

WOODRIDGE ESCONDIDO PROPERTY OWNERS ASSOCIATION ARCHITECTURAL GUIDELINES

INTRODUCTION

Architectural Control for the Association is established in Article IV, Architectural Control, in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Woodridge Escondido (Declaration). Article IV provides that “No building, fence, wall, patio, patio cover or other structure or improvement, nor exterior painting, shall be commenced, erected, placed, installed or altered upon any Lot until the location and complete plans and specifications showing the nature, kind, shape, height and materials, including color, have been submitted to and approved in writing as to harmony of external design and location to surrounding structures and topography by the Board, or by an architectural committee composed of at least three (3) and not more than five (5) representatives from the membership of the Association appointed by and serving at the pleasure of the Board. All or any number of the members of the architectural committee may be members of the Board. In the event no architectural committee is named, the Board shall serve as the architectural committee. An Owner submitting plans to the architectural committee shall receive a written receipt setting forth the date such plans were received by the committee. In the event architectural committee fails to approve or disapprove such location, plans and specifications or other request made of it within sixty (60) days after the submission thereof and all other documentation required by the architectural committee to be submitted to it, then such approval will not be required, provided that any structure or improvement so to be erected or altered conforms to all other conditions and restrictions herein contained and is in harmony with similar structures erected within the Properties. The grade, level or drainage characteristics of the Lot or any portion thereof shall not be altered without written consent of the Board or its designated committee. **The requirement to obtain Architectural Committee approval is in addition to and not in lieu of the obligation of an Owner to obtain building permits required and complying with all applicable codes and restrictions of the City of Escondido.**”

The purpose of the architectural guidelines are to help Owners to be reasonably assured that their investment in their Lot will not be jeopardized by inappropriate changes, or additions to structures.

Section 1 - DEFINITIONS OF TERMS

The following definitions are provided to help with the reading and understanding where lies the various responsibilities when reading and interpreting the architectural and guidelines.

- A. “Association” shall mean and refer to Woodridge Escondido Property Owners Association.
- B. “Board” shall mean and refer to the Board of Directors of the Association.
- C. “Bylaws” shall mean and refer to the Bylaws of the Association.
- D. “Common Area” shall mean all real property (including improvements thereon) owned by the Association for the common use and enjoyment of the Owners.
- E. “Common Maintenance Area” shall mean and refer to those portions of Lots over which easements for common maintenance has been conveyed to the Association.

- F. "Declaration" shall mean and refer to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Woodridge Escondido.
- G. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of Properties, with the exception of the Common Area. The term "Lot" shall also include the home and other improvements upon the lot.
- H. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to a Lot which is part of the Properties, including contract sellers, by excluding those having such interest merely as security for the performance of an obligation.
- I. "Properties" shall mean and refer to all the real property described in the preamble of the Declaration.

SECTION 2 - ARCHITECTURAL GUIDELINES

- A. Owners desiring to make architectural changes to their Lot shall submit changes on the Architectural Approval Request Form (Form). The Form is available upon request from the Architectural Committee Chairperson or the Property Manager.
- B. No Second-Hand Materials, Painting Required - No second-hand materials shall be used in the construction of any building or other structure on any Lot without written approval of the Architectural Committee. All building additions and fences on any Lot shall be painted upon completion with paint coverage (including number of coats) as provide in the approval of the plan thereof by the Architectural Committee. (Declaration, Article V, Section 5)
- C. Decks - No deck on any Lot shall be higher above ground than the highest dwelling floor level, except with written approval of the Architectural Committee. (Declaration, Article V, Section 4)
- D. Diligence in Construction - The work of constructing and erecting any building or other structure on any Lot shall be prosecuted diligently from the commencement thereof, and shall be completed within a reasonable time in accordance with the requirements herein contained. (Declaration, Article V, Section 6)
- E. Fences and Hedges - Where trellises, fences or hedges are allowed, prior approval by the Architectural Committee in relation to normal enjoyment of view by other Lot Owners shall be required before installations. (Declaration, Article V, Section 8)
- F. Drainage - The Owner of a Lot shall not in any way interfere with or change the established drainage pattern over his or her Lot from the adjoining or other Lots; provided, however, each Owner shall make adequate provisions for proper drainage in the event it is necessary to change the established drainage over his or her Lot. For the purpose hereof, "established drainage" is defined as the drainage which occurred at the time the overall grading of said Lot was completed by the Builder. Any change in grading or drainage on any Lot shall first be approved by the Architectural Committee. (Declaration, Article V, Section 16)
- G. All additions, patios and other building construction must conform with the appearance of the existing structure, including the paint colors for the existing structure. Any deviation from this standard in the: (1) type/style of the requested addition or modification, (2) location and size of the lot, and (3) visibility in relation to surrounding structures must first be approved by Architectural Committee and then by the Board.
- H. Patio construction must comply with the following items. Patio cover lumber specifications are as follows: Posts may be 4"x4", 4"x6" or 6"x6"; Beams may be 4"x8", double 2"x8", 4"x10", or 4"x12"; Rafters may be 2"x6", 2"x8", 4"x 6" or 4"x 8"; and lattice cover may be 2"x2", 2"x3" or 2"x4". The spacing between the material used for the lattice cover shall be 1", 2" or 3" in spacing. Patio covers and other wood structures must use lumber similar to patio lumber used in the original home construction and must be painted or stained to match the exterior trim. The correct paint or stain colors may be obtained from the Architectural Committee or the Property Manager. No patio deck and/or support structure shall be built or shall extend beyond the exclusive use area of the Lot or existing easements. Patios shall be constructed to prevent water draining from the Lot to adjoining

Lots, Common Maintenance Area or Common Areas. Patio decks are permitted only after receiving approval in writing from the Architectural Committee and Board.

- I. Wrought Iron fencing shall match the fence detail of the original construction. Paint colors for the wrought iron fencing may be obtained from the Architectural Committee or the Property Manager.
- J. Walls may be used to replace the wrought iron fencing. Walls shall be between 14" to 36" in height above the established finished grade. Walls shall not modify or change the drainage of the Lot as contained above in Subsection F. The walls shall be stuccoed the same color as structure on the Lot.
- K. Awnings may be installed over windows that do not face the Common Areas. Awnings shall be constructed of canvas or a similar material. They shall be of solid/striped earth tone colors matching the stucco for structure on the Lot or the roof tile color. If a scalloped edge for the awning is used, the scallop edge shall be of the "Roman" type.
- L. Screens and screen doors may be installed and shall match the white window trim. Exterior security doors may be installed and shall match the white window trim.
- M. Window or exterior wall mounted air conditioners are not permitted.
- N. Patio umbrellas may be used as long as they do not obstruct adjoining Lot Owners view(s).
- O. White exterior roll-up shades may be installed on patio cover beams, such covers shall be kept rolled up when not used.
- P. Any exterior lighting in the Common Area and Common Maintenance Area shall comply with the following:
 - a. Lights shall be of a low voltage, 12 to 24 volts.
 - b. Lighting shall be of the mushroom type or similar.
 - c. Lighting may be installed in the Common Area and Common Maintenance Area along sidewalks. Owner may install lighting on the Lot. The installation of lighting systems shall be at the Owners sole cost.
 - d. Lighting systems shall be connected to the Owners electrical system using a ground-fault protected circuit. Owner shall be responsible for maintenance and repair of installed lighting systems.
 - e. Owner is responsible for any damage to the Common Area and Common Maintenance Area. If the Common Area and/or the Common Maintenance Area is damaged Owner shall repair such damage at Owners sole cost.

SECTION 3 - REQUEST FOR ARCHITECTURAL CHANGES AND APPROVAL

- A. Owner desiring to make architectural changes, including but not limited to, the items described in Section 2, Architectural Guidelines, to their Lot or improvements thereon shall submit a completed Architectural Approval Request Form (Form) and submit the Form to the Architectural Chairperson or the Property Manager. Accompanying the completed Form Owner must attach three (3) sets of plans and specifications for the requested modifications or additions and approval for the proposed work from neighboring Owners on each side of the Owner's Lot. Plans shall be drawn to a scale of one (1) inch equals ten (10) feet, architectural drawings are also acceptable. Plans must detail clearance from neighbors Lot(s) and common walls or fence and any proposed drainage modifications. Plans shall show any existing easements relating to the Lot.
- B. An application fee of two hundred dollars (\$200) shall accompany the completed Architectural Approval Request Form. The application fee will be held as a deposit and may be applied towards any needed repairs to neighbors Lot(s), Common Area or Common Maintenance Area resulting from the new construction. Any of the application fee that has not been used to make repairs deemed necessary by the Architectural Committee shall be returned to the Owner.

- C. The Architectural Committee within ten (10) working days after receiving the Form and plans shall make an appointment with the Owner for the purpose of a site tour and to ask questions they may have in regards to the proposed work or the submitted plans.
- D. The Architectural Committee will meet to evaluate the requested modifications or additions to the Lot. Evaluation will take into consideration, including but not limited to, obstruction of view from neighbors Lot(s), alteration of drainage requirements and impact, the conformance of architectural design of the proposed modification or addition in respect to the Woodridge Development, does the modification or addition conform with Architectural Guidelines outlined herein, Section 2, and does the proposed modification or addition cover any easements, Common Areas or Common Maintenance Areas.
- E. After review and approval by the Architectural Committee an approved set of plans and specification, along with any Architectural Committee changes, will be returned to the Owner, a second set will be retained by the property manager and a third set will be retained by the Architectural Committee.
- F. If the addition or modification submitted by the Owner is not approved then the Owner has the right to appeal the decision of the Architectural Committee to the Board. The decision of the Board shall be final.
- G. All additions and modifications, if required, will be permitted with the City of Escondido. Owner shall construct additions and modifications in accordance of the approved plans and specifications and in accordance with the then current Building Codes and ordinances of the City of Escondido. If a permit is required then copies of all City of Escondido permits, inspection reports and notice of completion will be provided to the Architectural Committee.
- H. Owners selected contractor providing the approved additions and/or modifications shall be licensed, insured and bonded. Owner, prior to commencement of the approved work, shall notify the Architectural Committee of the name of the selected contractor and provide proof to the Architectural Committee that the contractor has insurance in the form of a certificate of insurance.
- I. Upon completion of additions and/or modifications the Owner shall notify the Architectural Committee. The Architectural Committee may inspect the additions and/or modifications to insure the work was completed per the submitted plans and specifications.