

Summit Hills Architectural Requirements

This document does not amend the official Bylaws and CC&Rs (covenants, conditions and restrictions) as written and filed with the State of California.

Preliminary plans are submitted to the HOA board for concept approval. Next a complete set of plans are submitted for HOA approval and are reviewed using the guidelines given below. You should have HOA approval before submitting to the county. Digital submissions are preferred.

Some of the critical points in the CC&R's are:

Position of Structure: The structure should be located on the designated lot building site as required. (CC&R, p. 10).

Construction Order: The primary residence must be built before outbuilding construction (CC&R, p. 17).

Temporary Construction Storage Shed: A temporary construction storage shed is allowed but such temporary buildings must be removed as soon as the primary residence is completed (CC&R, p. 17).

Type and Character of Design: The exterior building design shall be encouraged to be of ranch, Spanish, or early California styling or shall be of an original custom design. Exterior design shall be compatible to the rural atmosphere of Summit Hills. (CC&R, p. 21)

Colors of exterior: All exterior colors, textures, and materials must be submitted and approved by the board. (CC&R, p. 22)

Size: Floor area of main structure should not be less than 1500 sq feet. (CC&R, p. 22)

Materials: New materials only, building exteriors and siding of non-combustible construction. Combustible eaves, balconies, unenclosed roofs, decks floors, etc. must be protected on exposed surfaces by materials approved for one hour fire resistant construction. No buildings of any kind shall be moved from any other place to any building site, or from one building site to another. (CC&R, p. 22)

Painted Surfaces: All exterior wood and manufactured surfaces except for brick shall be painted, stained, or appropriately treated. (CC&R, p. 22)

Roof Design, Pitch, and Materials: No flat roofs except where board decides it is not detrimental to environment or aesthetics. Roofing material shall be mission, tile clay fired tile, concrete tile products, or similar non-combustible material. Other Class A quality roofing materials such as ribbed metal, rock or gravel, composition or fiberglass as approved by the board. All vents of every nature shall be sized and screened to prevent fire exposure in accordance with Fire Department approval. (CC&R, p. 23)

Garages: No dwelling shall be constructed or maintained on a building site without a garage large enough to contain two standard sized automobiles. (CC&R, p. 16)

Grading and Development: Subject to approval of appropriate public authority. (CC&R, p. 23)

Oak tree removal: Oak tree removal shall be minimized. Oak tree removal permits must be obtained from the County Planning and Building Department. (CC&R, p. 24)

Driveways: All private driveways leading from a residence or building site to the nearest street shall be maintained as either asphalt or chip seal streets, as desired by the lot owner. (CC&R, p.33)

Guest Houses: No guest houses are permitted on Tract 1549 lots. (CC&R, p. 19 & 24). Any permitted guest house must have its own carport or garage. (CC&R, p. 19)

Sprinkler Systems: Total coverage residential sprinkler systems are required for Tract 1549 lots 5,6, and 7, Parcel 1 of COAL 87-177 and Block 78 Lot 6. (CC&R, p. 24-25)

Construction of Outbuildings, Additions, Fences, etc: Lot owners need to get approval from the HOA for outbuildings of any kind, fences, gates, additions, garages, pools, solar systems, poles, masts, etc. (CC&R's, p. 10 & 14). You need to submit a plan showing the design (style, color, height, other appropriate details) and location of these items. If you want to change things after you get approval, you need to resubmit your plans and get approval for those modifications.