



## Architectural Standards of Bonita Highlands Homeowners' Association

This document is intended to serve as a guideline for homeowners in planning or making Improvements or alterations to their property and for the Architectural Control Committee in inspecting homeowners' dwellings and lots throughout Bonita Highlands to insure conformance with community standards set forth herein. It is based on the Covenants, Conditions and Restrictions (CC&Rs) incorporated within the County-approved Bonita Highlands Master Plan and the Rules and Regulations and the Architectural Control Guidelines documents adopted by the Bonita Highlands Homeowners' Association (BHHA).

*General perspective.* In general, a dwelling and its associated lot are judged as "clearly viewed from the street." This perspective is common to most architectural guidelines, and is intended to imply a view that someone would see when walking or driving by a property. However, it also applies to a view of the property as seen from a public or common area within the Highlands. Property areas screened from the street must still be kept in a condition so as not to present a hazard or nuisance to neighbors.

### **Upkeep of General Function and Form.**

*General Function.* Dwellings, fences and landscaping must be maintained in such a manner as to function properly for the purpose/s for which they are intended, or at least maintain the appearance of proper function. Some examples of this are:

- Gates and fences must be maintained in sound working order wherever placed on the property to properly contain animals or to keep young children away from attractive nuisances, such as back yard swimming pools.
- Retaining walls must be maintained so as to retain soils.
- Brow ditches must be maintained so as to direct rainwater away from properties.
- Hedges must be maintained at heights so as not to block views of roadways and intersections.

*General Form.* Probably the most controversial aspect of general upkeep of properties is the final form or appearance of a dwelling and its associated landscaping. The general form of the Bonita Highlands community, as originally designed, was such that it presented an open, country atmosphere as set forth in the Sweetwater Valley Community Plan, with much common community and private open spaces, walking and riding trails, and trees. This results in a type of modified, post-modern, ranch style architectural theme for the dwellings and landscaping.

As described in an "Art Styles of America" web site (<http://jan.ucc.nau.edu/~twp/architecture>), by Dr. Tom Paradis (Asst. Prof., Dept. of Geography, Planning and Recreation, Northern Arizona University), it appears that the Bonita Highlands homes should probably be considered to be of a modern architectural design. This design was commonly used up to the 1980's and is

not strictly Colonial, Early National or Romantic, Victorian, or specific Period Styles. This style really doesn't include any one specific style at all. Examples of this style are sometimes called California Ranch, Raised Ranch, Split-Level, and Sea Ranch.

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In contrast, our neighboring communities of Bonita Long Canyon and East Lake are probably best labeled as "Postmodern" architecture. Postmodern architecture is often referred to as *neoelectic*, essentially representing a revival of period styles for houses. Postmodern houses include Neo-Mansard, Neo-Colonial, Neo-French, Neo-Tudor, Neo-Mediterranean, Neo-Classical Revival, and Neo-Victorian styles. And visiting these communities you can see houses that have various traits of these distinct styles.

It is important to recognize the difference between these two styles, because some proposed changes to dwellings by Bonita Highland homeowners have attempted to change the original modern architecture styles of dwellings to a post-modern architecture with distinct French or Mediterranean influences. While both influences are fine within a like-architecture community scheme, mixing architectural styles in our community tends to dilute the overall appearance and theme of the Bonita Highlands.

To this end, the overall style of the Bonita Highlands community attempts to blend each dwelling with the beautiful, open country space that we enjoy. Soft shades of beige, gray, and other selected colors are used on main structures with complementary trim colors that lend themselves to the quiet, rural atmosphere that the Bonita Highlands community intends to evoke. Open front yards with low, open fencing, further complement this theme. This is also why bright solid paint colors and fenced front yards with solid fencing are unauthorized.

#### *Materials:*

- Dwellings: primarily stucco walled with wood trim.
- Patio covers: primarily open wood slat or finished roofs (no fiberglass covers or awnings are permitted).
- Out buildings: wood, stucco, or metal with roofs and colors to match the main structure.
- Driveways shall be primarily gray concrete. Upon request by homeowners, brick and/or stamped concrete detailing may be authorized by the BHHA Board of Directors. However, red or other colored concrete may not be used for driveways within the Highlands.
- Some of the original dwellings in the Highlands had wood shake and Spanish tile roofs installed. Due to the extreme fire hazard that wooden shake roofs present, the state of California has mandated that such roofs must be replaced with non-wood shake roofs when reroofing occurs. The BHHA requires that roofs be replaced with a non-asphalt type roofing material, such as cement shake, cement-fiberglass composite shake, or tile.

#### *Landscaping:*

- Must present a well-kept appearance.
- May feature grass lawns or be "Xeriscaped."

- If grass lawns are present, they must be kept mowed to a height not to exceed 4 inches and must present a uniformly groomed appearance at all times.
- Xeriscaped landscape areas must be arranged so that any piping (PVC or plastic) or drip irrigation is hidden or buried from view for the most part.
- Weeds, oil and rust stains must be removed from driveways.

*Fencing:*

- The BHHA does not require fencing around properties unless residents have pets that must be kept within resident yards. County and state ordinances and regulations require fencing around attractive nuisances or hazards, such as swimming pools or heavy construction work.

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- Fences that are constructed on properties must be maintained in such a manner to present a harmonious appearance with the general surrounding community. They must also function in a manner for which they were originally intended (such as retaining pets in yards or keeping children away from unattended swimming pools). Very aged fencing may present a rustic feature to some property owners but it must be maintained as a whole unit. That is, missing or broken fencing boards must be replaced so as to maintain structural integrity. Also, structural supports for fencing must be maintained in such a manner so as to keep the fencing from leaning over more than about 10 degrees from plumb.

*Other items:*

- Door and window awnings are not permitted.
- Windowpanes may not be obscured with paper, tin foil or other items. Solar reflective plastic may be used but must be applied so as to present a uniform appearance. The same shading (opacity) shall be used for all windows on one side of a dwelling when such solar reflective material is used.
- RV's, boats and other recreational vehicles and items must be screened from view behind a fence.
- Portable basketball, soccer and other such athletic equipment must be put back behind fencing/screening at the end of each day, when used in the front yard or area of a dwelling.

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**For the complete text and context underlying these standards, refer to original documents: the Declaration of Covenants, Conditions and Restrictions (CC&R's) for the Bonita Highlands Homeowners' Association (BHHA) and our Rules and Regulations and Architectural Control Guidelines, which are reviewed and updated each year.**

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