

ALTIS

Yard Design Cheat Sheet & Guide



This is a guide to help those wanting to create and submit an application with the HOA.

Approvable Rocks

Please note: An application **MUST** be submitted for these changes for HOA approval and documentation. This list is to help with ideas for the application.

ROCKS



Mexican Beach Pebble



California Gold



River Rock



Brown River Rock



Cresta Rock



Natural Grey Rock

IMPORTANT INFORMATION FOR THE FRONT YARD:

- Earth tone, neutral colors are required for rock, brick, and hardscape. Vivid colors such as white rock and red mulch are not permitted. (These are not the only approvable rocks; this is just a quick list to help you choose)
- The Owner is solely responsible to manage and control all plant materials, above and below ground, to not grow off the property or cause damage of any type.
- Plants in front yard must be planted every 3 feet on center in all rock, gravel, or mulch areas.

THE FOLLOWING ROCK COLORS ARE AGAINST GUIDELINES AND CANNOT BE APPROVED FOR FRONT YARD USE:



Commonly Needed Information

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SYNTHETIC TURF

- Synthetic turf should take on a natural appearance and mimic pattern of natural grass. It should be tightly woven pile of no less than 1.5" in height with a minimum combined density of 75 oz.
- Provide an adequate base/drainage system under the artificial turf.
- Seams must not be visible after installation.
- Synthetic turf must be replaced when it no longer looks like natural turf due to wear, damage, or discoloration.

SHEDS

- Sheds are not permitted to exceed the fence height and may not exceed the fence line.
- Sheds in no case shall exceed 5 feet unless approved by the Architectural Review Committee.
- Sheds are limited to one per lot and must not be larger than 120 square feet.
- Sheds shall not be visible from the street or other common areas under any circumstances.
- The color of the shed shall match as closely as possible the color of the dwelling unit.
- Prefabricated metal sheds are prohibited; however, wood or aluminum wood look-alike materials will be used for sheds and other structures.

PATIO COVERS & GAZEBOS

- Patio cover/gazebo must not exceed a height of 10ft, 12ft if sloped.
- Covered or unenclosed patios covers, gazebos, and trellises attached to the main structure may be located no closer than 3 feet to a side yard, 5 feet from the rear property line.
- All measurements are calculated at the outermost part of the structure, including the overhang, to perimeter walls / property lines.
- The patio, gazebo, or trellis shall not cover more than 60% of the rear yard.
- As an element of the residence, the patio cover, or gazebo should match the character of the existing residence.
- See Architectural Guidelines for full details.

BARBEQUE ISLANDS & OUTDOOR KITCHENS

- Barbecue islands and other types of permanent barbecue structures and outdoor kitchens shall maintain a minimum setback of 5 feet between the burning element and the property line, provided the structure is not visible above the adjacent wall or fence.
- Owner shall obtain any permits required by the City or other Governmental Agency for any barbecue islands and outdoor kitchens.
- No fire pits, barbecues, fireplaces, barbecue islands, permanent barbecue structures or outdoor kitchens shall be located in the front yard of a Residential Lot.
- All materials shall be consistent with the Residence architecture and in scale with the size of the yard of the Residential Lot.

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OUTDOOR LIGHTING

- Landscape lighting shall be low-voltage only.
- All lighting must be compatible with the house design color.
- Mercury vapor lamps or lamps that emit light of a similar character, exposed fluorescent lamps, flashing lights, color lights, unshielded exterior lights, and lights which result in excessive glare are not permitted.
- Path lighting should be minimized. Path lights shall cast the light downward.
- Area lighting, post lights, security lights and/or flood lights that project lights on to neighboring properties are not permitted.
- New exterior light fixtures, such as decorative wall fixtures, must be compatible with the design of the Residence. They must be simple in design and color and should be compatible with the existing light fixtures.

WATER FEATURES

- Fountains located in the rear yard of a Residential Lot shall not exceed the adjacent fence or wall height, must not block a view, and must be set back a minimum of five feet from the back of the side property lines.
- Built-in water features and self-contained units shall be set back a minimum of five feet from perimeter walls or the adjacent Residence wall.
- Fountains in front yard may only be up to 48" high.
- The size, location, material, and color of the fountain or water feature shall be compatible with the design of the residence.
- The color of fountains should complement the primary Residence structure. Bright colors and reflective surfaces are not permitted.
- Fountains are more appropriately located close to the primary Residence and are not permitted to be placed in a location where they detract from the overall appearance of the street.
- The architectural style of the fountain should match that of the home.

PLANTS

- Altis has an approved plant list front and back yard use. This list can help while choosing plants for your yard.
- Altis is in ZONE 9. When looking for plants that will thrive in this community, consider researching ZONE 9 plants for the best results.

HOW TO SUBMIT

HOW & WHEN TO SUBMIT FOR CHANGES:

Yard or exterior changes must be approved by the architectural committee. Please send all information to Jenn Jarman and contact her with any additional questions. You must complete the following to have your changes reviewed by the committee:

1. A complete Design Review Application (available in the HOA office, online at <https://altislifestylebeaumont.com/hoa-apps>, or Jenn can email a copy upon request.)
2. Drawn plan with an attached legend.
3. Color photo of front yard – Must have entire yard and house in one photo.
4. Color photos of area/s.
5. Color photo samples of any material used (i.e.: rock, paver, or block).

Please note that this process can take up to 45 days. The time does not begin until the application is complete. It is the responsibility of the resident to provide all needed information to Jenn for the committee to review. Please see below for Jenn's contact information.

Jenn Jarman

Landline Office Phone # 951.846.8940 (this phone number does not accept text messages)

Email: Jennifer.Jarman@seabreezemgmt.com

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