

Hampton Park Homeowners Association

C/O C & C Property Management

Architectural Standards and Guidelines

Revised March 2018

I. Purpose

The Board of Directors of Hampton Park Homeowners Association has adopted these Standards and Guidelines for the purpose keeping the Hampton Park Homeowners Association an attractive community and to ensure that the value of the property increases in accordance with the market. These standards are adopted with the intent of effecting the provisions of the Covenants, Conditions & Restrictions (CC&R's). The CC&R's obligate the Directors to lead by representing the interests of the Owners. The use of the Architectural Review Process is a necessary component contributing to the success of planned communities such as Hampton Park Homeowners Association.

II. Architectural Review Objectives

Hampton Park Homeowners Association Architectural Review Process considers all aspects of each design, concentrates on the following objectives:

A. Landscape and Environment

Prevention of unnecessary destruction of the natural landscape or of the neighborhood environment as achieved by the Developer.

B. Relationship of Structures

Assure that the existing developed areas are maintained in an attractive and harmonious relationship with any new improvements proposed by homeowners

C. Protection of Neighbors

Protect neighboring homeowners by making sure that reasonable provisions have been made for:

1. Surface water drainage
2. Sight and sound buffers
3. Preservation of view
4. Light and air access
5. Improvement's effect on surrounding property values
6. Visibility with respect to existing structures

III. Improvements Requiring Approval

No building, fence, wall, pool, spa, obstruction, outside or exterior wiring, balcony, screen, patio, patio cover, tent, awning, carport, carport cover, trellis, improvement or structure of any kind shall be commenced, installed, erected, painted or maintained upon the Project, nor shall any alteration or improvement of any kind be made there to or to the exterior of any residence, until the same has been approved in writing by the Board, or by an Architectural control committee appointed by the Board.

A. Plans and specifications showing the nature, kind, shape, color, size, materials and location of such improvements, alterations, etc., shall be submitted to the Board or to the Architectural Control Committee for approval as to quality of workmanship and design and harmony of external design with existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation, including consistency with the design of the Project as approved by City in the original design review and approval of the Project by the City.

B. Before commencement of any alteration or improvements, the Owner shall comply with all appropriate governmental laws and regulations, including that there shall be no material variances from the design of the Project as approved by the City in original design review and approval of the Project by the City. Approval by the Committee does not satisfy the appropriate approvals that may be required by any governmental entity with appropriate jurisdiction.

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All requests will be reviewed for adherence to the established Architectural Standards and Guidelines and compatibility with surrounding structures. All exterior modifications will require City Approval.

IV. The Application Process

Homeowners wishing to make any alteration or addition, which will affect the appearance of the exterior of their residence, must submit an official Architectural Application, including copies of detailed plans and specifications, prior to obtaining a building permit and prior to beginning the proposed work. It is important to note that should the application be denied approval, and the work is in progress or is completed, the Association may require or cause the improvement to be corrected at the Homeowner's expense.

A. General Information

In order to conform to the governing documents, each proposal/Architectural Application must be reviewed by the Association. Requests for Architectural review and approval must be submitted in writing as designated below:

B. Procedure

Each proposal for improvement must be submitted to the Management office via an Architectural Application. The description of the project should include all information necessary to determine compliance with the established Standards and Guidelines.

Necessary data would include the height, width, length, size, shape, color, material and location of the proposed improvement, as outlined on the Architectural Application. Photographs or sketches of similar completed projects would aid in the review process. If the proposed modification would in any way change the existing drainage pattern, it must be clarified in the Application. Solutions for maintaining the correct drainage pattern must be included with the application.

No work may commence prior to receiving written approval of the modification. Nothing may be installed which is not in compliance with building codes. It is the responsibility of the applicant to apply for all required building permits following approval of the Architectural Application and prior to commencement of work.

IV. The Review Process

Upon receipt of the written request to the manager, the request will be forwarded to the Board of Directors to determine whether or not the modification should be allowed..

- A. If the Board determines that the application meets the intent of the Guidelines, the Board will give a conditional approval to the requesting owner.
- B. If the Application is not within the Standards and Guidelines it will be denied.

If a proposal is denied, the applicant is free to request reconsideration. Owners are encouraged to present new or additional information, which, might clarify the request or demonstrate its acceptability.

Grounds for reconsideration can be:

- A. The applicant believes that the policies of the Association have not been applied correctly; or
- B. The applicant believes that the Association should amend the existing policies to allow

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approval of such proposals. It shall be the obligation of the Member requesting reconsideration to prepare and make such argument, as they believe to be in support of their decision. The requesting Member shall respond with such other information as is necessary for review. It shall not be the duty of the Association to prepare the Member's request for review.

V. Conformance

The failure of a completed modification or addition to conform to the plans, specifications and conditions approved by the Board of Directors, or failure to complete the approved project within the specified time limitations, shall be deemed a violation of the Architectural Standards and Guidelines. Nothing shall be installed which is not in compliance with building codes and regulations.

Important Note: Conformance with the following Architectural Standards does not relieve the homeowner from the application process. All exterior modifications must be approved prior to installation.

VI. Architectural Standards

A. Landscaping/Physical Improvements

No landscaping or other physical improvement or additions shall be made to any patios, yards or portion of Lots which are visible from the street until plans and specifications showing the nature, kind, shape and location of the materials have been submitted to and approved in writing by the Architectural Control Committee, or the Board. In case the Architectural Control Committee has not been appointed or is not operational, the Board will act in place of the Committee.

B. Maintenance Alterations

No improvement or structure of any kind shall be commenced, installed or erected, painted, repainted or maintained upon any Residential Area, nor shall any alteration or improvement of any kind be made thereto until the same has been approved in writing.

Antennas/Satellite Dishes

Except in accordance with Civil Code §1376, no television or radio poles, antennae, microwave or satellite dish, aerial, cables or other device shall be constructed, used and operated by an Owner without the prior written consent of the Board.

Exterior Lighting

No Owner shall install lighting which causes excessive light intrusion into the interior of a neighboring home.

Exterior Painting and Colors

No permission or approval shall be required to repaint in accordance with the Developer's original color scheme, or to rebuild with Developer's original plans and specifications.

Color Policy

As stated above, repainting with the same existing colors is considered regular homeowner maintenance and does not require approval, however, *any* change in colors, however minor, MUST be approved using the procedure described in Section III above prior to commencing work.

1. The application must include a sample of the proposed colors.
2. The application must include the placement of the colors for the body of the home, the trim, and the accent.
3. To maintain continuity throughout the complex, garage doors shall remain, or be restored to, the original white color, regardless of any new colors approved for the rest of the home.

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Maintenance of Adjoining Masonry Wall

The following shall apply to the maintenance of the masonry wall along the Lots 1- 15, 74-76 that back up to the adjacent Diamond Grove subdivision:

1. Climbing plants such as ivy, passion vines, Virginia creeper, wisteria, and creeping fig vines shall not be planted on the masonry wall. These plants can damage the wall. Acceptable climbing plants are trumpet vines, bower vines, potato vines, and any variety of jasmine vines. The preferred method of growing vine to cove the wall is to use a lattice or trellis of some kind, spaced 10 to 12 inches away from the wall.
2. A raised planter bed abutting the masonry wall shall not exceed a height of 18 inches above the top of the wall's foundation. To prevent moisture damage and protect the integrity of the masonry block wall, a vapor barrier shall be installed between the wall and the planting soil. The vapor barrier shall be a product equal to or better than either Thuroseal, Bituthene System 4000 by Grace Construction Products or Deep Root Water Barrier.
3. No trees shall be planted within seven (7) feet of the masonry block wall, to prevent damage from roots.
4. There shall be no structures or objects other than plants attached to the wall.
5. The wooded side yard fence shall abut the wall, but may not be attached to the wall.

VII. Conclusion

Hampton Park Homeowners Association provides these ARCHITECTURAL REVIEW STANDARDS AND GUIDELINES in an effort to eliminate questions concerning individual modifications to a Unit. Every effort has been made to allow as much individual discretion as possible within the constraints of acceptable community standards. The Board of Directors views this process as evolutionary and invites Homeowners to make comments and to provide constructive input. It is hoped that Homeowners, working together within a fairly administered structure of reasonable guidelines, will help create a greater sense of community at Hampton Park Homeowners Association.