

## IMAGINE AT CHASE RANCH ASSOCIATION ARCHITECTURAL GUIDELINES

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### PURPOSE

As set forth in the Declaration of Restrictions, the Board is vested with the power to review and approve all improvements to all residential lots and dwellings for IMAGINE AT CHASE RANCH ASSOCIATION. Such improvements include, without limitation; additions, modifications, and alterations to residential dwellings, landscaping, signs, fences, walls, screens, patios, patio covers, window treatments, air conditioning units, attic fans, and any other modifications to the exterior of a dwelling or other improvements and alterations to your home.

The Board may appoint an Architectural Control Committee that shall consist of not less than three (3) nor more than five (5) persons as fixed from time to time by resolution of the Board. Members of the Architectural Control Committee shall receive no compensation for services rendered other than reimbursement by the Corporation for any expenses that might be incurred in performing their duties. The Architectural Control Committee has the right, with Board approval, to retain architects or other construction specialists as may be necessary to perform its duties.

The Board of Directors, through the Architectural Control Committee, does not seek to restrict individual creativity or personal preference, but rather to help assure a continuity in design that will help preserve and improve the appearance of the community and enhance the property values of all owners in the project.

You must submit an application to the Architectural Control Committee for approval, prior to the commencement of any improvements or changes to the yard or to the exterior of the residence that can be seen from a street or another residence. Such improvements may include, but not be limited to, a change in color or exterior materials from original construction. Failure to obtain approval of the Architectural Control Committee may constitute a violation of the Declaration of Restrictions affecting your home, and may require modification or removal of unauthorized works of improvement at your expense. In addition, a building or other permit may be required by the City of Corona Building Department, or other government agencies, prior to the commencement of any work. Neither the Architectural Control Committee, nor the Corporation assumes any responsibility for failure to obtain such permits. Obtaining such permits does not waive the obligation to obtain Architectural Control Committee approval.

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**GUIDELINES**

**I. AIR CONDITIONERS**

- A. Window units are not permissible.
- B. Compressors and equipment are to be screened for view noise by fencing, landscaping, or screening.

**II. ANTENNAS AND SATELLITE DISHES**

- A. No television or radio antenna, satellite dish, or other similar electronic receiving or broadcasting device shall be installed on the exterior or outside of any residence, unless the device has been expressly approved by the Architectural Control Committee. City approval must be obtained, if required.
- B. In accordance with the Federal Communications Commission, the Architectural Control Committee may not:
  - 1. unreasonably delay or prevent the use of,
  - 2. unreasonably increase the cost of, or
  - 3. preclude a viewer from receiving an acceptable quality signal from certain types of antennas,unless the restriction addresses a legitimate safety concern.

**III. ATTIC VENTILATION**

Ventilators or other mechanical apparatus requiring roof-installation are to be as small as is functionally possible and painted to match roof color. Units should be located on the least visible of the roof side (preferably on rear side of the roof ridge) and may not extend above the roof line.

**IV. BARBECUES**

- A. Permanent barbecues are to be located in the rear yards only.
- B. Application is to provide the following information:
  - 1. Dimensions.
  - 2. Material and color.

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3. Elevation drawings.
4. Location of barbecue in relation to the house and property lines.

### V. CLOTHESLINES

Clotheslines are not permitted.

### VI. DECKS AND BALCONIES

- A. Decks and balconies may not exceed an 8 foot projection from the home. Check city zoning for set-back requirements. The total length shall be governed by the Architectural Control Committee based upon proportions and aesthetics. Decks and balconies must be accessible from the interior of the house through a suitable door from the second story. Exterior stairways may be approved if not located in setback. Decks and balconies must be painted to match house trim or exterior house color. Decks and balconies not installed by the builder require Architectural Control Committee approval.
- B. The design of a deck or balcony should ensure a minimum of intrusion upon neighbor's privacy.
- C. Application for deck or balcony must include the following information.
  1. Site plan indicating location of deck or balcony in relation to existing house and property boundaries.
  2. Listing of materials, colors and finishes.
  3. Dimensions.
  4. Elevation drawings.

### VII. DRAINAGE

The owner is responsible for maintaining proper, positive drainage at all times. The Architectural Control Committee will not be responsible for drainage plans.

### VIII. FENCES

- A. All changes to fencing must be approved by the Architectural Control Committee.
- B. Painted fences must be an approved color or stain. (See Exhibit A)
- C. Chain link and barb wire are not permissible as fence material.

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- D. Placement of the fence and support structures may not interfere with adjacent sprinkler systems nor shall fences be constructed over irrigation lines.
- E. Material for side yard fencing will be wrought iron. Fence must remain the original color as installed.
- F. All supportive posts shall be set in concrete.
- G. Stepped fencing is permissible where the grade slopes.
- H. Gates shall match the fence in which the gate is installed.
- I. Specific fence requirements:
  - 1. Wrought Iron:
    - a) Must have painted finish to match original color.
    - b) Additional fencing material may be applied to the interior side of fence to restrain small pets and children upon approval of the Architectural Control Committee. Supplemental landscape should be used to soften the appearance.
  - 2. Solid Wood Fence-Privacy Fence:
    - a) Maximum height is 6 feet.
    - b) No design review is required if a fence is painted a color specified on the approved color list. (Exhibit A)
    - c) Consideration should be given to shadowing or view obstruction of adjacent property when utilizing a solid fence.
  - 3. Masonry Walls, Concrete Block, Brick, or Slump Stone:
    - a) Walls shall not exceed 6 feet in height.
    - b) Color must match existing structure.
    - c) Brick and slump stone may be left natural upon approval of the Architectural Control Committee.
  - 4. Acceptable material for fencing:  
*THIS LIST IS NOT ALL INCLUSIVE*
    - a) Wood.
    - b) Wrought iron.
    - c) Masonry or stucco, if materials conform to type, quality, color and character of masonry or stucco used elsewhere in the respective neighborhoods.

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5. Unacceptable fencing materials:

*THIS LIST IS NOT ALL INCLUSIVE*

- a) Aluminum or sheet metal.
- b) Chicken wire or wire mesh.
- c) Galvanized or plastic chain link.
- d) Plastic webbing, reed, bamboo, or straw-like materials.
- e) Corrugated or flat plastic or fiberglass sheets or panels.
- f) Rope or other fibrous strand elements.

**IX. FIREPLACES, CHIMNEYS, FLUES**

- A. The exterior appearance of a fireplace and chimney must match the existing structure.
- B. When metal flues are used for pre-fabricated fireplaces the roof vent must conform to standards listed under the section on ATTIC VENTILATORS in these guidelines.

**X. FLAGS AND FLAGPOLES**

The installation of flagpoles or other methods used for displaying flags shall be subject to review and approval by the Architectural Control Committee.

**XI. GAZEBOS**

- A. Natural redwood in color or painted to match wood trim on home. Picture and exact placement required with application.
- B. Maximum height of 12 feet from natural ground.
- C. Consideration should be given to shadowing or view obstruction of adjacent property.

**XII. GUTTERS AND DOWNSPOUTS**

- A. No gutters, downspouts or scuppers to control water shed from roofs shall be installed without prior approval of the Architectural Control Committee.
- B. Gutters and downspouts must be painted to match existing trim or stucco.
- C. Run-off from gutters must not affect adjacent property.

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**XIII. LANDSCAPE AND IRRIGATION**

- A. Within 120 days from the close of escrow, the owner shall install and maintain rear landscape improvements pursuant to plans and specifications approved by the Architectural Control Committee. No owner shall further landscape or otherwise improve any common area owned or maintained by IMAGINE AT CHASE RANCH ASSOCIATION.
- B. Front yards are to be a minimum of 50% grass (not ornamental grass) with a minimum 20% being plants and shrubs.
- C. Plants are not to encroach on walkways or block walkway lighting.
- D. Irrigation lines must be subterranean.
- E. Appropriate drainage shall be installed and directed to the street in order to prevent run-off onto adjacent or common area properties.
- F. Sprinklers should be adjusted so as not to spray adjacent properties or public sidewalks.
- G. Applications for landscape must include:
  - 1. Listing of plant material.
  - 2. Location of plants on overall site plan showing house (plot plan).
  - 3. Planters and retaining walls-with dimensions, materials, color and finish.
  - 4. Hardscape, such as concrete, walks and patios.

**XIV. LAWN ORNAMENTATION**

Lawn ornamentation (i.e: statues, fountains, figurines, etc.) must be made from concrete, plaster or ceramic material in the approved colors of natural concrete, terra-cotta, gray or brown.

**XV. LIGHTING — EXTERIOR WALKWAY AND SECURITY**

- A. Lights are to be directed onto applicant's property and screened to prevent light from falling onto adjacent property.
- B. Proposed fixtures are to be compatible with applicant's house in style and scale.

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- C. Indicate wattage of lights on application.
- D. Indicate location of lights and area they will illuminate on application.

**XVI. PAINTING**

All painting of exterior surfaces and wrought iron fencing shall be the same as the original color. See Community Color Scheme (Exhibit B)

**XVII. PATIOS**

- A. Materials shall be harmonious with applicant's house.
- B. Adequate drainage shall be installed to prevent standing water and run-off onto adjacent properties. Drainage shall be directed to the street.

**XVIII. PATIO COVERS**

- A. Must be compatible with form and materials of existing house.
- B. Patio covers may be free-standing or attached to existing structure.
- C. Patio covers must be painted to match trim of house or exterior house color.
- D. Consideration of adjacent properties privacy and impact shall be considered when constructing a patio cover.
- E. Applications for patio covers must include:
  - 1. Location of cover in relation to house.
  - 2. Materials and color.
  - 3. Dimensions.
  - 4. Elevation drawings.

**XIX. RECREATIONAL FACILITIES**

- A. Any sports and/or recreational facilities and equipment on the property, including, without limitation, basketball backboards shall be reviewed on a case by case basis to determine their sensitivity to the adjoining properties.

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- B. Portable recreation equipment must be stored behind fence or in garage when not in use.

### XX. ROOM ADDITIONS

- A. If major additions of enclosed add-on rooms, sunrooms, etc. are planned, the homeowner will be responsible for additional fees for review by a licensed Building Architect chosen by the Association, if such an expert is retained. Review is for aesthetics only.
- B. Additional rooms must be compatible in scale, materials, and color with the applicant's existing structure and neighborhood.
- C. Location of the addition is not to impair privacy, sunlight, or natural ventilation to adjacent properties.
- D. Pitched roofs must match or be complementary to the existing structure in slope and form.
- E. No improvement (unless second story improvements or chimneys) shall exceed the roof heights of the existing structure.
- F. New windows and doors are to relate well with existing exterior openings.
- G. Provisions must be made to prevent run-off to adjacent properties.
- H. Materials for construction shall be stored in the least conspicuous area. Excess debris and material shall be removed from the site daily.
- I. Major features of the existing house must be reflected in the design of the proposed addition, such as the vertical and horizontal lines, projections and trim details.

### XXI. SATELLITE DISHES: SEE ANTENNAS

### XXII. SCREEN DOORS AND SECURITY DOORS

All screen doors must be approved by the Architectural Control Committee.



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**XXIII. SIGNS**

- A. Security signs shall be no larger than 8" x 8", placed no more than three (3) feet away from the house and no more than three (3) feet above the foundation level. A maximum of one sign shall be permitted.

*NOTE:* Two additional 4" x 4" decals may be attached to the rear windows of the house.

- B. One contractors sign, not to exceed 18" x 24" will be allowed for a length of time not to exceed forty-five (45) days. In NO case will a contractor's sign be allowed after ten (10) days from completion of project.

**XXIV. SOLAR ENERGY EQUIPMENT**

- A. Plans for solar equipment shall include location of roof panels and must conform to the following guidelines:
1. Solar collectors are to be placed flush with and in the same plane as the roof slope. If panels cannot be flush mounted, then supports must be solid and painted to match the roof.
  2. All plumbing lines from collectors to tank must be concealed.
  3. Collectors must be non-reflective in nature.
  4. Application must contain nature, size, shape, color, style, materials, and location of panels and equipment.

**XXV. SWIMMING POOLS AND SPAS**

- A. Pool or spa equipment must be placed so as not to disturb adjacent properties.
- B. Pool or spa equipment shall be enclosed.
- C. Plumbing lines to pool or spa must be subterranean or concealed.
- D. Application for a pool or spa must include the following information:
1. Location of the pool or spa in relation to the existing structure and property boundaries.
  2. Dimensions of pool or spa.
  3. Drainage detail.
  4. Material for decking.
  5. Location of equipment and screen (noise and view) detail.

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6. Detail on fencing to the proposed construction.
7. Means of access to the proposed construction.

**XXVI. TOOL SHEDS AND STORAGE UNITS**

- A. The location of the shed is subject to review by the Architectural Control Committee, but a shed must be located such that a wall of the shed is adjacent to a wall of the house or garage.
- B. The color of the shed must be harmonious with the dwelling unit.
- C. Height of shed shall not exceed 8 foot.

**XXVII. WINDOW TREATMENT**

The installation of wrought iron bars are subject to approval, based on aesthetics by the Architectural Control Committee.

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PROCEDURES

I. SUBMISSION PROCEDURE AND REQUIREMENTS

- A. All requests for review of the Architectural Control Committee are to be made on the standard Architectural Approval Application. (Exhibit C)
- B. Submission of requests — All requests are to be made to:  
Imagine at Chase Ranch Association  
Architectural Control Committee.  
c/o Equity Management  
28481 Rancho California Rd., #101  
Temecula, CA 92590
- C. Reasonable fees — The Board of Directors may assess an application fee.
- D. Construction drawings — Plans and specifications for works or improvement must be prepared with sufficient clarity and completeness to enable the Committee to make an appraisal on your request.
- E. Submission of plans — Two (2) sets of proposed plans and drawing specifications, an Architectural Approval Application, and the following information must be submitted to the Architectural Control Committee to constitute a complete Application.
  - 1. Plot plan drawn to scale showing the following:
    - a) All proposed improvements and relevant elevations together with the desired location of such improvements; and,
    - b) Complete dimensions of the proposed improvements.
  - 2. Description of materials to be used, including the proposed color scheme. SAMPLES MUST BE PROVIDED.
  - 3. Grading plans (if applicable) where the established drainage pattern might be altered by the proposed improvements.
  - 4. Floor plans (if applicable) showing overall dimensions and area of improvements reflecting your preliminary design concept.
  - 5. Description of proposed construction schedule.
  - 6. Landscape plan and working drawings (if applicable).

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7. If proposed improvements require access over the common or community areas or facilities for purposes of transporting labor or materials, written permission shall be required from the Corporation. Any such requests must be filed with the Architectural Control Committee prior to the commencement of improvements.
  8. A fee, if required, payable to IMAGINE AT CHASE RANCH ASSOCIATION.
  9. Any additional information or documentation deemed to be necessary by the Architectural Control Committee in evaluating the request.
- F. Approval of plans is valid for a one (1) year period. If construction of approved plans is not **completed** within a one (1) year period, the homeowner must request an extension of time from the Architectural Control Committee.
- G. One (1) set of plans marked "approved" or "disapproved" will be returned after completion of the review:

**II. FAILURE TO COMPLY**

Failure to comply with requirements and procedures set forth herein shall cause your request to be delayed pending submission of other information and documentation to the Architectural Control Committee. An incomplete application shall affect the time limits for approval otherwise reserved in favor of the Architectural Control Committee.

**III. FAILURE TO RESPOND**

The Architectural Control Committee shall give final approval or disapproval of the request within forty-five (45) days from acceptance of a completed application (including all the required supporting information and documentation). In the event the Architectural Control Committee fails to respond within forty-five (45) days from the acceptance of the completed application, the request shall be deemed to be approved.

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**IV. DISAPPROVAL: APPEAL**

In the event the plans and specifications submitted to the Architectural Control Committee are disapproved by the Committee, the parties making said submission may appeal in writing to the Board of Directors of the Association within fifteen (15) days following the final decision of the Architectural Control Committee. Within forty-five (45) days following receipt of the request for Board appeal, the Board shall hold a hearing and render a written decision. The failure of the Board to render a decision within the forty-five (45) day period shall be deemed a decision in favor of the Architectural Control Committee.

**V. ENFORCEMENT**

Failure to obtain the necessary approval from the Architectural Control Committee; or failure to complete the improvements in conformity with the plans and specifications approved by the Architectural Control Committee, may constitute a violation of the DECLARATION OF RESTRICTIONS and may require modifications; or removal; of any work or improvement AT YOUR OWN EXPENSE. The Board may record against your home a NOTICE OF NON-COMPLIANCE which shall identify the reason(s) for such a notice. If necessary, the City of Corona will be contacted to assist in the enforcement of this policy.

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COMMUNITY COLOR SCHEME

1/3/96  
COSCAN / DAVIDSON HOMES

CHASE RANCH COLOR SCHEMES PRODUCT 2 AND 3  
95CGA005

SCHEME	1	2	3	4	5	6	7	8	9	10	11	12
STUCCO & SIDING	P-796-3 5363M	P-1136 5582M	P-538 8723M	PP27 5723M	P-5084-3 8714M	P-5135 5352M	P-5389 8220W REV1/1	2 1/2 P-722 8653M	P-796-3 5363M	1 1/2 P-5221 8744D	P-5082-3 8704D	P-534 393
FASCIA TRIM	5393M	CW049W	8725A	8703M	8740W	5382M	8713W	8730W	8694M	CW035W	8190W	CW026W
DOORS, SHUTTER, ACCENT	5930W	213	8720W	8524M	8615D	5910W	8305D	8684M	8584M rev.	8764M	8584M	8693M
BRICK	CHESNUT	WARM SPRINGS	OLD CANTINA	WARM SPRINGS	OLD CANTINA	OLD CANTINA	WARM SPRINGS	CHESNUT	CHESNUT	OLD CANTINA	CHESNUT	WARM SPRINGS
STONE	"China" Htn. Ledge	"Chateau" Rubble	N/A	N/A	"China" Htn. Ledge	"Tuscany" Rubble	"Oakridge" Htn. Ledge	"Chateau" Rubble	"Tuscany" Rubble	"China" Htn. Ledge	"Tuscany" Rubble	"Oakridge" Htn. Ledge
ROOF Low Profile Flat	6848 5 948	6848 5 948	616 1232	616 1232	6004 1204	6004 1204	6075 1275	6075 1275	654 1254	654 1254	676 1276	676 1276

ROOFTILE: LIFETILE  
PAINT: FRAZEE  
STUCCO: MERLEX

STONE: ELDORADO LEDGE STONE SERIES AND RUBLE STONE SERIES (COLORS TO BE SELECTED)  
BRICK: HIGGINS

REVISED 1/22/96  
REVISED 8/29/96

EXHIBIT B

ADOPTED: DECEMBER 1996

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**CHASE RANCH**  
Sequence of Construction

**PRODUCT I**

PHASE 2

Tract #28177-1

Original 04/17/96  
Revised 07/25/96

PRODUCTION		LOT #		PLAN/ ELEV.	ADDRESS	SCHEME NO.	ROOF COLOR	ROOF NO.
SEQUENCE	PROD.	TRACT	UNIT					
1	102-	1036A	1C	1380 Sonnet Hill Lane	5	Gray		1204
2	102-	1037A	3BR	1374 Sonnet Hill Lane	10	Terra Cotta		1254
3	102-	1038A	2A	1368 Sonnet Hill Lane	3	Rio Grande		616
4	102-	1039A	3AR	1362 Sonnet Hill Lane	8	Brown		1275
5	102-	1025A	2B	1359 Sonnet Hill Lane	12	Desert Sage		676
6	102-	1026A	1B	1365 Sonnet Hill Lane	9	Terra Cotta		654
7	102-	1027A	2CR	1371 Sonnet Hill Lane	6	Gray		1204
8	102-	1028A	3C	1377 Sonnet Hill Lane	2	Green		6848
9	102-	1029A	2AR	1383 Sonnet Hill Lane	7	Brown		6075
10	102-	1030A	1A	1389 Sonnet Hill Lane	4	Rio Grande		616
11	102-	1031A	3BR	3235 Walkenridge Dr.	6	Gray		1204
12	102-	1032A	3AR	3249 Walkenridge Dr.	11	Desert Sage		1276
13	102-	1033A	1C	3263 Walkenridge Dr.	7	Brown		1275
14	102-	1034A	3C	3277 Walkenridge Dr.	9	Terra Cotta		654
15	102-	1035A	2BR	3291 Walkenridge Dr.	1	Green		6848

PRODUCTION MIX RECAP:

PLAN 1A	1	PLAN 2A	1	PLAN 3A	0
PLAN 1AR	0	PLAN 2AR	1	PLAN 3AR	2
PLAN 1B	1	PLAN 2B	1	PLAN 3B	0
PLAN 1BR	0	PLAN 2BR	1	PLAN 3BR	2
PLAN 1C	2	PLAN 2C	0	PLAN 3C	2
PLAN 1CR	0	PLAN 2CR	1	PLAN 3CR	0
TOTAL 1:	4	TOTAL 2:	5	TOTAL 3:	6

SQUARE FOOTAGE:

	HOUSE	GARAGE	TOTAL		HOUSE	# UN.	TOTAL
PLAN 1	1,348	426	1,774	PLAN 1	1,348	4	5,392
PLAN 2	1,575	455	2,030	PLAN 2	1,575	5	7,875
PLAN 3	1,797	467	2,264	PLAN 3	1,797	6	10,782
TOTAL	<u>4,720</u>	<u>1,348</u>	<u>6,068</u>	TOTAL	<u>4,720</u>	<u>15</u>	<u>24,049</u>

EXHIBIT B

ADOPTED: DECEMBER 1996

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ACCEPTABLE FENCE COLORS

FRAZEE 8713W Kindling Wood

KINDLING WOOD  
8713W  
Olympic/CCA  
Exterior/Latex/Satin  
Premium  
Daylight



	Ounces.	Shots.	Half Shots
Bare	101	30	
#2 73102	197	28	
Can Size	109	6	
Gallon			
3/29/2005			
8 16 52 PM			
AtackKite			

FRAZEE  
COLOR  
MIXED INTO  
OLYMPIC  
EXTERIOR  
SATIN  
PAINT.

1 GALLON = 19.98  
5 GALLON = 88.00

1 GALLON  
FORMULA.  
1 COAT/  
25 YEAR PAINT.



# IMAGINE AT CHASE RANCH ASSOCIATION ARCHITECTURAL GUIDELINES

## CHASE RANCH Sequence of Construction

### PRODUCT I

MODELS:  
PHASE 1: Tract #28177-1 Original 01/10/96  
Tract #28177-1 Revised 06/03/96

MODELS	LOT #		PLAN/ FLYV	ADDRESS	SCHEME NO.	ROOF COLOR	ROOF NO.
SEQUENCE	PROD	TRACT # UNIT					
1	190-	1022	1B	3304 Fern Hollow Drive	10	Terra Cotta	654
2	190-	1021	2AR	3286 Fern Hollow Drive	8	Brown	1275
3	190-	1020	3C	3264 Fern Hollow Drive	1	Green	6848

PRODUCTION	LOT #		PLAN/ FLYV	ADDRESS	SCHEME NO.	ROOF COLOR	ROOF NO.
SEQUENCE	PROD	TRACT # UNIT					
1	101-	1001	2CR	3250 Fern Hollow Drive	6	Gray	1204
2	101-	1002	3BR	3232 Fern Hollow Drive	9	Terra Cotta	1254
3	101-	1003	3AR	3214 Fern Hollow Drive	8	Brown	1275
4	101-	1004	1A	1311 Sonnet Hill Lane	3	Rio Grande	616
5	101-	1005	2BR	1317 Sonnet Hill Lane	11	Desert Sage	676
6	101-	1006	1B	1323 Sonnet Hill Lane	10	Terra Cotta	654
7	101-	1007	3CR	1329 Sonnet Hill Lane	7	Brown	6075
8	101-	1008	2A	1335 Sonnet Hill Lane	4	Rio Grande	616
9	101-	1009	3AR	1341 Sonnet Hill Lane	12	Desert Sage	1276
10	101-	1010	2C	1347 Sonnet Hill Lane	2	Green	5948
11	101-	1011	3BR	1353 Sonnet Hill Lane	5	Gray	1204
12	101-	1012	2AR	1356 Sonnet Hill Lane	1	Green	5848
13	101-	1013	1BR	1350 Sonnet Hill Lane	11	Desert Sage	676
14	101-	1014	3C	1344 Sonnet Hill Lane	3	Rio Grande	616
15	101-	1015	2BR	1338 Sonnet Hill Lane	9	Terra Cotta	654
16	101-	1016	1A	1332 Sonnet Hill Lane	8	Brown	6075
17	101-	1017	2CR	1326 Sonnet Hill Lane	1	Green	5948
18	101-	1018	3A	1320 Sonnet Hill Lane	5	Gray	1204
19	101-	1019	1CR	1314 Sonnet Hill Lane	7	Brown	1275

#### MODEL MIX RECAP:

PLAN 1A	0	PLAN 2A	0	PLAN 3A	0
PLAN 1AR	0	PLAN 2AR	1	PLAN 3AR	0
PLAN 1B	1	PLAN 2B	0	PLAN 3B	0
PLAN 1BR	0	PLAN 2BR	0	PLAN 3BR	0
PLAN 1C	0	PLAN 2C	0	PLAN 3C	1
PLAN 1CR	0	PLAN 2CR	0	PLAN 3CR	0
TOTAL 1:	1	TOTAL 2:	1	TOTAL 3:	1

#### PRODUCTION MIX RECAP:

PLAN 1A	2	PLAN 2A	1	PLAN 3A	1
PLAN 1AR	0	PLAN 2AR	1	PLAN 3AR	2
PLAN 1B	1	PLAN 2B	0	PLAN 3B	0
PLAN 1BR	1	PLAN 2BR	2	PLAN 3BR	2
PLAN 1C	1	PLAN 2C	1	PLAN 3C	1
PLAN 1CR	0	PLAN 2CR	2	PLAN 3CR	1
TOTAL 1:	5	TOTAL 2:	7	TOTAL 3:	7

#### SQUARE FOOTAGE:

	HOUSE	GARAGE	TOTAL		HOUSE	GARAGE	TOTAL
PLAN 1	1,348	426	1,774	PLAN 1	1,348	1	1,348
PLAN 2	1,575	455	2,030	PLAN 2	1,575	1	1,575
PLAN 3	1,797	467	2,264	PLAN 3	1,797	1	1,797
TOTAL	4,720	1,348	6,068	TOTAL	4,720	3	4,720

## EXHIBIT B

IMAGINE AT CHASE RANCH ASSOCIATION  
ARCHITECTURAL GUIDELINES

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**ARCHITECTURAL APPROVAL APPLICATION**

SEE ATTACHED

IMAGINE AT CHASE RANCH ASSOCIATION  
ARCHITECTURAL APPROVAL APPLICATION

Date: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Telephone Number: Day (\_\_\_\_) \_\_\_\_\_

Telephone Number: Evening (\_\_\_\_) \_\_\_\_\_

Tract: \_\_\_\_\_ Lot No.: \_\_\_\_\_

Modification or Improvement Requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Work Schedule \_\_\_\_\_

Commencement Date \_\_\_\_\_

Contractor \_\_\_\_\_

Architectural Control Committee:

You are hereby advised that the work described above is proposed and approval is requested. Attached are drawings of work submitted for approval, as well as types of materials, colors and other pertinent information to be used as indicated. We understand that we are responsible for obtaining permits for any improvements to our property required by the City of Corona, County of Riverside, or any other governing agency, and that we are responsible for payment of any fees associated with these permits.

We acknowledge that all approved changes in the original design will be at our expense; that any and all damage to or relocation of existing sprinkler systems, swales and exterior landscaping or other damage resulting from the construction of the proposed improvement(s) shall be at our expense.

We also acknowledge that our lot is drained via a surface drainage swale which conveys storm and irrigation water from the rear and sides of our yard to the street and that any alteration of this swale may result in damage to our property or our neighbor's property.

Furthermore, we agree to hold harmless Imagine at Chase Ranch Association from any liability, damage and/or loss resulting from the construction or performance of the proposed modification, whether or not constructed pursuant to approved plans, drawings and/or specifications.

Signature(s) of Owner(s): \_\_\_\_\_  
\_\_\_\_\_

.....

RETURN APPLICATION TO

Tess Property Management Inc.  
160 W Foothill Pkwy #105-34  
Corona, CA 92882

.....

FOR COMMITTEE USE ONLY: Do not write below this line

FURTHER INFORMATION REQUESTED: \_\_\_\_\_  
\_\_\_\_\_

Date Requested: \_\_\_\_\_ Date Received: \_\_\_\_\_

DECISION:

Approved: \_\_\_\_\_ Rejected: \_\_\_\_\_ Date: \_\_\_\_\_

By \_\_\_\_\_  
Committee Member Please Type or Print Name

By \_\_\_\_\_  
Committee Member Please Type or Print Name

By \_\_\_\_\_  
Committee Member Please Type or Print Name

IMAGINE AT CHASE RANCH ASSOCIATION  
ARCHITECTURAL APPROVAL APPLICATION  
ADJACENT & IMPACTED NEIGHBOR AWARENESS STATEMENT

On or about \_\_\_\_\_, 19\_\_\_\_, I notified the below-listed neighbors of my intent to submit plans to the Architectural Control Committee for approval. I agree to make these plans available to these neighbors for review, including those that adjoin at the rear of my property.

\_\_\_\_\_  
Signature of Submitting Owner

\_\_\_\_\_  
Please Print or Type Name

Address: \_\_\_\_\_  
\_\_\_\_\_

Where Applicable:

Neighbor's Signature: \_\_\_\_\_

\_\_\_\_\_  
Please Print or Type Name Above

Neighbor's Signature: \_\_\_\_\_

\_\_\_\_\_  
Please Print or Type Name Above

Neighbor's Signature: \_\_\_\_\_

\_\_\_\_\_  
Please Print or Type Name Above