

PARK PASEO HOMEOWNER'S ASSOCIATION  
ARCHITECTURAL STANDARDS

\*\*Adopted 08/12/13\*\*

I. INTRODUCTION

The Park Paseo Homeowner's Association (the "Association") is a single family residential development located in the Northwood Area of Irvine, California bounded by Park Place on the south and west, Hicks Canyon on the north, Diamante on the east and Orange Arrow to the south. A portion of the development is bounded on the east by Yale Avenue.

The community consists of 625 homes within Tracts 9045, 9282, 9283, 9337, 9354, 9362, 9363, 9364, 9365, 9366, 9367, 9368, 9369, and 9370, County of Orange. There are two types of single-family detached homes in the community – Conventional Single Family Detached (297 units) and Zero Lot Line or Patio Homes (328 units). Conventional Single Family Detached homes have accessible yard spaces at the front, rear and both sideyards. Zero Lot Line or Patio Homes have accessible yard spaces on three sides, the front, rear and one sideyard.

It is the goal of the Park Paseo Homeowner's Association that new construction be in harmony with existing residences, from the standpoint of external appearance, location and massing. A means of accomplishing this goal is through the establishment of Architectural Standards.

Architectural Standards establish a control mechanism that provides applicants the assurance that everyone must conform to the same high standards established by the Community Association. This ultimately ensures the quality of the community and the Park Paseo residential development as a whole.

Neither the Association, nor the Board of Directors (the "Board") nor the Architecture Committee shall have any responsibility for engineering capabilities or structural defects. Approval of plans shall not be deemed approval of any plan or design from the standpoint of structural safety or conformance with building or other governmental codes.

A. ARCHITECTURE COMMITTEE

1. The Architecture Committee (the "Committee") has been established to further the goals of consistency, compliance and equity in the implementation of Policies, Plans, Covenants, Conditions and Restrictions (CC & R's) and other documents pertaining to the physical development of Park Paseo. The maintenance of Park Paseo as an attractive community in which to live depends upon continuous design excellence and sensitivity to the environment. The Committee serves as an appointed

committee of the Board of Directors to ensure compliance with protective restrictions, and the compatibility of construction, design, and maintenance of our homes and property.

2. The Architecture Committee members are appointed by the Board of Directors for a two (2) year staggered period. There will be three (3) or more members on the Architecture Committee as determined by the Board of Directors. The members shall have the desire and appropriate background to review applications and approve or disapprove applications. Members of the Architecture Committee volunteer their time.
3. The Association Manager (“Manager”) acts as the liaison between the Homeowner and the Committee. The Manager strives to provide adequate information to the Committee on each application. The Manager works with the homeowner during the review process and encourages the homeowner to attend the Committee meetings. The Manager is available by telephone or at the Association’s office to answer any questions.
4. Approval from the Architecture Committee is required prior to construction for all additions and alterations that meet any of the following criteria:
  - a. All exterior windows and doors require approval.
  - b. All exterior structures or alterations that are visible from public or private sidewalks or streets, trails, walkways, greenbelts and parks. (Including but not limited to: French doors, planters, walkways, driveways, pilasters, lighting, paint colors, room additions, weather vanes, flagpoles.)
  - c. All mechanical equipment. (Examples: air conditioners, spa/swimming pool equipment, and waterfall pumps, etc.) This is to insure that neighbors have been made aware of equipment installation for sound attenuation purposes.
  - d. Any hardscape and softscape, including but not limited to artificial turf and its application and installation, which deviates from the minimum requirements must be approved by the Committee prior to installation.
  - e. Any external improvement work or modifications requiring a City Permit must be approved by the Committee.
  - f. Exterior lawn ornamentation, fountains, statuary and in excess of three (3) potted plants, trees and shrubs visible from the common area require Committee approval.
5. Failure to obtain the necessary approvals prior to construction will constitute a violation of the CC&R’s and other binding documents for the Association and may:

- a. Result in assessment of application fees.
  - b. Require modification or removal of unauthorized work at the expense of the homeowner.
  - c. Require payment of a monetary penalty.
6. In addition to the Architecture Committee approval, a permit may be required from the City of Irvine Building Department or other governmental agencies prior to starting the work on construction. For more information contact the Association office at (714) 730-1560. A copy of the final inspection sign-off by the respective permit agency must be submitted to the Manager for record purposes.
  7. The adoption of the Architectural Guidelines and Standards by the Board of Directors has allowed your Association to implement review and control procedures, and to support those recorded legal documents which serve to bind each individual property owner to the CC&R's and other binding documents of the Park Paseo Homeowner's Association.
  8. Set forth in these Architectural Guidelines and Standards are policies and procedures to assist the Committee and property owners through the architectural review process. We feel the guidance of architectural control is a key element in the success of every "membership" community such as Park Paseo.
  9. The Homeowner should contact the Park Paseo Homeowner's Association, 25 Christamon West, Irvine, California 92620, (714) 730-1560, prior to filing any Home Improvement Application and ensure that they are in possession of the most current Architectural Guidelines and Standards.

#### B. ARCHITECTURAL STANDARDS

1. The following Standards are established to guide the development of improvements to existing residences within the Park Paseo Homeowner's Association.
2. The Standards are adopted to establish a consistency of materials, colors and forms to ensure the high standards of appearance, compatibility of all proposed additions and remodels and to protect and enhance the individual and overall value of the community while allowing for flexibility of expression. The Standards also form the basis and criteria for the evaluation of drawings and

specifications submitted to the Architecture Committee for review and approval.

6. The Standards are subject to Amendment and any conditions and materials not defined within shall be a matter of judgment by the Architecture Committee unless described in the CC & R's. In the event of conflict with CC & R's, the CC & R's will prevail.
7. All exterior modifications are subject to review and approval by the Architecture Committee. Interior modifications are subject to review by the Architecture Committee only to the extent that they affect the exterior of a residence.
8. No structure, hardscape, or softscape not meeting minimum requirements shall be erected, planted or maintained on any lot or parcel unless and until detailed plans and specifications for such structure and/or landscaping have been approved in advance, in writing by the Architecture Committee of the Association as herein provided. In some cases, such as issuance of a variance or architectural appeals, the final decision will be made by the Board of Directors.
9. Approval shall be based upon the following considerations:
  - a. Compliance with the provisions of the CC & R's.
  - b. Conformity and harmony of size, dimensions and external designs with other structures in the neighborhood.
  - c. Effect of location and use of improvements and landscaping on properties in the neighborhood.
  - d. Relation of topography, grade and finished elevation of the structure to that of the neighborhood.

## II. REVIEW PROCEDURE

### A. PROCESS

1. Additions/Alterations
  - a. Prior to obtaining a Building Permit from the City of Irvine, a property owner is required to submit drawings to the Association's management office and obtain written approval from the Park Paseo Homeowner's Association Architecture Committee. The focus of the Architectural review is to ensure compliance with the Association's minimum standards, including:
    - 1) The siting of an addition;
    - 2) The selection of colors and materials;

- 3) The exterior building elevations and maximum height of proposed addition /alteration.
  - 4) The design, placement, type and color of fencing.
- b. A two-step submittal and approval process for improvements is recommended to ensure consistency and compliance as follows:
- 1) Preliminary Review  
This procedure involves the review and approval of the proposed design. Two (2) sets of plans shall be submitted for review.
    - a) Room additions/First and Second Story additions and Remodels: Homeowners are encouraged to obtain an advisory opinion from the Architecture Committee prior to the preparation of detail drawings. Preliminary drawings should be drawn to a minimum scale of 1/8" = 1'-0" and submitted in duplicate and should contain the following:
      - Site Plan: All plans will show setbacks for all adjacent property lines as well as drainage and grading detail, both surface and below grade drain lines.
      - Floor Plan (drawn to minimum scale): Indicate all walls, columns, openings, and any conditions or feature that will affect the exterior design of the additions/structure.
      - Elevations (drawn to minimum scale):
        - ❖ Provide exterior elevation of proposed addition/structure.
        - ❖ Note all materials and colors.
        - ❖ Blueprint must show rooflines, heights, setbacks, etc.
        - ❖ Show how the proposed structure fits within the addition/structure envelope.
        - ❖ Note proposed roof material.
    - b) One copy of such drawings will be returned to the owner with advisory comments by the Architecture Committee, which may serve as a guide in the preparation of the formal Home Improvement Application. The review of the preliminary drawings by the Committee is advisory only, and is not required, but it is strongly recommended. Any comments, written or oral, made by the

Committee shall not be construed as its approval. Approval or disapproval by the Architecture Committee is rendered only upon submission of the formal Home Improvement Application.

2) Final Plan Review

This procedure ensures that the construction documents are executed in accordance with the previously approved Preliminary Plan submission. The applicant shall provide two (2) complete sets of construction documents for the review by the committee and/or its architect.

a) Final Drawings for Submittal: A completed Home Improvement Application must accompany the plan submittal drawn to a minimum scale  $1/8'' = 1'-0''$ . The final drawings submitted must include but not be limited to the following:

- Site plan
- Floor plan
- Elevations
- Roof plan
- Exterior door and window schedules
- Exterior detail sheets
- A material color list and sample board showing proposed exterior finish colors for all walls, roof, windows, and trim and any other finish materials contemplated for use.
- Blueprint must show rooflines, heights, setbacks, etc.

2. Landscape Plan Review

a. Landscape Plan Review is a two-step process as follows:

1) Preliminary Landscape Plan Review

This procedure includes the submittal of two (2) sets of plans that includes but is not limited to drainage and grading.

2) Final Landscape Plan Review

This step ensures that the construction documents are executed in accordance with the previously approved Preliminary Landscape Plan submission. The applicant shall provide two (2) complete sets of

construction documents for the review by the committee and/or architect.

B. SUBMISSION

1. All proposals for new construction and improvements and alterations to existing improvements shall be submitted to the Architecture Committee for review and approval in accordance with the PARK PASEO HOMEOWNER'S ASSOCIATION ARCHITECTURAL SUBMITTAL FORM (Exhibit A). All requests for painting approval must be made on the Paint Application Form (Exhibit B).

All architectural drawings shall be prepared and signed by an architect or structural engineer licensed in the State of California, except for patio covers which may be prepared by a landscape architect or structural engineer licensed in the State of California. Unless otherwise designated, submissions shall be made at least 72 hours prior to the Architecture Committee meeting to:

PARK PASEO ARCHITECTURE COMMITTEE  
PARK PASEO HOMEOWNER'S ASSOCIATION  
25 Christamon West  
Irvine, CA 92620  
(714) 730-1560

2. Two (2) sets of plans or drawings must be submitted with the application. One set is retained as part of the homeowner's permanent file with the Association, and the second copy will be returned to the homeowner when a decision has been made by the Architecture Committee. For homeowners planning major additions to their home, it is recommended that elevation drawings, including material to be used, be submitted for preliminary review by the Architecture Committee. (Refer to Optional Preliminary Review Process for Major Additions, see Section 2 A). Changes in exterior elevation must be approved by the Board of Directors.
3. Neighbor Awareness: The intent of Neighbor Awareness is to advise neighbors who own property adjacent to or in close proximity to the lot of the proposed improvement by requiring their signatures on the Home Improvement Application and their initials on the proposed plans. If the closely affected neighbors(s) residing on the property is not an owner, the address of the owner should be provided on the Home Improvement Application and the Association will contact the absentee owner in writing upon submittal to the Architecture Committee. However, in that instance, the Home Improvement Application cannot be considered complete and submitted to the Architecture Committee until (10)

days after submission, in order to allow an opportunity for the absentee owner to comment on the proposed plans.

- a. The Architecture Committee will evaluate the neighbor comments or concerns, which may necessitate homeowner/neighbor attendance at a meeting. However, the authority to approve or disapprove the Home Improvement Application is the sole responsibility of the Architecture Committee subject to an appeal to the Board of Directors as provided in the CC&R's. (Additionally, the application must include the initials of the neighbor's awareness on the plans submitted for review by the Architecture Committee.) The inability to obtain the initials of neighbor awareness will be evaluated by the Architecture Committee on a case-by-case basis.
  - b. The applicant is responsible to obtain this information, and will acknowledge by signature on the Home Improvement Application that the information is complete and accurate. The Architecture Committee reserves the right to request additional Neighbor Awareness.
4. The plans processing fees are as set in the Fee Schedule (see p. 31, sections D & C) for the Home Improvement Application. It is \$50.00 for a simple improvement (less than \$2,500) with a waiver provision, \$50 for a minor improvement (\$2,500 to \$20,000), and \$100 for a major improvement (greater than \$20,000). The processing fee must be paid with the application or there will be a Special Assessment against the homeowner's lot in accordance with Article V, Section 9, of the Master Declaration.

#### C. APPROVALS AND DENIALS

1. In accordance with CC&R's and other binding documents, the Architecture Committee has a maximum of thirty (30) days to render a decision on a complete application as provided in the CC&R's. The applications are considered delivered when presented at an Architecture Committee meeting where a quorum is present. An incomplete application is not considered submitted.
2. Approved Applications: Homeowners will be notified in writing of the Architecture Committee's decision. Plans and specifications are not reviewed for engineering design, and by approving such plans and specifications, none of the Architecture Committee, the members thereof, the Association, the members thereof, the Board of Directors, nor the members thereof assumes liability or responsibility therefore, or for any defect in any structure constructed from such plans and specifications. The applicant is responsible to ensure that the original course of surface water flow



is not disturbed or altered to adversely affect a neighboring property. Additionally, approval by the Architecture Committee is not a review of the side yard easement rights between the parties involved, including drainage, or the effect of the proposed improvements on such rights and drainage.

3. Disapproved Applications: All homeowners will be notified in writing of the Architecture Committee's decision. In the event plans and specifications submitted to the Architecture Committee are not approved, the applicant may request to meet with the Architecture Committee at their regularly scheduled monthly meeting to review and discuss the plans and application. The homeowner may appeal the disapproval, in writing or in person, to the Park Paseo Homeowner's Association Board of Directors. The written request must be received by the Board of Directors not more than thirty (30) days following the disapproval by the Architecture Committee.
4. Approval or disapproval by the Architecture Committee has no bearing on the integrity of the work to be done or the local code requirements. The City of Irvine Planning and Building Department shall be contacted concerning municipal codes, ordinances and regulations. In the case of overlapping or inconsistent requirements, the more stringent shall apply.
5. Final Plan approval may not be granted, and an architectural application shall not be deemed a complete submission, until such time as the required property security deposit is posted.
6. Stop Work Orders: The commencement of construction prior to the approval of the proposed work by the Architecture Committee, or non-adherence to the approval plans, shall be a violation of these rules and the Association's Architecture Committee may recommend to the Board of Directors that the Board issue a Stop Work Order to the homeowner. Continuing work after receipt of the Stop Work Order shall subject the homeowner to possible penalty assessments and all other remedies which the Association may be entitled to pursuant to the CC&R's and other binding documents and the laws of the State of California. The Stop Work Order issued by the Board of Directors, through the Association Manager, will be delivered or posted at the job site and a copy mailed, by U.S. mail, to the homeowner.

D. VARIANCES

1. Applications for variances are strongly discouraged. However, there may be instances where unique circumstances or site conditions require special review.
2. In the event an owner wishes to seek a variance from the approved Architectural Standards, the owner shall submit a letter of justification to the Architecture Committee describing the request and unique circumstance or condition.
3. All variances will require approval of the Architecture Committee and the Board of Directors.

III. PARK PASEO DEVELOPMENT CONCEPT

A. ARCHITECTURAL STYLE

1. The architectural style within Park Paseo is a mixture of housing types that can best be described as one having the elements of California Ranch style and Contemporary style. These elements include sloping roofs, wood siding, shingle siding, brick veneer in addition to exterior plaster or stucco, and wood window trim. Maintaining this style of architecture ensures a common thread of detailing and scale. High quality natural materials and finishes are used to distinguish this development from surrounding developments.

B. STRUCTURAL RELATIONSHIP BETWEEN BUILDING AND SITE

1. A key to a well-designed residential environment is careful attention to siting and outdoor living spaces. By giving attention to these aspects, livability and relationship to the street can be greatly enhanced to offer benefits to the individual residents and neighborhood as a whole. Each building shall be designed and constructed in a manner that conveys a sense of solidity, stability and permanence. Buildings shall be perceived as supported by walls that are solidly anchored into the ground. Grading shall be limited to that required for preparing the pad for the house or addition.

C. BUILDING DESIGN AND SITE

1. Building design emphasizes single forms arranged in strong geometry. All two-story residences have one-story elements to help break up the design mass. Both one and two-story residences include variation along the roof ridgeline or ridgelines for the most part. Variations in the ridgeline are encouraged. It is assumed that the homes will be seen from all angles and that there will be a continuity of color, materials and details on all elevations. The most articulated elevations are those that are in public view.

Priority is given to those elevations visible from the street and walkways.

D. BUILDING TRANSITION TO SITE

1. Homes shall be designed to gracefully transition from building structure to landscape. The transition sequence should follow from the building structure to exterior structural features to structured landscape to landscape. The transition should be accomplished through the use of terraces, covered patio areas, exterior walls, planters, trellises and landscape planting.

IV. ARCHITECTURAL DEVELOPMENT

The following standards shall be required:

A. DEVELOPMENT STANDARDS

1. Development standards shall be verified with the city regarding any additions or alterations to confirm conformance with the current Zoning Ordinances and Building Codes in addition to these standards. In cases where a discrepancy occurs between the two, the more restrictive of the two shall apply.
2. A portion of Park Paseo (328 lots) is a zero lot line Patio Home development and as such incorporates easements between adjacent properties for landscaping, outdoor living, maintenance, drainage, etc. A complete description of easements is contained in Article III of the CC & R's and Exhibits and should be consulted. There are also 297 lots, which are standard Single Family Detached homes.
3. The following site development standards shall apply to both zero lot line Patio Homes and Single Family Detached homes:
  - a. Setbacks: Among the setbacks requiring verification are:
    - 1) Front: The minimum distance a garage or building can be setback from the public right-of-way shall be in accordance with Section 3-37-13.2.2 of the City of Irvine Zoning Code.
    - 2) Side: The minimum distance a building may be setback from a neighboring property line and if a corner lot, a public right-of-way. Side yard setbacks shall be in accordance with Section 3-37-13.2.2 of the City of Irvine Zoning Code. In all cases, separate single family homes shall be a minimum of ten (10) feet apart to conform with California Building Code requirements as they pertain to fire safety.
    - 3) Rear: The minimum distance a building or accessory structure may be set back from the rear

property line. Rear setbacks shall be in accordance with Section 3-37-13.2.2 of the City of Irvine Zoning Code.

- 4) Exceptions: Roof overhangs and fireplaces may encroach in to the setback in accordance with the Zoning Code and California Building Code, whichever is most restrictive.
- 5) Restrictions: No private structure or buildings within the common area are allowed.

b. Dwelling Size, Lot Coverage and Usage:

- 1) The maximum lot coverage shall be 40% of each building site.
- 2) The minimum building lot area is 4,000 square feet.

c. Floor Area Ratio:

- 1) Determining the Floor Area Ratio (FAR):

The Floor Area Ratio (FAR) represents the relationship between the total land area of the lot and the total livable square footage of the home on the lot. The FAR is used to control the mass and bulk of the home. The FAR (Floor Area Ratio) is calculated by adding the total livable square footage of the first floor, the square footages of the entire garage and the total livable square footage of the second floor; subtracting a four hundred square foot garage exclusion; and then dividing the difference by the square footage of the lot.

The first 400 square feet of the garage will be excluded from the new FAR limit.

- 2) Maximum size:

The maximum FAR allowed is 0.50. The minimum size of the first floor shall be 55% of the actual living area square footage plus the minimum 400 square foot garage allowance. The maximum second floor living area shall be 45%. For example, a 5,000 s.f. lot with the 0.50 FAR is restricted to a maximum 2,500 s.f. total living area (5,000 s.f. x 0.50).

First Floor minimum (55%) = 2,500 s.f. x 0.55 = 1,375 s.f. living area + 400 s.f. garage.

Second Floor Maximum (45%) = 2,500 s.f. x 0.45 = 1,125 s.f. living area.

- d. Building Height: The maximum heights of all buildings shall be 25 feet as measured from the original finished floor at its lowest level.

- Exceptions: Chimneys may exceed the height limit in accordance with the City of Irvine Zoning Code and California Building Code.
- e. Fencing, Walls and Gates: Fencing, walls and gates shall be of substantial materials complementary to the architecture of the house.
- 1) No fence or gate shall be constructed higher than 6'-0" above the highest existing grade level.
  - 2) All fences must be structurally maintained by the individual homeowner(s) in good condition and repair.
  - 3) Fences, walls and gates shall not extend beyond the front of the homeowner's dwelling, including the garage.
  - 4) Replacement of wood fencing with new wood fencing must remain consistent with the original builder installed fence or be replaced with the approved fence standard. Fence color proposal will be considered by the Architecture Committee on a case-by-case basis depending upon the standard for the tract and the location of the proposed fence replacement on the lot.
  - 5) Fences and walls delineating a lot boundary shall be placed in accordance with the legal recorded property line.
  - 6) Stucco walls are permitted as long as they match the color and texture of the home.
  - 7) Gates, including wood, vinyl, alumawood and wrought iron, will be considered for compatibility with the homes in terms of design and color proposed by the homeowner. No "spike" designs will be permitted. No gates shall be installed along Park Paseo Association's maintained property, theme walls or fences, or other perimeter theme walls or fences. Unacceptable materials for fencing, walls and gates include, but are not limited to sheet metal, chicken wire or mesh, plywood, pegboard metal or plastic chain link, plastic webbing, cloth materials, reed or straw-like materials, corrugated or flat plastic and fiberglass panels, glass block, rope or other fibrous strand materials, or miniature-type fencing.
  - 8) Picket fences, planter borders and fences are not allowed, whether bordering the planters and/or property.

- 9) All fences and walls shall comply with the City of Irvine Zoning Code.
- g. Grading: Grading shall be limited to that required for preparing for and addition to an existing residence or preparing the pad for a new residence. Grading shall not be permitted to disrupt existing drainage patterns. All lot drainage shall drain toward the street.
- h. Landscaping: Landscaping components can be defined as (1) hardscape (walkways, driveway, planters, free standing walls, pilasters, etc.) and (2) softscape (grass lawn, flowers, shrubs, groundcover, trees, etc.). All hardscape components must be approved by the Architecture Committee. Landscaping installed must present an attractive appearance for the property and must include a reasonable combination of lawn and/or groundcover, shrubs, and trees, walkways, etc. (See required percentages below for softscape.) Any softscape which deviates from the minimum landscaping requirements must be approved in advance by the Architecture Committee.
- 1) The following landscaping materials are not permitted within the front and visible without the prior approval of the Architecture Committee.
    - a) Decorative rock, wood chips, sand, gravel, or any other rock-like substance. However, these materials may be acceptable when installed as an accent in the visible areas. Non-plant decorative materials are not to be used as substitution for hardscape, lawn or groundcover.
    - b) Hedge-type plants and/or shrubs with thorns planted adjacent to sidewalks.
    - c) Artificial Turf.
  - 2) The following minimum softscape requirements for the front and/or side yard property are:
    - a) Eighty percent (80%) of the front and side yards planted in groundcover, artificial turf, or grass lawn, or a combination thereof.
    - b) Twenty percent (20%) of front yard planted with shrubs.
  - 3) Drought-tolerant plants are encouraged. For a list of preferred drought-tolerant plants, please visit the Irvine Ranch Water District's (IRWD's) recommended website at [www.rightscaperesources.com](http://www.rightscaperesources.com).
- i. Parking: There shall be a minimum of two fully enclosed and maintained car parking spaces for each residence. Carports will not be permitted. Parking shall be provided

- c. Roof Materials: Roof replacements will be considered for approval by the Architecture Committee if appearance of proposed material is consistent with the roofs in the immediate tract. A sample or brochure of the roof materials and color composition must accompany the Home Improvement Application.
- 1) Unapproved Materials:
  - a) Asphalt composition of any type.
  - b) Fiberglass shakes or shingles.
  - c) Corrugated plastic, plastic webbing, split bamboo, reed or straw-like materials.
- 2). Approved Materials:
  - a) Wood shakes. Must meet all City of Irvine building codes and be fire retardant and pressure treated.
  - b) Tile (clay or concrete).
  - c) Tile simulated shakes.
  - d) Cement composition simulated shakes.
  - e) Cement composition simulated tile.
  - f) \*Steel-based simulated tile.
  - g) \*Steel-based simulated shakes.

\*The old roof must be removed prior to the installation of any steel-based material.

## C. ARCHITECTURAL COMPONENTS

### 1. Address Numbers

- a. Must meet City of Irvine Code requirements which require backlighting of number.

### 2. Antennae

- a. Pursuant to the Federal Telecommunications Act of 1996, various FCC rulings, as well as State law, the Association will allow owners to install satellite dish antennas, which are less than 40 inches in diameter. No more than three (3) dishes shall be allowed and all satellite dish antennas must be placed in the most discreet location and shall not unreasonably impair neighbor's views. Any satellite dish antenna or other antenna larger than 40 inches must receive prior written architectural approval from the Association. The Association's Architecture Committee will consider an application for a FCC permitted antenna or a large satellite dish antenna on a case-by-case basis. All installations must conform to the following:

- 1) FCC Permitted Antennas. (Television antennas designed to receive broadcast signals over-the-air, and satellite dishes and microwave cable antennas which have a diameter or diagonal measurement of one meter or less.)
  - a) Prior to installing a FCC permitted antenna, the owner shall request and obtain Architecture Committee approval.
  - b) FCC permitted antennas may only be installed on property which the lot owner has the exclusive right to use. FCC permitted antennas may not be installed on common areas.
  - c) The Association may regulate FCC permitted antenna placement or indicate a preference for installations that are not visible as long as the placement does not unreasonably increase the cost of the installation, or render the reception impossible or substantially degraded. The Association may require reasonable screening or painting of the dish as part of the approval process. Consideration must be given to minimize the visibility of the antenna, satellite dish, external cables and related installations.
  - d) All satellite dishes should be installed on the rear half of the house (on the patio cover may be acceptable) in order to minimize the visual impact on the community. Non-dish satellite antennas of any type will be on a case-by-case basis as approved by the Architecture Committee.
  - e) External cable and related installations would involve routing and attachment of cable along existing joints, edges or interfaces, such as along the gables or behind the fascia boards of the roof. This could be along a wall of the residence as long as the cable is painted to match the color of the stucco or siding to which it is attached. Ideally, any installation would not be visible from the streets or sidewalks of the community.



- 2) Large Satellite Dishes (Television satellite dish receiving antennas with a diameter greater than 40 inches).
- a) Prior to installing a large satellite dish, the owner shall request and obtain Architecture Committee approval.
  - b) Height: The height from the adjoining finished grade to the topmost part of the antennas shall not exceed six feet (6') nor shall the topmost part of the antenna extend eighteen inches (18") above the nearest fence.
  - c) Associated Sound: Adjoining neighbors shall be informed by the requesting homeowner that there may be some sound/noise associated with the large satellite dish when changing positions. Adjoining neighbors will acknowledge this awareness on their submitted plans.
  - d) Location: Large satellite dish antennas shall not be roof-mounted. All large satellite dishes shall be located in such a manner as to be behind a wall or a solid fence. Where possible side and rear yard setback of five feet (5') will be maintained from the property line.
  - e) Screening: A large satellite dish shall be screened from view from the adjacent streets, public sidewalks, trails, paseos, walkways, greenbelts, parks and surrounding properties by the use of fences, hedges, or other appropriate plant materials. Such visual mitigation shall be designed so the antenna is screened from view upon installation.

3. Awnings

- a. Awnings are unacceptable when visible from streets, public sidewalks, trails, paseos, walkways, greenbelts, parks and surrounding properties. However, applications for awnings not visible from the above mentioned areas will be reviewed by the Architecture Committee, on a case-by-case basis.
  - 1) Awning material must always be maintained in an aesthetic and unfaded condition.

4. Chimneys
  - a. Chimneys should be designed to be compatible with both the roof and building design. Chimneys should not unreasonably impinge upon the views of adjacent sites; where possible they should be located toward the rear of the building. Chimneys must meet City Building & Fire Codes. They should be finished in stucco, brick, stone or copper and have City Fire Department approved spark arrestors that are in scale with the rest of the chimney. All flashing and miscellaneous metal associated with the chimney will be painted to match the color of the roof or chimney material. Exposed metal flues are not acceptable. The design and materials of all chimneys shall be subject to the review and approval of the Architecture Committee.
5. Driveways
  - a. Driveways, walks and flatwork beyond the front setback may be finished in concrete, pavers, brick, stone or other material appropriate to the architectural concept. Asphalt paving is prohibited.
6. Flashing, Sheet Metal and Vents
  - a. Roof vents shall be consolidated where possible and colored to match the dominant roofing material. Exposed sheet metal is to be colored to match the material to which it is attached or from which it is projected.
7. Garage and Garage Doors
  - a. The number of garage parking spaces shall be as per City requirements or CC & R's. There shall be a minimum of two fully enclosed car parking spaces. In order to minimize the visual impact of garage doors, separating columns, overhanging eaves and other architectural elements to reduce the scale of garage door areas should be used. The color should complement adjacent wall colors and be consistent with trim colors or finishes. Side windows and doors can be installed (excepting zero-lot line wall) to increase natural lighting for garage areas. Architecture Committee approval is required. Conversion of garage or any portion thereof to living or office space is strictly prohibited (CC & R's: Article IX, Section 9). No detached garages are permitted.
8. Recreational Vehicle Parking
  - a. Recreational vehicle parking shall be in accordance with the Association CC&R's, Article IX, Section 2:

Recreational Vehicles. No recreational vehicle may be parked or stored on any Lot or street except within an enclosed garage. Notwithstanding the foregoing, any recreational vehicle may be parked on a driveway of any Lot or on any street within the Properties by guests of any Owner for not in excess of forty-eight (48) hours, and by the owner for the sole and express purpose of loading or unloading, but not in excess of any six (6) hour period within any single day.

Recreational Vehicles (CC & R's, Article I, Section 15) includes trailers (boats, motorcycles, dunebuggies, off-road vehicles), camping trailers, motor homes, pick-up (slide-in) campers, chassis mounts, converted vans, chopped vans, mini-motor homes, and 5<sup>th</sup> wheel trailers of recreational vehicle construction, design and intent.

9. Gutters and Downspouts

- a. Gutters and downspouts may either be concealed or exposed. If exposed, gutters and downspouts shall be the color of the adjacent wall or surface to which it is attached. Gutters and downspouts should be located at the corners of buildings rather than in the center of a wall.

10. Roofs

- a. Roofs are a significant architectural component of any building structure and affect views from adjacent sites. Consideration shall be given in the architectural design of any building structure to the style, shape and articulation of the roof and its various appendages. No mechanical equipment shall be located upon or incorporated within any roof (see also pages 16-17).

11. Solar Energy Equipment

- a. Rooftop solar energy equipment requires prior approval by the Architecture Committee. Approval is based, to a great extent, on the homeowner's ability to design and accommodate the installation with the least amount of exposure to adjacent units, and a homogeneous relationship of the panels to the roof pitch. Moreover, installation must be consistent with the requirements of state laws concerning efficient placement of collector units.
  - 1) Solar energy equipment includes: all panels, collectors, piping, attachments, bracing, flashing, mechanical hardware, supporting structure and any other related elements.
  - 2) Equipment Guidelines:

- a) A profile as low as functionally practical and efficient should be maintained.
- b) When possible, piping should go through the roof rather than on the face of the roof or dwelling. Panels should be installed parallel with the roof pitch.
- c) Long runs of piping should be condensed and concealed as much as possible.
- d) Equipment, or equipment enclosures, should be painted or stained to match adjacent surface color.
- e) Related equipment (e.g., control boxes) must be installed in garage or behind sideyard wall/gate or as approved by Architecture Committee.
- f) All conduits, control boxes, and pipes should run below eaves and/or along downspouts for minimized exposure where possible and painted to match adjacent finishes.

12. Holiday Lights and Decorations

- a. Holiday decorations and lights are permitted from mid-November, during December and January and must be removed by February 1<sup>st</sup> of the following year. Exceptions are also allowed for other official religious holidays and are subject to Architecture Committee approval.

13. Balconies

- a. Front/rear yard balconies are not allowed.

14. Skylights and Solatubes

- a. Dormers, bay windows, atriums, clerestories, and vertical glazed windows are preferable to skylights to bring daylight into buildings. However, if skylights are used, they must be designed as an integral part of the roof. White plastic glazing and natural aluminum color frames are prohibited. Skylight framing must be colored to match adjoining surfaces. Skylights referred to as Solatubes are permitted. Skylights and Solatubes should not be visible from the street. Exceptions may be considered on a case-by-case basis. All visible manufacturer labels shall be removed prior to installation.

15. Wall Openings

- a. Wall openings, doors and windows shall be proportionately designed to the wall surfaces in which they occur throughout the building structure. Window design and materials shall be consistent with other windows on the dwelling. Window style may not be acceptable if the proposed changes alter the character of the window elements already existing in the neighborhood. Window frame color changes require a Home Improvement Application. If approved, all exterior metal window frames must match approved color. Approved wooden window frames will be allowed to be painted to match trim, wood siding, or stucco of dwelling. Zero lot line windows are not permitted.

16. Window Coverings

- a. Any window covering appearing as temporary covering shall be removed within 30 days after close of escrow on a sale of property to a new owner. These coverings, which are considered temporary, include, but are not limited to: aluminum foil, newspaper, cardboard, butcher paper, poster board, plywood, sheets, other paper covers.
  - 1) Reflective material, which creates a “mirror” effect on windows from the outside, is prohibited where visible from adjacent properties.

17. Screen Doors: Not allowed on visible front entries (disappearing or re-tractable type screens on front doors may be approved on a case by case basis).

18. Security Doors and Windows: Exterior security doors, window bars and grills are not permitted.

D. SITE STRUCTURES

1. Playhouses, Play Structures and Storage Sheds.

- a. Playhouses, play structures and storage sheds will be approved on a case-by-case basis with respect to architectural considerations which the Committee, in its discretion, will deem appropriate:
  - 1) Structures shall be constructed, located and screened to minimize the impact on the adjacent neighbors’ privacy and any existing structure or common area.
  - 2) Structures shall blend with the architectural characteristics of the dwelling and neighborhood in

both colors and materials (i.e. wood shingle roof, wood siding, etc.).

- 3) Enclosed structure openings must be designed in such a manner that any openings (windows, doorways, etc.) that face neighboring dwellings shall be no higher than the adjacent fence. Any openings above the fence shall be installed facing the dwelling of the applicant who is proposing the playhouse/structure.

NOTE: Portable children's play equipment/toys that do not exceed five feet (5') in height from ground level do not require a Home Improvement Application.

## 2. Flagpoles and Flags.

- a. Flagpoles on private property to fly the American flag will be permitted providing architectural approval is obtained. Flagpole and flag must be maintained in good condition and repair by the individual homeowner(s). Necessary repairs and replacements, including painting if necessary, is therefore the responsibility of the respective homeowner(s). There will be no infringement of the right of homeowners to display the American flag on their private property as provided for in the California Civil Code 1353.5.

There are however, Guidelines regarding the installation of flagpoles.

- 1) Any flagpole cannot exceed the height of the residence on the same property.
- 2) Flagpoles must be white, silver, bronze or natural woods in color.
- 3) Installation of flagpoles must comply with the City of Irvine Code requirements, especially regarding foundations. A city Permit is required. Installation setbacks are as follows (exceptions must be approved):
  - a) At least ten (10) feet from any public walkway or sidewalk.
  - b) At least fifteen (15) feet, away from any property line.
- 4) Proper flag etiquette must be followed at all times.
- 5) Civil Code and Association Guidelines allow for the American flag only. No other flag may be flown from a freestanding flagpole.
- 6) Consideration must be had for noise abatement qualities. This could include, but is not limited to:

- a) Non-metallic hardware (perhaps nylon or lexan pulleys).
  - b) Cord wrapped around flagpole to prevent flapping against pole.
  - c) A dampening device wrapped around pole where hardware contacts pole.
- 7) A Homeowners Improvement Application must be submitted for Architecture Committee approval.

3. Mailboxes and Posts.

- a. Mailboxes and posts must be maintained in good condition and repair by the individual homeowner(s). Necessary repairs and replacements, including painting if necessary, is therefore the responsibility of the respective homeowner(s).
  - 1) Rural style mailbox design, black in color, is the acceptable replacement standard.
  - 2) Multiple mailboxes on a common post must be identical in design and height.
  - 3) The standard mailbox height, measured from the ground to the bottom of the box, should be approximately 42".
  - 4) Mailbox posts may be constructed of wood, metal, slump-stone block, brick or other materials approved by the Architecture Committee.
  - 5) Any natural posts determined to be in a deteriorated condition must be replaced or painted to match existing colors.
  - 6) Any changes to the original mailbox or post design and/or materials must be submitted for Architecture Committee approval.

4. Mechanical Equipment

- a. Installation of mechanical equipment, including but not limited to air conditioners, swimming pool/spa equipment, water softeners, waterfall pumps, etc. shall require approval by the Architecture Committee.
  - 1) All equipment shall be located a reasonable distance away from neighboring property lines.
    - a) Location typically not allowed in the side yard easement areas, generally, five feet (5') from the adjacent dwellings. Requires Architecture Committee approval.
    - b) A minimum of three feet (3') must be maintained from all other property lines.

- c) Plan drawings must indicate the location of the equipment and, if exposed to view, the method of screening.
  - d) The Architecture Committee may require pumps and blowers to be enclosed or buried to mitigate the noise factor.
- 2) Pool construction, drainage and fencing will be required to conform to all City building codes and health ordinances.
  - 3) Window-installed air conditioners, fans or exhaust vents are not allowed.

5. Patio Covers, Sunshades, Arbors, Trellises, and Gazebos.

- a. Trellises, and Gazebos: Structures shall be of approved materials only (wood, vinyl, aluminum and other approved synthetic materials) only, with the exception of the vertical supports, which may also be of stucco or masonry. Size and design must be compatible with the lot and the immediate neighborhood, and shall be painted or stained to match a color on the home. Grade I redwood is allowed to remain in its natural state, but is subject to painting should it subsequently deteriorate.
  - 1) Patio covers, sunshades, arbors, and gazebos must meet city code requirements and be submitted to the Architecture Committee for approval.
  - 2) Front yard patio cover, sunshades, arbors, trellises and gazebos are generally not appropriate; however, the Architecture Committee will consider applications on a case-by-case basis.
  - 3) Setbacks: The minimum setback requirements from the property line to posts are three feet (3'). The minimum setback from the property line to patio overhang is two feet (2'). Additionally, patio covers and arbors must meet city requirements.
  - 4) The following materials are not acceptable: (This material list is not all-inclusive.)
    - a) Metal (faux wood exceptions on case-by-case basis may be approved).
    - b) Aluminum shingles that look like wood.
    - c) Corrugated plastic and metal.
    - d) Plastic webbing, split bamboo, reed or straw-like material.
    - e) PVC pipe.



6. Swimming Pools

- a. Swimming pools must be fully integrated into the terrain and landscape design for the lot. All pool areas must be fenced or walled in a manner architecturally consistent with the residential structure and in accordance with City and County regulations. All pumps, heaters, filters and other related mechanical equipment must be screened from view and must be sound attenuated.

7. Basketball Backboards

- a. Both portable and permanent basketball backboards are permitted subject to the Association's Guidelines and Standards for Basketball Backboards which follow:
- 1) The Board of Directors, at the October 9, 2000 regular meeting, adopted a new Association Rule that states: *"Placement of temporary sports equipment in the street is a City of Irvine citable offense and related to the safety and liability concerns of the Association. Parents must assume responsibility for the safety and supervision of their children...PPHOA and The Board cannot and will not assume responsibility for unsupervised children playing in the street, common areas or greenbelts."* This policy came about as a result of discussion regarding permanent and temporary basketball backboards and other types of sport equipment, which are often placed in the streets for use by children.
  - 2) The Architecture Committee has revised the guidelines and standards for installation, appearance and placement of basketball backboards. Requests for approval must be submitted to the Architecture Committee for approval before installation and conform to the following guidelines and standards:
    - a) BASKETBALL BACKBOARDS:
      - Architectural requests for basketball backboards, to include temporary (portable units) and permanent backboards attached to the house, must be submitted prior to installation.
      - The request must contain a clear description of the backboard and a picture of proposed placement, and

must comply with the requirements described in the guideline.

b) GENERAL:

- The Architecture Committee will approve installation of permanent backboards and temporary units on a case-by-case basis. All lots are not configured to comply with the placement requirements and approval may not be granted.
- All applications will require the signatures of neighbors on both sides and across the street signifying receipt notice of an application.
- Playing hours will be no later than dusk and not earlier than 9:00 a.m.

c) APPEARANCE:

- Backboards attached to the house and all supports must be painted to match the surface that it is attached to.
- Clear backboards are permitted. Tinted or smoked backboards are NOT allowed.
- Netting must be white cord only. Chain netting will not be permitted due to the noise factor.
- All backboards should have logos and advertisements removed except for the manufacturer markings.
- All backboards, temporary units or permanent, including the net, attachments and mounting devices, must be maintained (including painting when required) to keep them attractive and in good condition.

d) PLACEMENT:

- Temporary or permanent basketball backboard units cannot at any time obstruct driveways or be a nuisance to neighboring properties.
- Placement must not obstruct streets and/or sidewalks, as these are Association and/or City property.

- Temporary units may at no time be placed in the street.

8. Trash Areas

- a. Each resident must have a designed, enclosed trash area that is screened from the view of neighbors and the street.

9. Real Estate Signs

- a. Only City of Irvine approved signs are permitted. Contact the Association for Sign Rules and Regulations and for further details.
  - 1) All other signs within the Covered Property of Park Paseo, except approved traffic/parking enforcement signs, neighborhood watch and any other signs approved by the Association, are prohibited.

V. CONSTRUCTION

A. CONSTRUCTION SITE REQUIREMENTS

1. Construction temporary fencing is to be provided securing the front yard prior to commencement of work (not more than 1 week not less than 2 days prior) as determined by the Architecture Committee. Temporary fencing shall provide screening from view of the construction site.
2. If portable toilets are required for the project, they must be kept from view.
3. Dumpsters are required to be emptied on a regular basis or when determined to be full. Boards are to be placed beneath dumpster wheels or contact points, to prevent damage to the street. Dumpsters are to be removed when no longer needed and prior to Committee verification of project completion.
4. Visible areas of construction site are to be kept clean and clear of debris.
5. Lapses in the work or stoppage shall not exceed one week.

B. CONSTRUCTION HOURS AND COMPLETION DATES

1. Proposed and agreed-upon project completion dates are required on Home Improvement Applications.
2. Construction shall be limited in accordance with the City's Noise Regulations. These typically are:  
 7:00 a.m. to 6:00 p.m. Monday – Friday  
 8:00 a.m. to 6:00 p.m. Saturday  
 No construction shall be permitted on Sunday or legal holidays.

C. SITE CONDUCT AND MAINTENANCE

1. The General Contractor, his superintendent, employees, sub-contractors, and suppliers shall:
  - a. For major projects, carry full workers compensation and liability insurance (no less than 1 million dollars), with copies submitted with the plans.
  - b. Not consume alcoholic beverages on site or play sound devices (radios, CD, MP3 or tape players) so that they may be heard from adjacent residences.
  - c. Not bring pets on site at any time.
  - d. Take necessary precautions for the safety of all persons, materials, and equipment on or adjacent to the site.
  - e. Maintain the site in a neat and clean condition immediately removing waste materials or debris generated by the work.
  - f. Keep the streets, gutters and adjacent property clean and free of dirt, trash, debris, or other material related to or caused by the work.
  - g. Not use property adjacent to lots under construction for vehicle access, parking or equipment and material storage without written permission of the adjacent property owner. Such written permission must be on file with the Architecture Committee prior to usage. Adjacent property must be returned to its original condition at the completion of construction.
  - h. If construction work requires the use of common area (Park Paseo Association property), for the purpose of transporting labor and materials, or for temporary storage of materials for the work, the Homeowner must obtain written permission from the Association Manager. A security deposit or bond may be required.
  - i. Properly muffle motorized construction equipment.
  - j. All work shall be conducted from the front side or street side of the residence.
  - k. All work improvement should be completed within ninety (90) days from the date of approval of the application. If the scope of the project warrants more time or for other reasons deemed necessary or appropriate by the Architecture Committee, the homeowner must apply for an extension of the construction period, which may or may not be granted.
- l. However, if more than one hundred eighty (180) days elapse from approval and no work has begun, then a new Home Improvement Application may be required by the Architecture Committee. A written response will be mailed to the homeowner stating the Association's decision.

- m. The Association Manager will make routine inspections of the project. Upon completion of the outside work as indicated on the “approved” copy of the drawing and its specifications, the homeowner must notify the Association Manager to obtain a final inspection. If the Architecture Committee chooses to inspect the job for conformance to the plans as submitted and approved, inspections will be completed within thirty (30) days after the homeowner has notified the Association of completion.
- n. The Association will notify the homeowner in writing should any non-compliance with the approved plans be determined upon inspection.
- o. The commencement of construction prior to the approval of the proposed work by the Architecture Committee, or non-adherence to the approval plans, shall be a violation of these rules and the Association’s Architecture Committee may recommend to the Board of Directors that the Board issue a Stop Work Order to the homeowner. Continuing work after receipt of the Stop Work Order shall subject the homeowner to possible penalty assessments and all other remedies which the Association may be entitled to pursuant to the CC&R’s and other binding documents and the laws of the State of California. The Stop Work Order issued by the Board of Directors, through the Association Manager, will be delivered or posted at the job site and a copy mailed to the homeowner.

D. FEE SCHEDULE

- 1. Fees must be submitted with the application or the application will not be considered complete and will be returned to homeowner.
  - a. Simple Improvement Submittal Fee: \$50.00 with a waive policy if application submitted prior to work commencing. A simple improvement applies to improvements less than \$2,500.00. These may include:
    - Replacing an existing fence
    - Paint change
    - Patio cover
    - Swing set
    - Tree/shrub charge
  - b. Minor Improvement Submittal Fee: \$50.00  
This fee shall apply to improvements valued from \$2,500 to \$20,000. These may include:
    - Walls and fences
    - Fireplace additions and/or changes
    - Decks
    - Exterior finish changes

- Gazebos
- Patio, new sidewalk
- Window/door replacement
- Roof replacement
- Spas & Jacuzzis

c. Major Improvement Submittal Fee: \$100.00

This fee shall apply to improvements greater than \$20,000.

These may include:

- Additions resulting in a change to the residences footprint; i.e. – expansion beyond 100 square feet; additions resulting in changes to the exterior elevations.
- Landscape changes resulting in change in the turf area; i.e. addition of large patios, decks at grade.
- Swimming pools

E. DAMAGE AND LANDSCAPE DEPOSIT

1. Prior to Final Plan Approval of a major improvement, the Owner shall provide an Improvement Deposit Fee totaling \$500.00 and a copy of the building Permit to the Association Management. This deposit will be fully refunded upon completion of all improvements including landscaping and their acceptance by the Architecture Committee provided there is no damage by the owner and/or his contractor to public and/or private improvements, or other projects within the community. The decision whether an improvement is simple, minor, or major shall be determined by the Architectural Committee in its sole discretion.

F. ARCHITECTURAL ENFORCEMENT POLICY

1. In the event the member fails to abide by the Architectural Standards, a penalty according to the fine schedule may be levied by the Board of Directors for each day the violation exists in Park Paseo per the Association Schedule of Fines and Fees. In the event of a possible penalty assessment, the Association Manager notifies the member in writing of a Hearing Date in accordance with the Association's Bylaws, Article VII, Sections 8 and 10. A written notification of the decision will be mailed to the homeowner within seven (7) days following the Hearing. The Association may also consider taking other legal action to bring the property into compliance. All legal fees and costs incurred by the Association may be assessed to the legal owner.
2. All legal fees incurred by the Association due to construction without approval will be charged to the homeowner's account after notice of hearing and opportunity to be heard. Fees include

expert costs or other fees such as mediator, arbitrator or other court fees, which the Association has to incur as a result of the architectural enforcement process.

3. As set forth above, such fees will be assessed to the homeowner's account, but shall not be characterized or treated as an assessment lien. All such fees and costs may be collected by the Association through the filing of legal action, either in small claims court or in conjunction with any action seeking enforcement of the Association's governing documents.

END OF ARCHITECTURAL STANDARDS

(SEE EXHIBITS)