

ARCHITECTURAL PROCEDURE

ANY REMODELING WHICH AFFECTS THE OUTSIDE APPEARANCE OF THE HOME, COLOR, ROOF, OR LANDSCAPING MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE AND APPROVED BY THE BOARD OF DIRECTORS BEFORE BEGINNING ANY WORK.

All work requiring City building permits must obtain Architectural Committee approval before submission of plans to the City of Long Beach Building and Safety Department.

Homeowners should request a copy of the Bixby Hill Architectural and Landscaping Guidelines, and an Approval Request Form. More information may be obtained by calling the Architectural Committee Chairperson.

The following procedure should be used when planning any home:

Remodeling

1. Obtain an Architectural Approval Request form from the front gate.
2. Submit three copies of plans / specifications to the committee chair, two for association records, and one copy to be signed, by the Committee Chairperson. Upon approval, the signed copy will be returned to the homeowner.

Building plans and/or specifications are required for the following:

1. All room additions, (Bixby Hill has a 5' set back for all buildings)
2. Any alteration to existing structure, including changes to front doors and windows
3. Playhouses
4. Greenhouses
5. Re-roofing
6. Masonry work
7. Cabanas
8. Solar energy / sky lights
9. Exterior water softener / air conditioning equipment

Unauthorized Patio Structures

1. Aluminum or other metals
2. Plastic or fiberglass
3. Cloth or canvas awnings or patio covers
4. Composition shingles

In connection with construction and remodeling, the following are not permitted:

Attachments not permitted on walls, windows, doors and roofs

1. Awnings / moveable shutters
2. Bars on windows or doors
3. Sun shades
4. Window / wall or roof mounted air conditioning units
5. Screen doors on front entry doors
6. Reflective aluminum window covering

Side yard and patios (if viewed from the street)

1. No clothesline, poles or stands
2. Temporary lighting, not removed in a timely manner

ADDITIONAL ARCHITECTURAL PROCEDURES

Landscaping plans

Plans for walkways, planters, masonry work, trees, shrubs, lawns, or plants must be submitted prior to installing or making changes to front or side yard.

House Painting

Painting or staining of exterior surfaces requires prior approval from the Architectural Committee. Color samples must be submitted and approved before work begins. There is no charge for this service. Violations will require the owner to repaint the home.

Roofs

All re-roofing material must be submitted and approved before work begins. Guidelines of approved roofing materials is located in Appendix A. Unauthorized roofs must be removed.

Contractor's Responsibility

1. Daily clean up on debris in front yard and street.
2. No washing of dirt down street gutter.
3. No deliveries before 8AM Monday through Saturday without Board member approval.
4. Work hours are from **8:30 AM to 5:30 PM. No work allowed on Sunday.**
5. Only one construction container is allowed per site.
6. No street storage bins allowed.

7. Contractor must supply security with a list of workers working on the job.
8. Homeowner is required to provide this list to the security guard.
9. Construction and landscaping should be performed in a timely manner.

Appendix A

APPROVED ROOFING MATERIALS

The following are guidelines for roofing materials for use in the Bixby Hill Community:

1. Clay tiles
2. Cement fiber shakes
3. Slate tiles
4. Lightweight tile – color MUST be approved.
5. Cement tiles
6. Wood shingles and Wood shakes – are acceptable, but not recommended by the Long Beach Fire Department.

ROOFING MATERIALS THAT ARE NOT APPROVED

Composition asphalt shingles, fiberglass roofing or aluminum roofing

REMINDER: Prior to any construction, exterior alteration, and all re-roofs, you must obtain approval of your plans by the Architectural Committee. Color must be approved in all instances. The association is very progress and will take recommendations and work with the homeowner on any new products that come available on the market.

Please contact:

Dave Omel
Architectural Chairman
(562) 596-8446

Appendix B

SATELLITE DISH & BROADCAST ANTENNAE POLICY

The Board of Directors of Bixby Hill Community Association recognizes a homeowner's right to install a satellite or other antennae to receive video programming services. To accommodate the rules of the FCC as well as the Board's intentions to maintain an aesthetically pleasing community, the following policy and guidelines are hereby adopted:

a. ***Dishes:*** Satellite dishes that are designed to receive video programming services are allowed within Bixby Hill on an owner's property, so long as such antennae and satellite are (i) one meter or less in diameter, (ii) installed in the least visually obtrusive portion of an owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonable expensive, and (iii) either screened from view or painted to match the surrounding area, so long as such screening or painting is not unreasonable expensive directs all homeowners to mount all satellite dishes on the roofs, at near, or on the chimney, in the least visible location. Connecting cables are to be run the least visually obtrusive portion. It is preferred that the cable colors closely matches the color of the house so as to blend in with the house. Dishes are not to be mounted on the sides, front or rear of the house so long as an acceptable quality signal can be obtained from the roof area.

b. ***Broadcast Antennae:*** Antennae designed to receive television broadcast signals may be installed in an area under owner's exclusive use or control so long as (i) an acceptable quality signal cannot be received via an indoor antennae (e.g., an antennae mounted in the attic, "rabbit ears", etc.) (ii) the antennae used is the smallest size available at a reasonable cost that receives an acceptable quality signal, and (iii) the antennae is installed in the least visually obtrusive portion of an owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive. It is the Board's intent to have all television antennae mounted within the confines of a homeowner's house and not visible from common or neighboring property.

c, ***Notification:*** Approval from the Architectural Committee prior to installing a satellite dish or television antennae is not needed. However, if you have any questions or need assistance, the Architectural Committee would be happy to meet with you. After installing an outdoor antennae or satellite dish pursuant to Paragraph (a) or (b) above, the owner must complete and submit a Notification form to the Association. The Association will inspect the antennae or satellite dish to determine compliance with the above requirements.