

Creekside Oaks Architectural Guidelines

Feb 27, 2025

Architectural and landscaping additions, alterations and replacements are subject to the provisions of Article VIII of the CC&Rs. Any changes that could in any way affect the structural integrity or exterior appearance of a Residence or Residence Lot, including, but not limited to – atriums, siding, roof, fences, windows, installation of air conditioning/heating units or TV dish, electrical boxes or any other aspect of the unit must be submitted to the Board through the Architectural Committee (AC.)

Such requests shall be submitted by the completion of an Architectural Request Form, along with a detailed drawing or plan. The AC form can be obtained from the Creekside Oaks website, Creekside-oaks.com Community Management Inc., or any AC member.

The AC will review and make a recommendation to the Board and the Board will decide the outcome of the application. The Board decision will be recorded in the minutes of a Board meeting and the applicant notified of the decision without delay.

Depending on the nature of the modification(s), a condition of approval will be the filing of a Covenant by the owner since the Association must not be held responsible for modifications or their impact even if ownership of the home changes. The form of Covenant is available from the website, Community Management Inc., any Board Member or AC member.

The architect responsible for the proposed project may be required to meet with the Board as a condition of project approval.

Applicants are required to obtain City of Los Altos building permits and utilize licensed contractors to perform the work. Most units at Creekside are four-plex buildings and construction cannot jeopardize the structural, electrical, plumbing or other integrity of attached units.

Per the CC&Rs, all recommendations of the Architectural Committee are subject to final decision by the Board of Directors.

1. No modifications to the building footprint are allowed.
2. **IMPORTANT: Atrium** changes including reduction or removal of atrium **MUST** be discussed with the Architectural Committee **BEFORE** an application with such a design or plan is submitted to the association.
3. It shall be the sole responsibility of Owners to seek and obtain all requisite permits and approvals for improvements at Creekside Oaks including, but not limited to, City of Los

Altos building permits. Owners should be aware that contiguous units could be impacted by unlicensed, unpermitted work.

4. Certain modifications that affect the Association require a Covenant to be filed with the County.

5. Owners must notify neighbors 30 days prior to initiating remodeling work.

6. Garage door replacements must match the existing style.

7. Bay windows must remain solid glass, side windows can be casement, double hung or solid glass. No change in size is allowed.

8. A solid, fixed pane dining room window on front of the home may be requested. The only size that will be considered for approval is 6'W X 5'H.

9. Window frames and sliding glass door frames must be dark bronze metal or beige. No black or white frames are allowed.

10. Screen frames must match the siding/trim of the home or be a dark bronze metal.

11. If glass doors are to replace a fireplace, no nano, bifold, stacked or French doors are permitted. Sliding glass doors may be no more than 25 feet across (wide).

12. Vertical dimensions and height of windows must match other windows on the same wall.

13. Fireplaces may be removed but chimneys must remain in place on the roof.

14. All exterior paint must be the Association designated color. The AC will supply the paint color name.

15. Front doors can be slab style or raised panel - two, four or eight panels only. The following door colors are Association designated: navy blue, dark green or black. The AC will supply the paint color name.

16. Any water main shut off must be performed by the water company only.

17. No vents or intrusions are allowed on the shingled portion of the roof.

18. No fence may be removed or altered. Nothing may hang on or over fences without approval. (Note - we have allowed portions of gates to be put on sliding mechanisms)

19. No interior construction at the bay window such as counters, sinks or benches that are visible above the bottom of the window are permitted.

20. Any exterior electrical or gas lines, satellite dishes, AC units, atrium covers, hot tubs, vents, storage structure, skylights or any other exterior additions, changes or modifications must be approved by the Architectural Committee.

21. No trellis or awnings are permitted.

22. Landscaping of any kind and walkway changes must be approved by the Landscape Committee, except in patios behind the fences or in atriums.

23. No standby generators are permitted. Standby battery systems are permitted but have special requirements. See the website for information before submitting a request for approval.

24. Utility plates and drains in patio areas, atriums or elsewhere should not be covered.