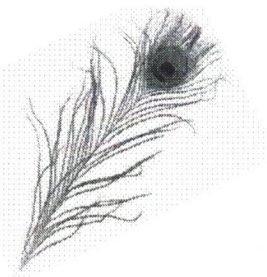




Portuguese Bend Community Association Inc.



Architectural review was incorporated in the original 1947 CC&Rs by John Vanderlip and the Palos Verdes Corporation. The PBCA Architectural Standards were codified by a committee of residents in 1992 to preserve the attractiveness of the entire area. The standards cover Building Design, Site Requirements, Fencing, and miscellaneous procedures. Plans for changes or additions to the exterior of your properties should be submitted to the Architectural Committee early in the design process. The PBCA Architectural Committee (AC) is here to help you follow standards to maintain the character and quality of the Portuguese Bend Community. This summary provides highlights of the standards and an overview of the architectural review process.

Design Rules

- Single story “California Ranch” houses, low silhouette, harmonize with the surroundings
- Max 4000 sq with less than 25% coverage area if allowed by LME
- Easements and Setbacks (60’ front yard, 50’ back yard, 20’ side yards)
- Shielded Exterior Lighting
- Detached Accessory Buildings, Sheds, and ADU rules
- Vehicle Parking and Storage Rules
- Fencing Rules (3 rail estate fencing with solid wood inside and back yards)
- Equestrian standards
- Many more detailed standards that your Architectural Committee can help you navigate

Procedures

- PBCA Approval Fees for new construction and remodels greater than 1000 Square Feet
All other applications are Free.
- Construction hours: 730-530 M-F and 9-1 Saturday, No Holiday work
- No parking on the streets (fire lanes)
- Large truck enter/exit from Peppertree Gate
- Limit noise from radios so they cannot be heard on neighboring lots.
- Residents responsible for any damage to PBCA streets or gates
- Architectural Committee only reacts when residents complain

Vacant Lots

- Modifications to vacant lots or easements require an application to the AC prior to implementation
 - **Allowed:** Landscaping & limited watering, Fencing, garden walls, 1- 120SF Shed
 - **Prohibited:** Permanent structures, Habitation or Camping, Cargo Containers