

VEHA ARCHITECTURAL STANDARDS

VEHA is a planned community that adheres to specific Architectural Standards. These standards help ensure well-maintained and uniform home exteriors that reflect pride of home ownership and are directly related to our robust property values. Homeowners are responsible for all exterior maintenance of homes. Disliking of the current color scheme is not an acceptable reason for violating Architectural Standards.

All exterior modification, maintenance, updates must be submitted in writing using the VEHA Architectural Change Request Form. No work should begin without approval – unapproved work violating standards will be the responsibility and expense of the owner to correct in order to be in compliance with the VEHA Architectural Standards.

- 1. GARAGE DOORS:** All garage doors must maintain the current box design; 4 x 8 or 4 x 4 architectural design, no windows permitted, and be painted VEHA Tan color – almond or white doors are not allowed and homeowner will be required to paint to be in compliance.
- 2. ALL EXTERIOR WORK AND MODIFICATIONS:** All owners must submit the Architectural Change Request Form to the VEHA office for review/changes/approval by the Architectural Standards Committee and ratified by the Board. All current design codes with respect to stucco, wood trims and all exterior areas, downspouts and/or additional drain(s) must maintain the current style with approved materials and colors. It will be at the homeowners' expense and responsibility to bring back to Architectural Standards, if not approved first.
- 3. WINDOWS / PATIO DOORS:** All windows and patio doors must be factory almond or beige. White windows and doors are not permitted. Installation of white windows/doors will need the trim painted almond/beige to be in compliance. If you have any questions prior to your ordering or installation, please contact the office or the Architectural Standards Committee for clarification.
- 4. GATES:** Gates of home entries must be black wrought iron, grape stake or cedar slat construction and not higher than the top of the existing fence. Wooden gates must be painted VEHA Brown. If attached to the existing fence, the homeowner will maintain that fence at their expense.
- 5. SECURITY BARS:** Wrought iron security bars over windows and doors must be black or painted black. Security bars on windows must be compliant with local code or removed.
- 6. SOLAR ENERGY EQUIPMENT:** Any solar energy equipment **must** be approved in writing by the Architectural Committee, before installation. Equipment must be kept in good working condition and appearance or be removed.
- 7. BASKETBALL BACK-BOARDS:** The attachment of any backboards on exterior walls or any temporary basketball hoops is not permitted in the VEHA community.
- 8. WINDOW AIR-CONDITIONERS:** Portable or exterior air-conditioners or evaporative coolers must not be visible including protruding from windows or stucco. These units must be contained within the living unit.
- 9. PATIOS:** All designs must be pre-approved prior to any construction and are not to extend over the fence lines or encroach on Common Property. Commercial awnings, Sun Sails, and umbrellas are acceptable. No tarps of any material are acceptable.
- 10. INTERNET/SATELLITE CONNECTIONS:** Can not be physically attached to exterior walls of the unit(s) or common walls. All damages will be repaired and/or replaced at homeowner's expense. All repairs (stucco/walls) must be approved. All cables

will be properly installed including: cables must not hang loosely nor be unsightly strung haphazardly along the side of units. Cable must be run with the least amount of visibility along the bottom and back walls of units. Cables to second-story rooms must be run along corners causing the least amount of visibility. It is the responsibility of the homeowner to convey this information to the individual/company conducting installation.

11. **COLOR CODES FOR EXTERIOR:** Incorrect colors will be corrected at the expense of the homeowner.
 - **WINDOWS** – tan or almond factory direct color, or original silver metal color. White trim will be required to be painted almond or beige.
 - **FENCING** – VEHA Dark Brown
 - **FRONT DOORS** – VEHA brown or a color approved by VEHA architectural committee (or VEHA)
 - **STUCCO** – must use approved Stucco manufacturer and color for new stucco and match existing stucco color. Recommended to consider matching color of adjoining unit’s stucco if applicable.
 - **LATILLAS / PERGOLAS** – VEHA Dark Brown
 - **WOOD PANELING** – Large 2nd story paneling will be painted TAN (VEHA Tan). Entry paneling will be dark brown (VEHA brown). Homeowners may stucco over large 2nd story paneling with matching stucco color. 1st story patio overhang will be painted VEHA tan.
 - **BALCONY** – VEHA Tan.
 - **GARAGE DOORS** – VEHA Tan.
12. **LIGHTING FIXTURES:** All exterior lighting fixtures are the responsibility of the homeowner. Fixtures that need to be replaced must be black. All bulbs must be WHITE.
13. **LANDSCAPING:** Homeowners are responsible for all trees, shrubs, foliage and landscaping that reside within their property lines, regardless of when or who it was planted by. All trees and shrubs must be kept trimmed and must not cause any damage to fences, neighboring fences, common area landscaping, irrigation, or pose a harm to any person. Homeowners will be financially responsible for any damages their landscaping causes to their neighbor’s fencing, structure, or common area landscaping and irrigation. Damage caused to the homeowner’s own fencing will be the sole responsibility of the homeowner to repair or replace and the owner will do so at the demand of the VEHA Architectural Standards Committee when the area(s) effected become an eyesore or hazard. Non-compliant homeowners will have the matter turned over to the VEHA attorney for legal resolution and the homeowner will be responsible for all legal fees.
14. **FENCING** – cedar slat painted VEHA brown, or current VEHA composite, upon approval. Recommended to consider matching height and color of adjoining unit’s fencing if applicable.
15. **VEGAS** – VEHA brown, consistent dimensions, replaced to match original construction
16. **DOWNSPOUTS** – consistent style to match all units, color must be VEHA brown on lower level, and almond or VEHA brown on upper level (Metal/Almond – no PVC)
17. **WINDOWS** – tan or almond factory direct color, or original silver metal color. Otherwise windows must be painted VEHA (tan or almond- no white)
18. **FRONT DOORS** – VEHA brown or a color approved by VEHA architectural committee (or VEHA)
19. **STUCCO** – must use approved Stucco manufacturer and color for new stucco and match existing stucco color. Recommended to consider matching color of adjoining unit’s stucco if applicable.

20. LATIGAS - painted Dark Brown (VEHA brown)

21. WOOD PANELING –Large 2nd story paneling will be painted TAN (VEHA Tan). Entry paneling will be dark brown (VEHA brown). Homeowners may stucco over large 2nd story paneling with matching stucco color. 1st story patio overhang will be painted VEHA tan.

22. BALCONY – Balconies will be painted VEHA tan.

23. PATIO ROOFS – No Tin roofs.

ALL PREVIOUS WORK FROM AUGUST 2007, IS PERMITTED TO STAY.