Low plantings of shrubs and hedges shall be kept appropriately trimmed and pruned. Under no circumstances shall shrubs (either individually or in groups as a hedge) be allowed to exceed the maximum fence height of six feet or to encroach upon adjacent Lots.

### **4. Tree Maintenance**

- A. Trees shall be pruned as necessary to remove weak branching patterns and to promote natural growth development. Tree branches shall be pruned or removed when they conflict with the growth of plantings beneath, or when they result in the appearance of a crowded grove or hedge of trees, or when such branches might be considered a hazard to pedestrians or vehicles. Trees shall not be permitted to encroach upon adjacent Lots without the affected Owner's permission, and their root systems shall not be permitted to damage buildings, walkways, curbs, fences, irrigation systems or sewer systems located on adjacent Lots.
- B. Where adjacent trees have grown together over time and further pruning is not considered appropriate, such trees shall be thinned by removal of as many plants as are necessary to maintain an open and aesthetically pleasing atmosphere. At no time shall groups of trees be permitted through uncontrolled growth or inadequate pruning or thinning to develop into a hedge that would exceed six feet in height or would encroach upon adjacent Lots or the Common Area without permission.

### **5. Synthetic Turf Maintenance**

It is the intent of these Guidelines to augment the maintenance instructions provided by the manufacturer and/or initial provider of the material. The synthetic turf shall be periodically groomed and kept free of debris. The installation shall be checked periodically to insure all seams are properly attached and the material is firmly anchored to the ground.

## **6. Weed and Pest Control**

- A. The weeding of all mowed lawn areas, planter beds, ground cover areas, tree circles, sidewalk and driveway seams/cracks shall be completed on a regular basis as necessary to keep such areas reasonably weed-free. Weeding may be accomplished by a manual weeding program or by the use of selective herbicides or by other means provided that the selected method is effective.
- B. All turf and shrub bed areas shall be regularly inspected for insect, pest, and disease infestations, preferably on a monthly basis. Where such infestations occur, appropriate and timely control measures shall be taken.
- C. All landscape areas shall be kept sufficiently trimmed, weeded, and free of litter or debris to prevent the nesting or breeding of vermin.

## **7. Drainage**

All drainage from improvements shall be constructed to return water to the front street. No drainage pattern shall be altered to cause drainage to flow over the Common Area, an Adjacent Owner's Lot or on any slope. All drainage outlets in front must be cored through the curb and may not run over the sidewalk. Sidewalks may not be broken to install drainage.

## **8. Pavement/Hardscape Maintenance**

All paved areas and hardscape are to be kept clean and attractive and free of any debris, stains, vehicular oil deposits, cracking, and disintegration.

**APPENDIX A**

**The Ridge Community Association**

**ARCHITECTURAL IMPROVEMENT APPLICATION**

PLEASE NOTE: Owners are prohibited from installing, altering, adding, etc. any Improvement without the required prior approval of the DRC. If an Improvement is installed, altered, etc. without the required approval of the DRC, the Board of Directors may require the offending Owner to modify or remove unauthorized Improvement at the Owner's expense after notice and a hearing. **DO NOT COMMENCE WORK UNTIL YOU RECEIVE DRC APPROVAL.** The Application should be submitted at least forty-five days before the desired date for installation, construction, or alteration.

**SECTION I – OWNER AND IMPROVEMENT INFORMATION**

**OWNER NAME:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PROPERTY ADDRESS:** \_\_\_\_\_ **LOT #:** \_\_\_\_\_

**MAILING ADDRESS (IF DIFFERENT):** \_\_\_\_\_

**PHONE NUMBER – DAY:** \_\_\_\_\_ **EVENING:** \_\_\_\_\_

**ORIGINAL APPLICATION:** \_\_\_\_\_ **MODIFICATION TO ORIGINAL:** \_\_\_\_\_

**PLAN REVIEW FEE \$25.00** – ATTACHED YES: \_\_\_\_\_ NO: \_\_\_\_\_

**DESCRIPTION OF IMPROVEMENT:**

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**DESCRIPTION OF ANY LANDSCAPING INSTALLED BY THE BUILDER OR PREVIOUS OWNER:** \_\_\_\_\_

**PROPOSED START DATE:** \_\_\_\_\_

**PROPOSED COMPLETION DATE:** \_\_\_\_\_

## SECTION II – SUBMITTAL CHECKLIST

Your submittal must include the plans and specifications showing the nature, kind, shape, height, width, color, materials and location of the proposed Improvement, including, but not limited to, the following information and any information required by the Guidelines and CC&Rs:

- A. A plot plan/diagram showing, at a minimum:
  - 1. The location of residence on Lot and the dimensions from Lot lines, showing all Lot lines accurately as lengths, angles, and curves.
  - 2. The finished dimensions of the proposed Improvement.
  - 3. The distances between existing structures, proposed Improvement, and Lot lines.
  - 3. The facing sidewalls of adjacent residences and the location of party walls.
  - 4. Any other relevant structures or installations, above or below ground.
  - 5. The relevant elevations.
  - 6. All existing and proposed rooflines with pitches noted (as appropriate).
  - 7. All walls, columns, openings, and any condition or feature that will affect the exterior design of the building.
  - 6. The relevant drainage to include the direction of water flow and location of drainage swale yard drain.
  - 7. Detail and location of any and all slopes, top to bottom, on the Lot or adjacent thereto.
  - 8. The scale should be one inch equals ten feet or more detailed as necessary to adequately depict the Improvement.
  
- B. A description of all material, fixtures, and color scheme. Indicate the color of stain or paint by manufacturer's number respective to building parts or surfaces. Color and materials samples must be provided if they deviate from the original color used. Note accordingly if color is intended to match existing surface. Samples of materials having inherent colors such as masonry will be required if they are to be used in their natural finish.
  
- C. Plant inventory (type, size and location) (for landscape plans).
  
- D. Photographs of front and rear of house, as necessary, and particularly if large structures are to be added in front or back.
  
- E. A check for the non-refundable plan review fee in the amount of **\$25.00** made payable to The Ridge Community Association, (Additional deposits or fees may be charged to the owner if plans are altered or resubmitted.)

Please attach three (3) copies of the submittal documents.

(Continued on Next Page)

**SECTION III – NEIGHBOR NOTIFICATION**

THE INTENT IS TO ADVISE YOUR ADJACENT NEIGHBORS OF YOUR PROPOSED IMPROVEMENTS. THIS INCLUDES SIDE, FRONT, AND REAR YARD NEIGHBORS. ANY NEIGHBORS WHO MAY REASONABLY BE AFFECTED BY THE IMPROVEMENT MUST ALSO BE NOTIFIED. THE NEIGHBORS’ SIGNATURES DO NOT INDICATE APPROVAL OR DISAPPROVAL. THEY ONLY INDICATE THAT THE NEIGHBOR IS AWARE OF THE PROPOSED IMPROVEMENT.

NEIGHBOR’S NAME/ADDRESS                      SIGNATURE                      PHONE #  
  
SIDE NEIGHBOR (1)

OR certification by Applicant that Applicant attempted to secure this Owner’s signature (initial): \_\_\_\_\_

SIDE NEIGHBOR (2)  
  
OR certification by Applicant that Applicant attempted to secure this Owner’s signature (initial): \_\_\_\_\_

FRONT NEIGHBOR (DIRECTLY ACROSS THE STREET)  
  
OR certification by Applicant that Applicant attempted to secure this Owner’s signature (initial): \_\_\_\_\_

REAR NEIGHBOR  
  
OR certification by Applicant that Applicant attempted to secure this Owner’s signature (initial): \_\_\_\_\_

(ADD PAGES IF NECESSARY FOR OTHER AFFECTED NEIGHBORS)

**SECTION IV – SIGNATURE OF OWNER**

OWNER SIGNATURE: \_\_\_\_\_

OWNER NAME (PRINT): \_\_\_\_\_

**ONCE COMPLETE RETURN TO:**

Avalon Management  
43529 Ridge Park Drive  
Temecula, CA 92590

NOTE: OWNERS MUST SUBMIT A COMPLETED NOTICE OF COMPLETION FORM TO THE MANAGEMENT COMPANY UPON COMPLETION OF AN APPROVED IMPROVEMENT

**PLEASE DO NOT WRITE BELOW THIS LINE**

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COMMITTEE USE ONLY

- APPROVED
- APPROVED SUBJECT TO CONDITIONS OUTLINED BELOW
- DENIED FOR REASON(S) OUTLINED BELOW

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\_\_\_\_\_  
Signature of Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Committee Member

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Committee Member

\_\_\_\_\_  
Date

**APPENDIX B**

THE RIDGE COMMUNITY ASSOCIATION  
ARCHITECTURAL IMPROVEMENT NOTICE OF COMPLETION

**ONCE COMPLETED RETURN TO:**

The Avalon Management Group, Inc.  
43529 Ridge Park Drive  
Temecula, CA 92590

Name(s) of Owner: \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

Telephone Number: \_\_\_\_\_

Project Completed: \_\_\_\_\_

Project Address: \_\_\_\_\_

I or We the owner(s) of the above property do hereby state that the subject project was completed in accordance with the approved Plans and that no changes or alterations were incorporated.

\_\_\_\_\_  
Signature of Owner Date

\_\_\_\_\_  
Signature of Owner Date

=====  
For Committee Use Only

Date of Final Inspection: \_\_\_\_\_

Property is in: \_\_\_\_\_ Compliance \_\_\_\_\_ Noncompliance - Reason(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Design Review Committee Signatures:

Member: _____	_____	_____
Print Name	Signature	Date
_____	_____	_____
Print Name	Signature	Date
_____	_____	_____
Print Name	Signature	Date