

EastLake III Community Association - Community Design Book
EASTLAKE III COMMUNITY ASSOCIATION

COMMUNITY DESIGN BOOK

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EastLake III Community Association Community Design Book

"To maintain the architectural harmony of the EastLake III Community, the Community Board will appoint an Architectural Committee which will be charged with the responsibility for ensuring the overall architectural integrity of the EastLake III Community. One of the functions of the Architectural Committee will be to implement design standards for the EastLake III Communities. These standards will be set forth in the EastLake III Community Design Book. Additionally, the Architectural Committee will review the plans of each Owner for the installation of improvements within the Covered Property and may take such actions as it deems necessary to ensure compliance with the standards of the Community Design Book." (EastLake III CC&Rs Article 7)

I. PURPOSE

The purpose of this Community Design Book is to continue the physical character as established by the initial development of the neighborhoods of the EastLake III Community Association. The intent is to give specific design criteria to Owners for subsequent Improvements after the completion of original construction.

The Community Design Book is written to ***preserve a high quality of appearance, to ensure compatibility between Improvements, and to enhance the overall value of the neighborhoods in the of EastLake III Community Association.*** They are intended to be used by Owners, contractors and consultants in preparing drawings for architectural, landscape, and other Improvements; and by the Architectural Committee (AC) in reviewing these drawings for conformance with the stated objectives. The AC reviews proposed Improvements for aesthetics only. It is the Owner's responsibility to follow all applicable federal, state and local building codes. The City of Chula Vista and/or County of San Diego may require permits.

II. APPLICATION PROCESS / SUBMITTAL PACKAGE

Owner carefully reviews the Community Design Book in preparing plans, elevations, and cross-sections depicting the proposed new Improvements:

Figure 1 - New Owner Timeline/Worksheet

A. Step 1: Improvement Plans and Details (Please Read Carefully)

For ALL plan submittals the following information must be provided.

1. Plot Plan: must be drawn to scale with scale and scale line shown. Include all dimensions on the plans. The minimum size requirement for the plan is 8 1/2" x 11". Information on the plot plan should include but is not limited to:
 - a. Identification of the dimensions of the lot;
 - b. Indication of the bottom and top of any slopes;
 - c. Include any and all existing characteristics (i.e. drainage, existing utility boxes, previous improvements, etc.).

2. Landscape Plan and working drawings, including a prospective plant list.
3. The nature, kind, shape, dimensions, materials, color, finish and location of proposed Improvements on lot (including any grade change - i.e. mounding of soil, planters, retaining walls, etc.). Plans should show distances between existing structures/walls and the new/proposed structures/walls.
4. Attach material and color samples.
5. A dimensioned hardscape plan showing new and existing paving, walls, fences, pools, patio covers, drainage, and structures accurately described as to materials, length, height, angles, color, etc.
6. Indicate all walls, columns, openings, and any condition or feature that will affect the exterior design of the Residence.
7. Lighting specifications required are addressed in Section V, Paragraph I, Lighting - Exterior Walkway and Security Lighting.
8. Fence and Wall requirements are addressed in Section V, Paragraph M, Fences, Walls and Pilasters.

B. Step 2: Forms

Applications are to include:

1. EastLake III Community Association **Property Improvement Form** (*Exhibit A*) signed and completed by Owner.
2. **Neighbor Statement** (*Exhibit B*) one (1) copy. It is the intent of the AC that the Owner's neighbors be notified of any Improvements, which may impact the use and enjoyment of the neighbor's property. In the case of room additions or auxiliary buildings, signatures from all properties listed in Exhibit B of the Property Improvement Form will be able to view the structure. **The actual plans must show the signatures of all impacted neighbors.**
3. **Two (2) copies** of all plans and specifications, (per Step 1), if applicable. Note: Please remember to have your impacted neighbors sign the actual plans as well as the Impacted Neighbor Statement (*Exhibit B*). If neighbors disagree with part or whole of the proposed design, they should note it on plans.
4. Photographs (two [2] copies). Photographs will become part of the permanent submittal package and will not be returned to the owner. Please refer to the current Property Improvement Form checklist.
5. You can mail or deliver the Application Package to:

EastLake III Community Association
Property Administrator
1331 South Creekside Drive
Chula Vista, CA 91915
6. Changes in plans approved by the Association must be resubmitted to the AC if the changes

affect the exterior appearance of the building or front, side or back yard.

7. Changes to completed approved applications must be submitted and will proceed through the same review process as a new request.

III. ABOUT THE REVIEW PROCESS

- A. The Architectural Committee will meet on a regular basis to review plans.
- B. Basis for Approval: The Committee may approve the proposal only if the Committee finds the submitted plans meet the following:
 1. Conformity to Architectural Standards: The plans and specifications conform to this Declaration and to the Architectural Standards in effect at the time the complete proposal was submitted. An exterior improvement in one instance does not mandate a precedent.
 2. Best Interests of Owners: The approval of the plan will be in the best interests of all Owners;
 3. Architectural Review: General architectural considerations, including the character, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, exterior lighting and similar elements have been incorporated in order to ensure the compatibility of the proposed improvement with its design concept and the character of adjacent buildings, and neighborhood;
 4. Site Review: General site considerations including site layout, open space and topography, existing trees and rock outcropping, orientation and locations of building, vehicular access, circulation and parking, setbacks, height, walls, fences and similar elements have been designed to provide a desirable environment;
 5. Landscape Review: General landscape consideration, including the location, type, size, color, texture and coverage of plant materials (including compliance with any street-tree program), provisions for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to ensure visual relief, to complement buildings and structures and to provide an attractive environment for the enjoyment of the Owners in general and the enhancement of Lots in the Property. Approval may be given with conditions (CC&R Article 7, Section 7.4).
- C. **The AC has 60 days to review submittals.** Owner is notified of AC decision and one copy of plans is returned to owner if requested.
- D. Extension:

The Committee may, on at the request of an Owner, extend the time for completion of the work. Extension may be approved if the Committee determines that completion is impossible or would result in great hardship to the Owner due to strikes, national or local emergencies, weather conditions, natural calamities or other forces beyond the reasonable control of the Owner or his agents. It is important that owners inform the Committee and request an extension if there will be a delay of submission or work completion.
- E. Failure to Obtain Written Approval for Improvements.

If written approval of the AC is not obtained, construction shall constitute a violation of the CC&Rs, and the unauthorized improvements may have to be modified or removed at the Owner's expense. Additionally, a fine of one hundred (\$100.00) dollars will be imposed.

The following figure provides an overview of the process.

Architectural Improvement Submittal/Review Process

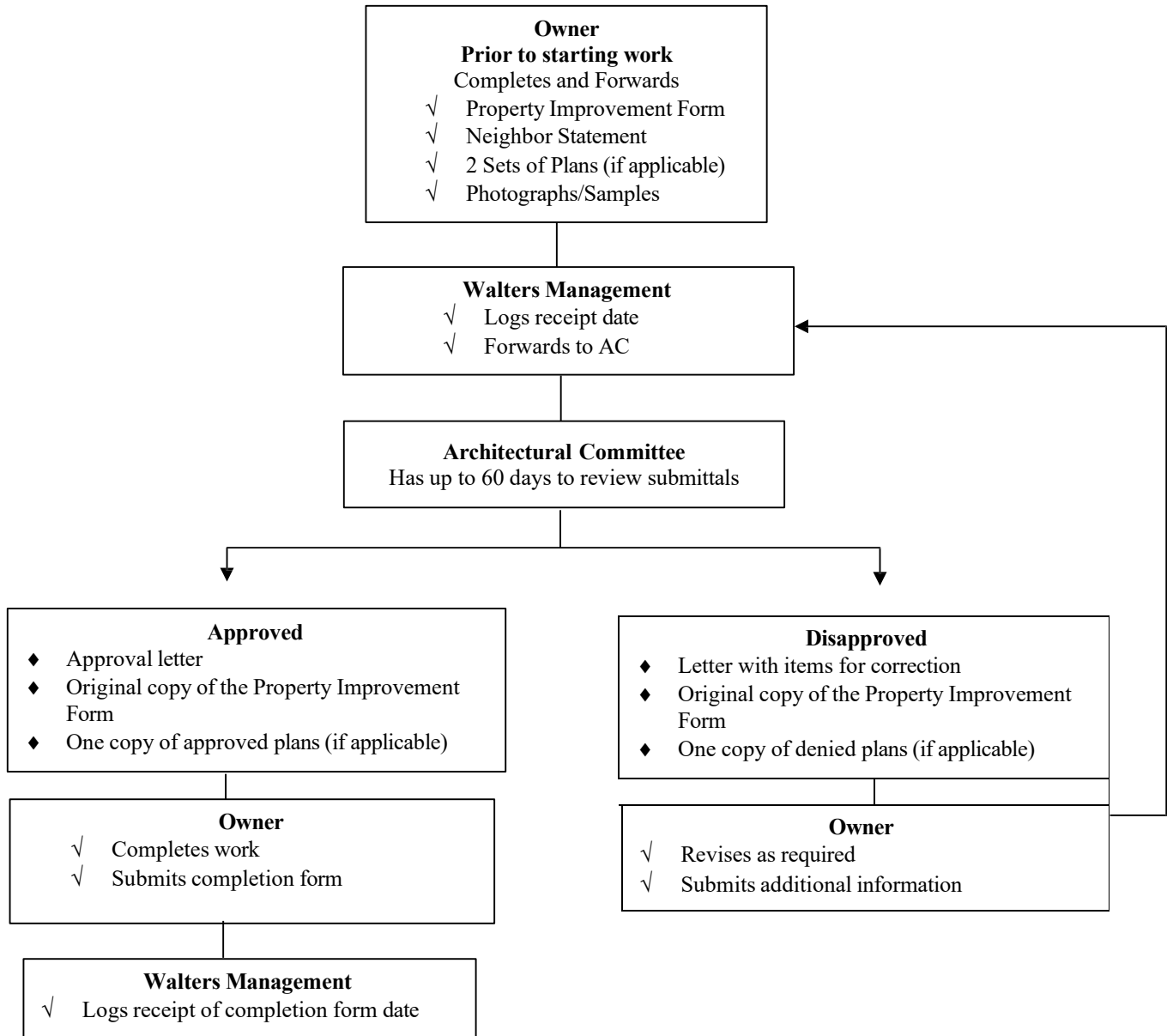


Figure 2 – Architectural Improvement Submittal/Review Process

IV. ADDITIONAL INFORMATION

A. After the Review Process

1. Work shall be completed within sixty (60) days of the date of approval. If the scope of the job warrants more time, the homeowner must request additional time and the Architectural Committee (AC) may extend the construction period as necessary.
2. Approved projects that fail to commence within sixty (60) days of approval shall be required to be resubmitted for AC approval.
3. Construction must proceed consistent with the approved plans. Any changes to approved plan **must** be submitted for review and approved by the AC prior to commencement of work.
4. All work must be performed in a manner consistent with the construction standards of the Residence, and with the design and appearance of the neighborhood and community. All work considered being of an unsightly finished nature, or of lesser quality than the prevailing community standards, shall be reworked to an acceptable appearance at Owner's expense.

B. Notice of Completion

Once an Owner receives approval from the AC, construction may commence. Upon completion of the approved Improvements(s), an EastLake III Community Association **Notice of Completion** (*Exhibit C*) must be forwarded to Walters Management, as noted in Step 2, paragraph 5, above. The AC may or may not inspect the project for completion.

C. Appeal Procedure (CC&R's Article 7, Paragraph 7.11)

In the event plans and specifications submitted to the Architectural Committee are disapproved thereby, the party or parties making such submission may appeal in writing to the Community Board. The written request must be received by the Community Board not more than thirty (30) days following the final decision of the Architectural Committee.

D. Variance Criteria

The granting of a variance is an act approved by the Board allowing a variation from the strict application of the adopted EastLake III architectural guidelines. The purpose of a variance is to provide a method by which a particular lot can be brought to parity with other lots in the area. Generally, the lot applying for a variance has some unique characteristics that by virtue of its size, location, design or topographical features and its relationship to adjacent lots does not have reasonable use of the property when compared with surrounding or adjacent uses.

In granting a Variance the Board shall make the following Findings of Facts:

1. That a hardship peculiar to the property and not created by the owner exists. Said hardship may include practical difficulties in landscaping or making improvements to the property. In this context personal, family, financial difficulties or neighboring violations do not constitute a hardship justifying a variance or that the approval of a variance would ensure the overall architectural integrity of the community has been enhanced by said approval. Further, a previous Variance can not set a precedent. Each case must be considered only on its individual merits.

2. That the Variance is necessary for the preservation and enjoyment of the applying property such that the applying property will have substantially the same rights as those properties in the same area, and that a Variance, if granted, would not constitute special privilege of the recipient not enjoyed by the surrounding properties.
3. That the authorizing of a Variance will not substantially affect the adjacent or surrounding properties. Additionally, a Variance shall not be granted, if the granting of the Variance impedes, inhibits or detracts from the adjacent or surrounding properties use, enjoyment or improvement.
4. That the authorizing of such a Variance will not adversely affect the Board enforcement of the architectural guidelines or CC&R's as approved or adopted.

E. Miscellaneous

RIGHT TO ADOPT ADDITIONAL COMMUNITY DESIGN BOOK. The AC may, from time to time, adopt additional, update and/or amend existing, standards. Copies of such additions, and/or amendments, will be distributed to the membership and kept on file at Walters Management.

V. GENERAL ARCHITECTURAL STANDARDS

Structural or material additions or alterations of the exterior of any building shall conform to materials, colors, scale, quality of design, character and detailing as established on existing dwellings.

A. Room Additions, Eaves, Balconies, Rain Gutters, and Fascias,

1. No improvement shall exceed the roof height of the existing structure.
2. Exterior stairways shall be approved by the Architectural Committee.
3. Exterior balconies are limited up to twenty feet (20) foot projection from the rear wall of the home and must have direct door access from the dwelling, and shall meet all City setback requirements.
4. No structures shall extend or be built over slope areas. Walkways and/or steps shall be allowed on slopes pending approval from the Architectural Committee.
5. Rain Gutters/downspouts shall be painted to match surface to which the gutter is attached so as to blend in with existing material. Permanent drainage systems and/or splashguards must be reflected on landscape plan.
6. The slope, material, color, and texture of any new roof shall be identical to the existing roof. Flat roofs are not permitted. New roof features - such as skylights, chimneys, or solar equipment - must be compatible with the design of the existing house. Roof-mounted equipment must be completely screened. The color of new roof flashing, diverters, vent stacks, and similar features must match the existing roof color.

B. Awnings

1. Retractable awnings are not permitted in the front of the house. Retractable awnings for

backyard areas must be submitted for approval.

2. Awnings must be affixed to the dwelling and cannot exceed a total projection of ten (10) feet from the wall to which it is attached.
3. Awnings must coordinate with the home exterior color and is subject to AC approval.
4. Awning frames and fabric installed by the original home builder cannot be removed or modified without Architectural Committee approval.

C. Overhead Patio Structures, Sunshades, Arbors and Gazebos

1. Overhead Patio Covers:
 1. Open/Trellis style: with at least 50% of the total roof area being open on all sides and equally distributed. Color must match either the existing roof or the fascia color, in alignment with the home's palette.
 2. Solid Roof style:
 - a. Louvered or solid roof covered with tiles or materials that resemble wood and match the home's appearance. These structures must remain open on all sides, with no solid walls. color must match either the existing roof or the fascia color, in alignment with the home's paint palette.
2. Support columns shall be at least 4" x 4" nominal in size. Round support columns shall be at least 8" in diameter.
3. Structures in this section shall conform to the original architectural character of the existing dwelling.
4. Overhead patio structure, sunshade, arbor and gazebo structures shall be of wood construction only with the exception of vertical supports, which may be of stucco or masonry.
5. Alumawood (with woodgrain-like texture or equivalent material) is an alternative to wood. Samples must be reviewed by the Architectural Committee.
6. Materials shall be of appropriate proportion and scale.
7. Unacceptable construction materials for structures in this section:
 - a. Corrugated plastic;
 - b. Corrugated fiberglass;
 - c. Plastic webbing, split bamboo, reeded, leaf, frond, or straw-like materials;
 - d. Asphalt.

NOTE: New materials may develop over time to simulate the acceptable standard materials noted above and may be considered a suitable alternative. Samples of alternative materials must be submitted to the Architectural Committee for review and approval.

These materials are not all inclusive

8. Structures in this section shall have a form (slope, material, color, etc.) of matching existing rooflines.
9. Except as follows, Horizontal and vertical surfaces shall be stained or painted to match dwelling unit trim.
 - a. Variations may be considered. Applicant must submit samples of existing dwelling and trim colors as well as proposed stain or paint for new construction.
 - b. No unfinished (natural or exposed) redwood shall be permitted on overhead structures, sunshades, arbors or gazebos, etc. above three (3) feet in height.
10. The structure shall have a fascia to match style and color of existing house fascia or trim.
11. Overhead structures of any kind will not be permitted for any proposed rear yard slope structure. (i.e. patio covers, trellis, arbors, etc....)
12. Complete detailed plans must be submitted for review and approval to the EastLake III Architectural Review Committee **before** construction.
13. Any and all required city permits must be obtained **prior** to construction.
14. Dimensions for any proposed rear yard slope structure will be reviewed on a case-by-case basis and will be left to the discretion of the EastLake III Architectural Review Committee.

D. Accessory Structure Guidelines

The Purpose of these Accessory Structures Guidelines is to guide the design and placement of accessory structures within EastLake III Community (excluding the Custom lots, WR-1, those guidelines are found as part of the EastLake SPA, P.C. Regulations). The intent of these guidelines is to ensure that accessory structures are designed and constructed in a manner that complements the physical character of the area established with the primary building by appropriately scaling, designing and siting accessory structures.

For the purpose of these guidelines “Accessory Structures” are defined to mean: Structures that are detached from the primary residence, are allowed under the City Zoning and are Accessory to the Primary Building. These may include; Detached Patio Structures or Trellises, Pool Houses, Cabanas, Gazebos, Accessory Dwelling Units (ADU’s), and Junior Accessory Dwelling Units (JADU’s).

All Accessory Structures must comply with the Zoning and setback requirements set forth in the EastLake III, Planned Community District Regulations as adopted by the City of Chula Vista. In addition Accessory Structures within the EastLake III Community shall meet the following performance criteria.

1. **Enhancement:** Approval and implementation of any Accessory Structure shall enhance the neighborhood and community value by complementing the existing structures and

environment. Under no circumstances will Accessory Structures be approved that negatively impact adjacent neighbors or the Community at large.

2. **Setbacks:** Setbacks for Accessory Structures must be in accordance with City Zoning standards for front, side and rear yard setbacks. In addition, no Accessory Structure shall be allowed closer than 5 feet to any side or rear yard property line and must be located no closer than 6 feet from the main structure. Accessory structures include all permanent structures and equipment. ADU and JADU setbacks shall conform to City guidelines.
3. **Height:** No Accessory Structure shall exceed one story in height. No ADU shall exceed the height of the existing home.
4. **Design:** All Accessory Structures shall be designed to complement the primary building. Side elevations, except where permitted for pool houses ADU's/JADU's, shall not be enclosed. In addition, an Accessory Structure design must comply with the following:
 - a. **Scale:** Scale and form of the structure shall be consistent with primary building.
 - b. **Materials:** Wherever possible Accessory Structure material should be consistent with or complement the existing structure architecturally. Acceptable materials include; wood, stucco, concrete columns, and brick and stone that relate to the existing structure. Unacceptable materials include; metal, plastic, translucent panels, reed, leaf, frond or straw, fiberglass, and any other material deemed to be detrimental to the visual quality of the neighborhood.
 - c. **Roofs on enclosed or solid roof structures:** Roof pitch, style, color, and material shall be consistent with the primary building. Pitches that exceed 5:1 and flat roofs are not permitted.
 - d. **Colors:** All Accessory Structures shall have a color palette that is consistent with the primary building. Exposed surfaces shall be painted to match the primary structure. Concrete columns, stone, and brick surfaces shall be consistent with the primary structure where applicable and complementary where a new use is proposed.
 - e. **Screening:** Wherever possible the Accessory Structure design should incorporate landscaping elements such that the visual impact of the structure is softened from the adjacent neighbors. Elements such as trees, vines, and hedges should be used in conjunction with the design.
 - f. **All accessory structures will conform to local and state regulations and where guidelines do not mention specific regulations, those are subject to EastLake III Design Guidelines.**
 - g. **Garage Conversion:** When a garage is converted, the garage door shall be kept in place keeping the front elevation of the property intact. Additional entry doors shall be limited to non-street facing, keeping the main front door as the focus, while an ADU, JADU or garage conversion door would be secondary.

E. Play Equipment/Structures

Permanently installed play structures require Architectural Committee approval. Plans should

consider the following guidelines:

1. Play structures are to be located in rear yards only.
2. Materials, dimensions, quality and finish as well as exact proposed location on the lot must be noted on the plan submittal. Manufacturer specifications and/or pictures should be submitted when available.
3. No unstained wood is allowed.

F. Antenna

The installation of antennae or satellite dishes of any description installed outside of a dwelling or garage are subject to Article 10, paragraph 10.12 of the Declaration and Architectural Committee approval.

G. Basketball Backboards

No basketball backboards or play apparatus shall be installed or attached on any dwelling or garage or other structure without prior approval by the Architectural Committee. Approval will only be granted on a one-year basis and must be renewed yearly.

1. Attached Backboards

If allowed, backboard dimensions must be no more 39” at highest point, 54” at widest point, hoop must be standard size with net. The net must be kept in repair at all times. If allowed, backboards must be mounted flush to the house and centered above garage. Backboard and edges may be of the following two types:

- a. Clear lucite or comparable material.
 - b. Painted to compliment or match the house color. Backboard is to be repainted as often as necessary to maintain color.
2. Portable basketball hoops are acceptable; however, the following requirements must be met:
- a. Portable hoops must be returned to the garage or placed behind side yard fence when not in use and in any case, cannot be left out after daylight hours or put into use any earlier than 7:00 AM.
 - b. Portable hoops must be marked with physical address of property owner. If not marked, hoop will be subject to removal by Association.
 - c. Portable hoops must be properly maintained.
3. Upon approval of a written application to the Architectural Review Committee, which shall include approval signatures of surrounding neighbors, the following exceptions may be conditionally permitted:
- a. If the hoop is in frequent or daily use, e.g., school vacation breaks, weekends; it may be left in the owner’s driveway as a variance.

- b. Portable hoops may not be used in such a manner that infringes upon neighboring lots or damages their landscaping. Owners using portable hoops assume responsibility for any damage such use causes to the property of others or the Association.
- 4. Owners who use portable basketball hoops shall not permit their use to create a nuisance. Hours of use must be reasonable and confined to between 7:00 AM to dusk. Must not be left out when not in active use.
- 5. Should the Board of Directors determine that use of a portable basketball hoop is creating a nuisance or is not in compliance with these rules, it may prohibit continued use of the hoop, fine the owner or take such action as the Board deems appropriate.
- 6. Owners must conform to all City of Chula Vista Regulations. It is the Owners responsibility to determine and abide by the City guidelines.

H. Lighting – Exterior Walkway and Security Lighting

Exterior lighting requires Architectural Committee approval. Plans should consider the following guidelines:

- 1. Lights are to be directed into applicant's property and screened to prevent light onto adjacent property.
- 2. Proposed fixtures are to be compatible with applicant's house in style and scale.
- 3. In addition to other required items, plans including lighting should indicate the following:
 - a. Manufacturer, Model Number and picture;
 - b. Wattage of lights, and;
 - c. Location of lights, showing area they will illuminate.
- 4. All exterior lighting must meet current electrical code(s) at time of installation.
- 5. Exterior lighting shall not simulate seasonal decorative lighting.
- 6. Except for seasonal lighting, all exterior lighting shall be white in color.
- 7. The lights must be directional only, and may illuminate over any door, gable, corner, garage door, window, and gate(s). All remaining lights must be off (except for the holiday season).
- 8. Installations behind any fascia shall not have more than half an inch of reveal.

I. Lighting – Seasonal

Seasonal Christmas/Holiday decorative lighting may be installed without Architectural Committee review. Christmas/Holiday lights shall be permitted not earlier than Thanksgiving and **must** be removed no later than January 15 . Christmas/Holiday and other seasonal displays which, create traffic congestion or become an annoyance to adjacent property owners, shall not be allowed. Other holiday decorations may be permitted provided they are installed or removed within a reasonable time frame (not to exceed 15 days).

J. Dog Houses/Dog Runs

Construction of dog houses and dog runs requires Architectural Committee approval. Plans should consider the following guidelines:

1. Dog houses and dog runs are to be located in rear or side yards only and must be lower than the fence line.
2. Dog houses and dog runs are also to be located out of sight or screened from surrounding property.
3. Noise attenuation for neighboring owners must be a consideration.

K. Barbecues - Permanent

Construction of permanent barbecues requires Architectural Committee approval.

1. Permanent barbecues are to be located in the rear or side yards only.
2. Application must provide the following information:
 - a. Dimensions;
 - b. Material and color;
 - c. Elevation drawings;
 - d. Location of barbecue in relation to the house, adjacent structures, and property lines (setbacks).
3. Prevailing winds and location must be considered in relation to smoke and odors traveling to adjacent property.

L. Windows and Window Treatment

Treatment on the exterior of windows requires approval of the Architectural Committee. Plans for all window treatments should consider the following guidelines:

1. Windows may be tinted in all homes; however, tint may not create a mirror effect from the outside.
2. Window coverings visible from the exterior of the dwelling shall be neutral in color and compatible with the existing exterior color scheme. The coverings shall block view of any interior personal items.
3. No materials may be used which create a reflective or mirror effect from the outside.
4. No materials such as sheets, paper or foil, etc. will be permitted.
5. Exterior wrought iron “security” bars are prohibited.
6. Exterior shutters or other exterior decorative details should be compatible with the home’s existing architecture (subject to review by the Architectural Committee).

7. All window coverings must be kept in good repair.
8. Partial window replacement shall remain consistent with the existing windows of the home.

M. Fences, Walls and Pilasters

Fences, walls, gates and/or wall wrought iron combinations surrounding them may not satisfy applicable fencing safety or other requirements for swimming pools, spas or other improvements.

1. Finish: All new wood fencing shall be stained or painted. Stain or paint colors must be approved by the Architectural Review Committee.
2. Maintenance of original fence installed by the guest builder by painting/staining using original colors by guest builder does not require Architectural Committee approval. The current fence colors are:
 - a. BEHR Boot Hill Grey SC-159
 - b. BEHR Sandal SC 121
 - c. BEHR Wood Chip SC-111
3. Side yard and rear yard fence heights shall not exceed six (6) feet and **must** meet the following guidelines:
 - a. Fences that intersect with Community Wall pilasters shall intersect at the 5'0" height, below the cap level of the pilaster, not even with the top of the pilaster (See Exhibit D).
 - b. Side yard fences must intersect at an equal or lower height than existing rear and/or front fences. For example, if you have a five (5) foot rear wall you are limited to a five (5) foot side yard fence.
 - c. Side yard fences may not extend more than four (4) feet forward from the front face of the dwelling unit and may be extended only for the purposes of constructing a single side entry gate.
 - d. Fence panel design shall be identical to the original guest builder design fencing so that it includes a flush top cap, top rail, bottom rail, 4X4 nominal fence posts, and vertical fence boards. See figure 13 for reference.
4. Front yard fencing, walls and pilasters shall meet the following guidelines:
 - a. Except as provided in 2 (c), no fences, pilasters or walls shall exceed three (3) feet in height in the front yard under any circumstance. Walls running perpendicular to the sidewalk may be constructed to a point four (4) feet from the edge of the sidewalk closest to the house; provided that the wall is stepped down uniformly with the adjacent grade.
 - b. Front yard walls running parallel to the sidewalk shall be no closer than eight (8) feet from the edge of the sidewalk closest to the house. These walls shall be screened with shrubs and landscape materials.
 - c. Pilasters may be installed so that no part of the pilaster is closer than three (3) feet from the edge of the sidewalk closest to the house.

- d. Where fencing does not provide any solid cover from street view, personal items shall be stored away from view. Acceptable materials for fencing and walls include:
- Stained or painted wood (no dog-ear tops);
 - Wrought iron (vertical bars).
 - Landscape materials (hedges);
 - Masonry or stucco is acceptable, if materials conform to type, quality, color, character of masonry or stucco used elsewhere in the respective homes;
 - Glass panels (not fiberglass)
 - Vinyl fencing: fencing shall have wood grain-like texture and should match the original stains mentioned above.

These materials are not all inclusive.

5. In the event the proposed wall is adjacent to Community Wall by the Architectural Review Committee; the wall style in Exhibit D must be used.

6. Unacceptable fencing materials include:

- Aluminum or sheet metal;
- Chicken wire or wire mesh;
- Galvanized, vinyl-coated or plastic chain link;
- Plastic webbing, bamboo, reeded or straw-like materials;
- Corrugated or flat plastic or fiberglass sheets or panels;
- Rope or other fibrous strand elements;
- Miniature type fencing;
- Plexiglas
- Split-rail;
- Barbed wire
- Non mortared paving blocks (i.e. Keystone, interlocking block)

These materials are not all inclusive

N. Swimming Pools/Spa

1. Any part of a pool, spa or exposed equipment shall require Architectural Committee approval. Drawings must indicate the location of pool, pool equipment, proposed screening, setback lines and the means of access for the proposed construction. All pool equipment shall be installed so that no part of the equipment or structure is visible from outside the property.

Caution: Pool construction, drainage, and fencing will be required to conform to the appropriate jurisdictional agency building and health codes.

2. All pool/spa drainage must tie into existing site drainage system and is not permitted to drain into landscape areas.
3. All grading soils to be completely removed from site or distributed within Homeowner's Lot. No dumping on adjacent areas permitted.
4. All pools or spas shall be located a minimum of 5 feet from any side or rear property lines and a

minimum of 6 feet away from the main residence or ADU.

O. Solar Energy Equipment

Plans must be submitted to the Architectural Committee for approval. Plans shall include location of panels on roof, color and size of materials, manufacturer specifications of the system being considered and conform to the following guidelines:

1. Solar collectors are to be placed flush with and in the same plane as the roof slope. Collectors should be hidden from view when possible.
2. Exterior conduit must be painted to match the stucco color of the home.
3. All plumbing lines from collectors to tank must be concealed.
4. Size and number of panels allowed will be considered on a case by case basis.
5. Collectors must be non-reflective in nature.

P. Screen Doors

Plans and specifications for screen doors must be submitted to the Architectural Committee for approval. The information provided shall specify the proposed location of the screen doors, materials, color and trim. Screen doors should conform to the following guidelines:

1. All screen doors must be installed within the existing doorjamb or a suitable trim provided which matches existing dwelling unit trim.
2. Multiple panel screen doors are encouraged. Heavy-duty “security” type doors are prohibited. Design of doors is subject to approval.
3. Standard brushed aluminum finish doors are prohibited.



Q. Tool Sheds

1. All tool sheds or storage units shall be screened from public view to greatest extent possible. I.e. landscaping or fencing modifications.
2. The location, design and material of the shed are subject to review by the Architectural Committee.

3. The shed shall be of a neutral color and style that compliments the dwelling unit and maintained in a state of good repair Prefabricated metal sheds are prohibited.
4. Only one (1) tool shed shall be allowed in the property. The maximum area of the tool shed shall be 72 square feet (8' x 9').

R. Landscape/Hardscape

1. All landscaping, plantings, and installation of permanent irrigation systems by an Owner shall remain aesthetically consistent with the design and plan of the community.
2. Waterwise landscape conversion:
 - a. Homeowners converting their natural turf to a waterwise or xeriscape design must maintain a ratio of 70% green materials (live plant materials) to 30% ground cover. All irrigation/drip lines shall be noted in the plan for Architectural Committee Review.
3. Trees, hedges, and shrubs, which restrict sight lines for vehicular traffic from neighboring units, shall be cut back or removed.
4. Any plant material, including trees and shrubs, planted to create a visual barrier/privacy screen will be reviewed by the AC on a case-by-case basis.
5. Where the primary ground cover is not turf, the surface shall be graded low enough to prevent any loose materials (mulch, DG, rocks) from washing onto the sidewalk.
6. Artificial turf is permitted for use in yard areas. All uses and installations shall be subject to the following request submittal / approval requirements and the Recommended Product and Installation technical specifications. All requests to install artificial turf shall be reviewed and approved by the EastLake III Community Association (EastLake III) Architectural Review Committee (ARC) prior to installing any artificial turf products. The term "artificial turf" shall apply to any synthetic turf product that is in the form of turf grass or putting greens. To ensure harmony with the original community landscaping, artificial turf shall occupy no more than 70% of the total landscape area of the front yard, excluding such hardscape features as rock, driveways and walkways.
7. Homeowners should contact the EastLake III management office to schedule an appointment to review the request process, turf technical specifications and recommended colors. The office will have a variety of compliant artificial turf samples available for viewing.
8. All requests for the installation of artificial turf shall be accompanied by a plan that clearly indicates all dimensions, the location and size, in square feet, of the total landscape area and the total proposed area, in square feet, of artificial turf installation. Artificial turf shall be installed as a permanent improvement and shall be integral to the landscape theme of the yard. The ARC will review plans and samples to ensure aesthetic and continuity of the proposed turf with neighboring homes. Replacement of existing artificial turf also requires submittal of a request package for ARC approval.
9. Product specifications, installation details, and four (4) product samples that measure a minimum of six (6) inches by six (6) inches shall be provided that clearly indicate the quality and color of the product, installation techniques, and proper drainage. The proposal must include color photos of the current project site, as well as neighboring homes on both sides and across the street.

10. Artificial turf shall not be used on any slope that exceeds 5 to 1 (20%) in steepness.
11. Artificial turf, like real turf, requires regular maintenance. Maintenance shall occur at regular intervals based on manufacturer's recommendation. Organic matter, such as leaves, shall be regularly removed. Pet feces shall be regularly removed and the turf shall be hosed or washed off in order to eliminate pet odors. Raking of the turf and replenishing of the infill material shall occur as recommended by the manufacturer or if required for the turf to maintain a "natural" look.
12. A minimum of 30% of the landscaping of the front yard area shall consist of 100% living plant material. Water-wise live plants of varied heights are recommended and may be accented with other naturally colored products such as boulders, rock or mulch (no red colored mulch nor rubber mulch is permitted).
13. EastLake III reserves the right, at any time, to require replacement of the artificial turf if the product shows significant fading or deterioration. If notified in writing by the EastLake III, the Homeowner is required to replace the entire installation within ninety (90) days of written notification. Additionally, lack of maintenance of the artificial turf, may result in EastLake III action to correct non-compliance, including but not limited to monetary fine. Uncorrected non-compliance may lead to the Homeowner being required to remove the entire installation of visible artificial turf and replace with landscaping that is in conformance to the Architectural Design Guidelines.
14. All requests, plans, product, material and actual installation must be in full compliance with Exhibit (E) Technical Specifications. Artificial turf installations that do not meet these requirements, shall not be permitted. Homeowners should contact the EastLake III management office to see samples of artificial turf that have been pre-approved by the ARC.
15. Anti-burglary landscape methods such as low-growing foundation shrubbery species and trees with a growth habit that allow a 6' bottom trim are recommended to preserve unobstructed views into private residences.
16. Hardscape next to driveways shall be limited to a 3'6" (42 inches) wide strip on one (1) side only of the driveway. If strips are added to both sides of the driveway, the total width of both strips may not exceed 3'6" (42 inches). The driveway shall not be extended for the purpose of parking an additional vehicle, boat or trailer.
17. No figurines, fountains, birdbaths, water features or sculptures shall be permitted in the front, or side yard without approval by the Architectural Committee. Figurines, fountains, birdbaths, water features or sculptures must be located a minimum of five (5) feet from the back of the sidewalk.
18. If visible from street view, the quantity of sculptures and/or figurines shall be limited to no more than four (4) per front/side yard. The design of a proposed sculpture or figurine shall be neutral in color, unpainted and consistent with the architecture of the applicant's home. The height of a sculpture or figurine shall not exceed 24 inches. The Architectural Committee reserves the right to request removal of any stature or figurine which is deemed inappropriate by the Committee.
19. If visible from street view a fountain, birdbath, or water feature shall be limited to no more than one (1) per front/side yard. The design of a proposed fountain, birdbath, or water feature shall be neutral in color, unpainted and consistent with the architecture of the applicant's home. The height of these items shall not exceed four (4) feet. The Architectural Committee reserves the right to request the removal of any fountain, birdbath or water feature which is deemed inappropriate by the Committee.

20. All water features including fountains and bird baths must be maintained in a clean working condition, or in a clean/dry condition, or be removed. No stagnant water is allowed at any time,
21. Materials for planter areas and borders must be submitted for approval.
22. All plants not on hardscape areas (courtyards, walkways, etc.) shall be planted directly into the ground.
23. Drainage: There shall be no interference with the established drainage patterns over any Lot, or Common Area, unless an adequate alternative provision is made for proper drainage. The landscape irrigation system should be designed to prevent excessive saturation of soils. Planters created by walkways next to a Residence should be lined with an impervious surface and should contain drain inlets to drain excess water.
24. Trees/landscape shall not overhang onto the sidewalk, blocking any pedestrian access and/or street signs, and the lowest limb/branch shall hang a minimum of at least 80 inches above the sidewalk. Tree roots shall not affect the grade of surrounding hardscape and landscape.
25. Decorative Rock, gravel, decomposed granite (DG), etc.:
 - a. Rock gravel, and/or decomposed granite (DG) shall not be the dominant or the primary feature in the front yard. Rock must be secondary to the landscape. Crushed rock or gravel may NOT be used as the primary driveway. Any proposal to use rock, gravel or boulders in the front yards shall be submitted with exact specifications of material, size, color and location.
 - b. Samples of rock, gravel or boulders must be submitted prior to approval
 - c. Bark/mulch will be considered the same as rock in structure and design.
26. Parkway Strip Conversions:

Homeowner owned parkway strips (Trails residents) are permitted to change the grass parkway to a more drought tolerant landscape. However, homeowners must follow the plant palette (depending on location) as shown in Figure 12 beginning on page 30 of this book. Please note that homeowners are still required to submit plans to the Architectural Review Committee prior to starting work.

I. MISCELLANEOUS

A. Mail Boxes

Mail box posts, standards and enclosures shall not be allowed. There shall be common mailboxes as required by the US Post Office for each project that shall not be modified by any Owner. No flyers or advertising is allowed to be attached to the exterior surfaces of the mailbox.

B. Exterior Painting

1. Any painting of the exterior of a building or of a single-family Residence, regardless of whether submitted by an Owner or a Sub-association, must receive the written approval of EastLake III Community Association. The approval is required even if the exterior and the finish color is to be the same as the original exterior color.

2. For new exterior painting, homeowners shall propose contrasting stucco and trim colors that complement the architectural style of the home and the existing neighborhood palette. A minimum of three colors shall be submitted. The newly proposed colors cannot be identical to adjacent homes.

C. Signage

1. No signs are allowed which can be seen outside any unit or home except for a security sign or a single "For Sale" or "For Rent" or "SOLD" sign confined to the property and not in the common area.
2. One (1) temporary realty sign advertising a home for sale may be located on the front yard of the property which is for sale
3. Realty signs must be of professional quality or weather resistant material.
4. Realty signs may not exceed 18" x 30". "SOLD" signs may not be displayed for more than thirty (30) Days after the sale of the home.
5. A maximum of one (1) security sign is permitted in the front yard.
6. Security signs may not exceed 12"x12" and placed no more than three (3) feet away from the house and no more than three (3) feet above the foundation level.
7. One (1) additional 3.5" x 6" security decal may be attached to a street-facing window of the house.
8. One (1) contractor sign is allowed during home improvement projects and must be immediately removed upon completion of the project.
9. No more than (2) political signs are permitted, no larger than 4 square feet. The sign can be displayed no earlier than 45 days prior to the election date and must be removed the day following the election.

D. Flagpoles

1. The installation of ground-mounted flagpoles or flag brackets shall be subject to review.
2. All flags shall be installed on flagpoles or flag brackets. Flags affixed to the home are not allowed.
3. One single flagpole shall be installed on the residence. The number of flags displayed on a flagpole shall be limited to 3.
4. Flags or banners shall be no larger than three (3) feet by five (5) feet.
5. Flags shall be maintained in good condition.
6. Content displayed on any flag, sign, banner or poster that would violate the protection of public health or safety or that would violate a local state or federal law is prohibited. This includes but is

not limited to language or imagery that incites violence, promotes illegal activity, or constitutes a threat.

E. Exposed Equipment

Installation of mechanical equipment such as air conditioning compressors, swimming pool filtering systems and electrical vehicle charging equipment shall require proper screening and approval by the Architectural Committee.

F. Line of Sight

Improvements must not block the line of sight of drivers on the streets adjacent to the limited use areas. Plants and shrubs in the limited use area must not be allowed to grow higher than twelve (12) inches above ground.

G. Drainage

Your property has been graded to facilitate proper drainage from slopes and yard drainage to the street; any interference within the drainage pattern(s), as initially constructed, can cause water to become entrapped within the yard and could cause structural failure or impact neighboring properties. Should you desire to change the existing grading you are advised to consult with a landscaper or engineer to ensure that proper drainage is maintained.

If you elect to install rear yard landscaping or alter any existing landscaping, you should be conscious of and sensitive to the changes made to the contour of the land as a result of individual front and rear yard landscaping plans to be sure they conform to the original drainage plan of the project. You will be responsible for changes in the contour of the land, which result in drainage problems or any hazards.

VII. GENERAL CONDITIONS

A. EastLake III Community Association Architectural Committee (AC) approval does not constitute waiver of any requirements required by applicable governmental agencies. Please note that the City of Chula Vista will require approval from the AC prior to releasing a building permit if required.

B. Members of a Sub-association may need to receive approval from the Sub-association prior to submitting plans to the EastLake Community Association Architectural Committee. The Board of Directors resolved that plans for residents living in sub associations within the EastLake III Community Association (Sycamore Ridge I, Sycamore Ridge II, Summer Hill, Sonora Ridge and Greystone at The Vistas etc.) would be required to be reviewed by the sub associations architectural guidelines provided that the sub associations conform and abide by the most current design guidelines established for the EastLake III Community Association. Further, any and all variance requests for residents living within the sub associations would require final approval by the EastLake III Community Association Board of Directors.

C. AC approval of plans does not constitute acceptance of any technical or engineering specifications, and EastLake III Community Association assumes no responsibility for such. The function of the AC is to review submittals as to aesthetics and compliance with the Community Design Book. All technical and engineering matters are the responsibility of the Owner. **In the same light, receipt of a**

permit from the City of Chula Vista does not constitute acceptance of the design by the Association.

D. Should the AC inadvertently approve an Improvement which conflicts with a provision of the CC&Rs, Bylaws, Rules and Regulations, Community Design Book, or a Committee, policy does not constitute waiver of that rule **and therefore must be corrected upon notice.**

E. Approved plans are not to be considered authorization to change the drainage plan as installed by the builder and approved by the City of Chula Vista and/or County of San Diego.

F. City of Chula Vista and/or County of San Diego ordinances require Owners to maintain correct grades of Lots so that runoff does not flow onto adjoining properties or does not prevent off flow from same.

G. Access for equipment used in construction must be through your property only. Access over Common Area requires written authorization from the AC.

H. Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, sand, and building materials, may not be stored on streets, sidewalks or Common Area.

I. Building permits from the City of Chula Vista and/or County of San Diego may be required for certain Improvements.

J. Any damage to Common Area will be replaced or repaired by an EastLake III Community Association subcontractor. All applicable charges for restoration will be charged back to the Owner by EastLake III Community Association, and is due and payable within 30 days from notification.

K. Once an Owner receives approval from the AC, construction may commence. Upon completion of the approved Improvement(s), an EastLake III Community Association Notice of Completion (*Exhibit C*) must be forwarded to Walters Management.

1. If the Owner fails to give the notice of completion of work performed for which approval was required, or if the Association discovers that work for which approval was required under the Declaration and the Community Design Book has been performed without such approval, the Association may proceed upon its own motion.
2. Determination: Within sixty (60) days after receiving the Owner's notice of completion, or on its own motion at any time if such notice of completion is not provided, the Association shall determine whether the work was performed in substantial compliance with the approval granted, if any. In making its determination, the Association or its designee may inspect the work. If the Association finds that the work was not performed in substantial compliance with the approval granted or if the Association finds that the approval required was not obtained, the Association shall notify the Owner in writing of the noncompliance. The notice provided by the Association shall specify the particulars of noncompliance and shall require the Owner to remedy the noncompliance.
3. Failure to Remedy the Noncompliance: If the Association has provided the Owner such notice of noncompliance, and if the Owner fails to remedy such noncompliance in accordance with the provisions of the notice of noncompliance within thirty (30) days from the date of providing such notice of noncompliance, the Association shall notify the Board of such noncompliance

and the Association shall proceed with enforcement pursuant to Article 5 paragraph 5.2.8 and 5.2.16 of the EastLake III CC&Rs.

L. Each Owner acknowledges that any construction or installation by Declarant, any Guest Builder or the Master Association may impair the view of such Owner and hereby consents to such impairment. Each Owner acknowledges that there are no guaranteed views within the Properties, and no Lot or Condominium is assured the existence or unobstructed continuation of any particular view unless a Supplemental Declaration specifically provides otherwise

EXHIBIT A - PROPERTY IMPROVEMENT/REPAINTING FORM

ARCHITECTURAL COMMITTEE

1331 South Creekside Drive
Chula Vista, CA 91915
619-421-1268

X _____
Signature of Owner(s)

Name _____ Home Phone _____ Work Phone _____

Address _____ E-mail _____

SUBMITTAL REQUIREMENT CHECKLIST

- ☐ Property Improvement Form Completed
- ☐ Neighbor Statement
- ☐ Two (2) Copies of Plans (Not Needed for Painting)
- ☐ Type of Materials Used, Type of Wood Surfaces & Color Schemes (Listed on Plans)
- ☐ Neighbor Signatures on Proposed Labeled Color Schemes and Swatch Samples (For Notification Only)

Please Check Proposed Improvement(s):

ARCHITECTURAL

- ☐ Awning
- ☐ Gazebo
- ☐ Lighting
- ☐ Painting (Paint Swatches Required)
- ☐ Patio Cover
- ☐ Room Addition
- ☐ 2nd Story Balcony
- ☐ Window Replacement

LANDSCAPE/HARDSCAPE

- ☐ Drains
- ☐ Fences(s) / Wall(s) / Gate(s):
 - ☐ Front ☐ Rear
 - ☐ Side ☐ Retaining
- ☐ Relocation
- ☐ Hardscape (Patio, Walkways, Etc.)
- ☐ Landscape:
 - ☐ Front ☐ Rear
 - ☐ Tree ☐ Artificial Turf

EQUIPMENT

- ☐ Air Conditioner
- ☐ Basketball Backboard
- ☐ Garage Door
- ☐ Playground ☐ Playhouse
- Equipment
- ☐ Pool & Equipment
- ☐ Satellite Dish
- ☐ Solar Panels
- ☐ Spa & Equipment
- ☐ Irrigation Controller (Location)
- ☐ EV Charger

- ☐ Community Design Book was Consulted by Homeowner/Contractor in the Generation of These Plans.

Homeowner Will Receive a Written Decision Within 60 Days of Submittal

IF NOT LISTED ABOVE, PLEASE DESCRIBE:

EXHIBIT B - NEIGHBOR STATEMENT

The attached improvement forms were made available to the following neighbors for review: (Please make sure the neighbors also sign directly on the plans or paint swatches, as applicable)

Rear Neighbor	
Name	
Address	
Signature	Date

Rear Neighbor	
Name	
Address	
Signature	Date

Common Area or Back Yard - Rear of Home

Adjacent Neighbor	
Name	
Address	
Signature	Date

	
Name	
Address	

Adjacent Neighbor	
Name	
Address	
Signature	Date

Facing Neighbor	
Name	
Address	
Signature	Date

Facing Neighbor	
Name	
Address	
Signature	Date

Facing Neighbor	
Name	
Address	
Signature	Date

Attention Neighbors: If you **do not agree**, please feel free to note this on the form next to your name. You may be requested to attend a hearing with the Architectural Committee to express your concerns.

My neighbors have seen the proposed improvements I am submitting for the Architectural Committee review (see above verification). I as the Owner certify that I have requested that my neighbors sign this statement confirming notification. I understand neighbor objections do not in themselves cause denial of the plans.

SUBMITTED BY:

Name: _____
Address: _____

Date: _____

EXHIBIT C - NOTICE OF COMPLETION

Owner Name: _____

Property Address: _____

Tract: _____ Lot: _____

Home Phone () _____ Work Phone: () _____

E-mail Address: _____

On the _____ Day of _____, _____ the Improvement(s) on the described property was (were) COMPLETED in accordance with the plans and submittal package, which was approved by the Architectural Committee.

The completed Improvement(s) is (are): _____

Signature of Owner(s)

Date

EXHIBIT D - COMMUNITY AND ESTATE LOT WALL SPECIFICATIONS

Community Stucco Walls:

1. Construction:

Trails, Vistas, and Trails North:

- A. Walls are to be 5'0" high with a mortar cap rounded to drain. The wall shall have a straight, flat surface. There shall not be any shadow lines, bevels, recesses, pop-outs or overhangs.
- B. Color: - Frazee #CZ-12-8487 paint over stucco finish.
- C. Finish: - "SBF" (Sand Burned Finish)

Woods & Estate Lots:

- A. Walls are to be 5' 0" high with 6'0" high sections on 2:1 slopes. There is a designed transition where 5'0" and 6'0" walls meet. Walls shall have a crowned mortar cap. In designated sections for the 6'0" wall there are two tapered buttresses. The wall shall have a smooth surface as described below. There shall not be any shadow lines, bevels, recesses, pop-outs or overhangs.
- B. Color: Painted with thoro coat color to match Sherwin Williams SW 2207 "Colony Buff"
- C. Finish: Soft Hump and Bump finish with 30/30 Sand Base and soft undulations in the brown coat per sample provided by expo.

Community & Estate Lot Ornamental Fences:

1. Construction:

Fence shall be 5'0" in height for community fences and 6'0" in height for estate lots, constructed of tubular steel.

- 1 ½" SQ., 16 GA. min. top and bottom rails.
- 5/8" SQ., 18 GA. min. pickets at 4" O.C. max.
- 1 ½" SQ., 16 GA. min. pickets with decorative 1'0" twist and finial cap.
- 2" SQ., 16 GA. min. post with finial cap at 8'0" O.C. max.

Tubular steel work shall be ground smooth and all surfaces free of weld splatters. All gaps and joints shall be chalked. Installation per manufacturers recommendations and specifications.

2. Finish for Metal Fences:

All metal surfaces shall receive one (1) coat Amerlock 400 primer and one (1) coat of Amershiel Aliphatic Polyurethane coating. Color to match Sherwin Williams 2119, "Umbrella Black."

EXHIBIT D - COMMUNITY WALL FIGURES

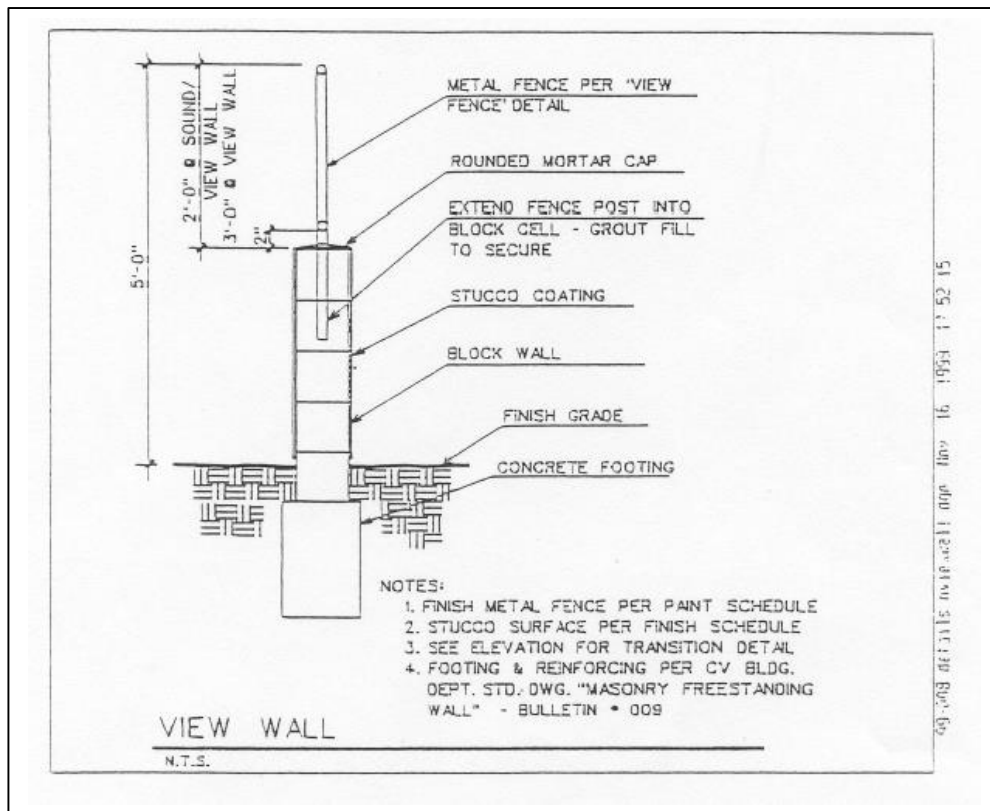


Figure 3 - View Wall

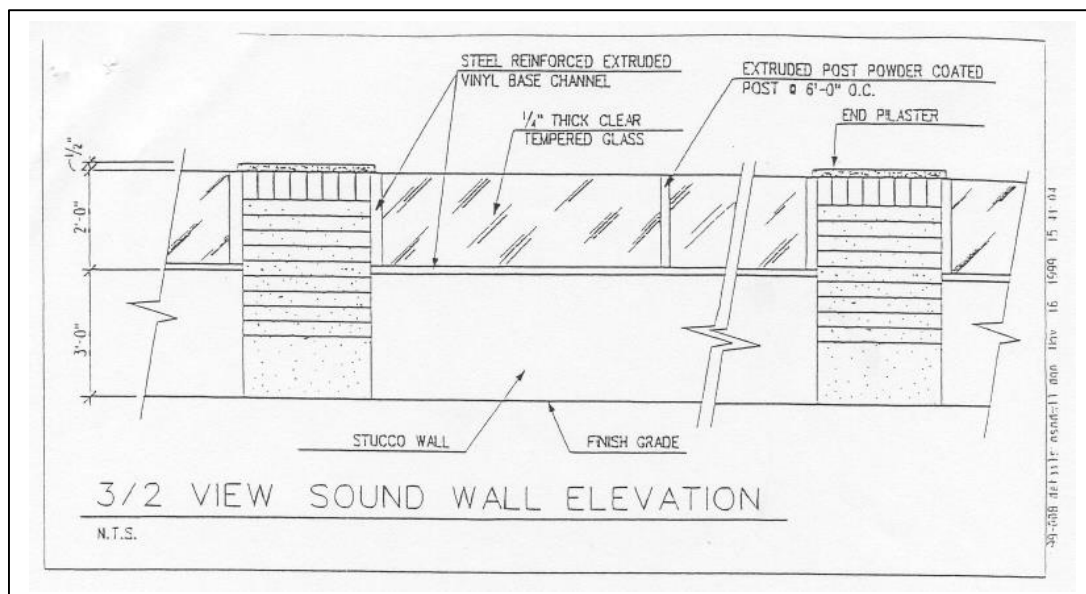


Figure 4 - 3/2 View Wall Elevation

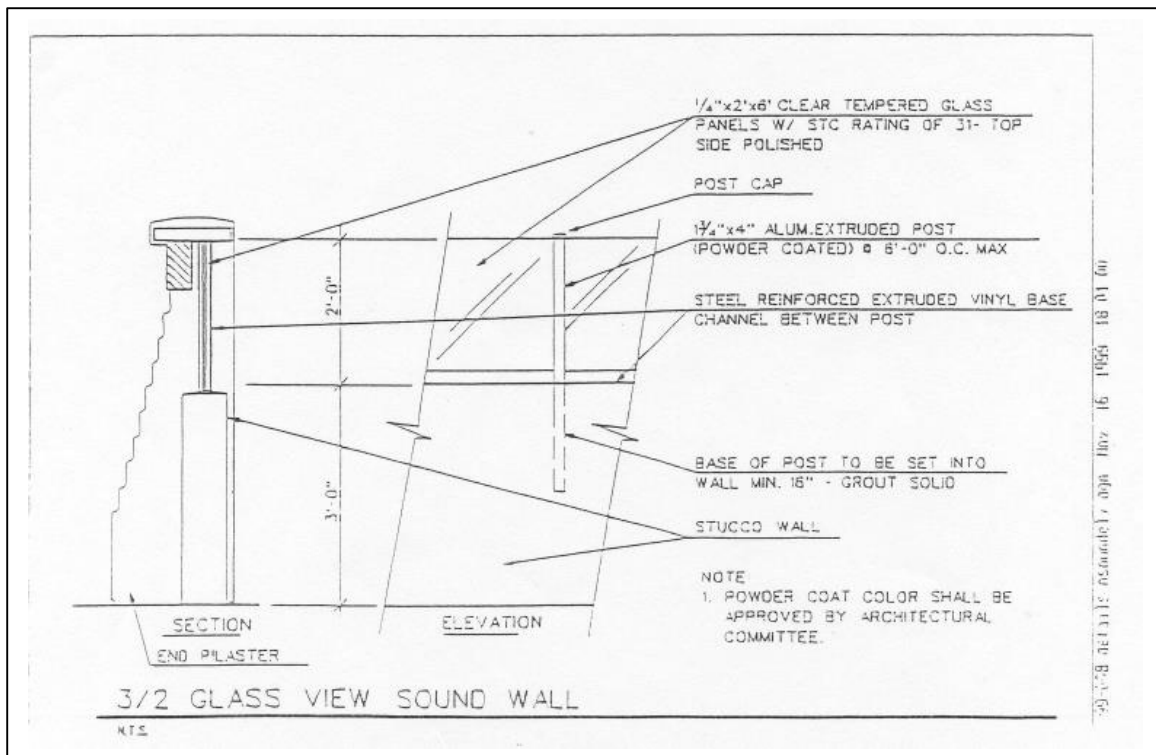


Figure 5 3/2 Glass View Sound Wall

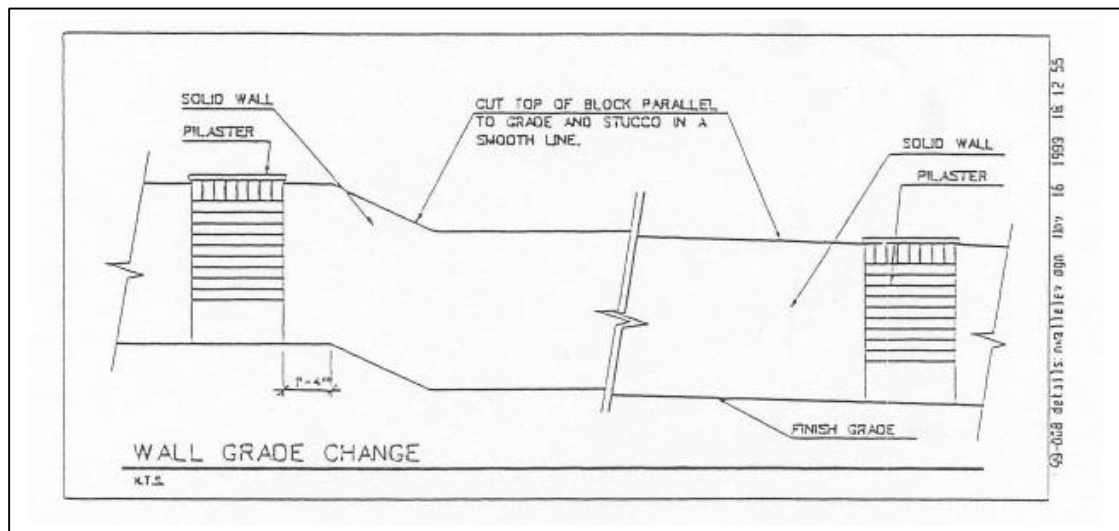


Figure 6 - Wall Grade Change

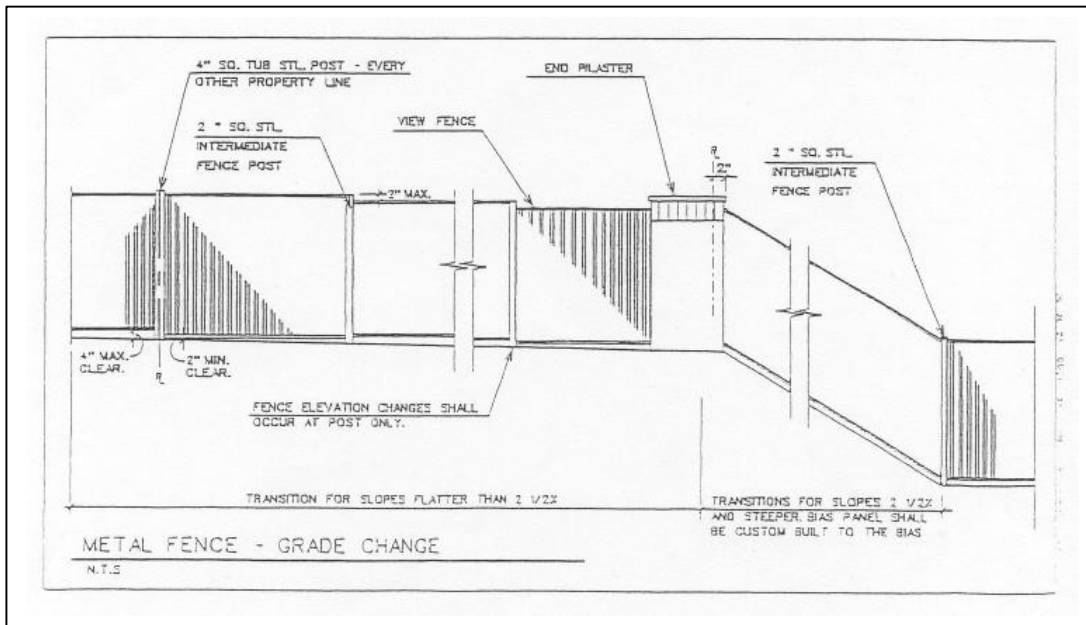


Figure 7 - Metal Fence Grade Change

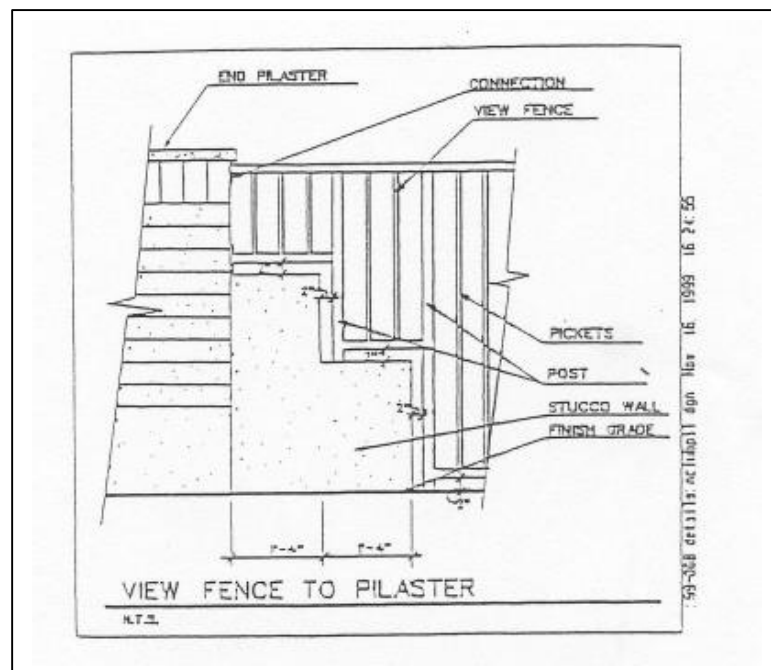


Figure 8 - View Fence to Pilaster

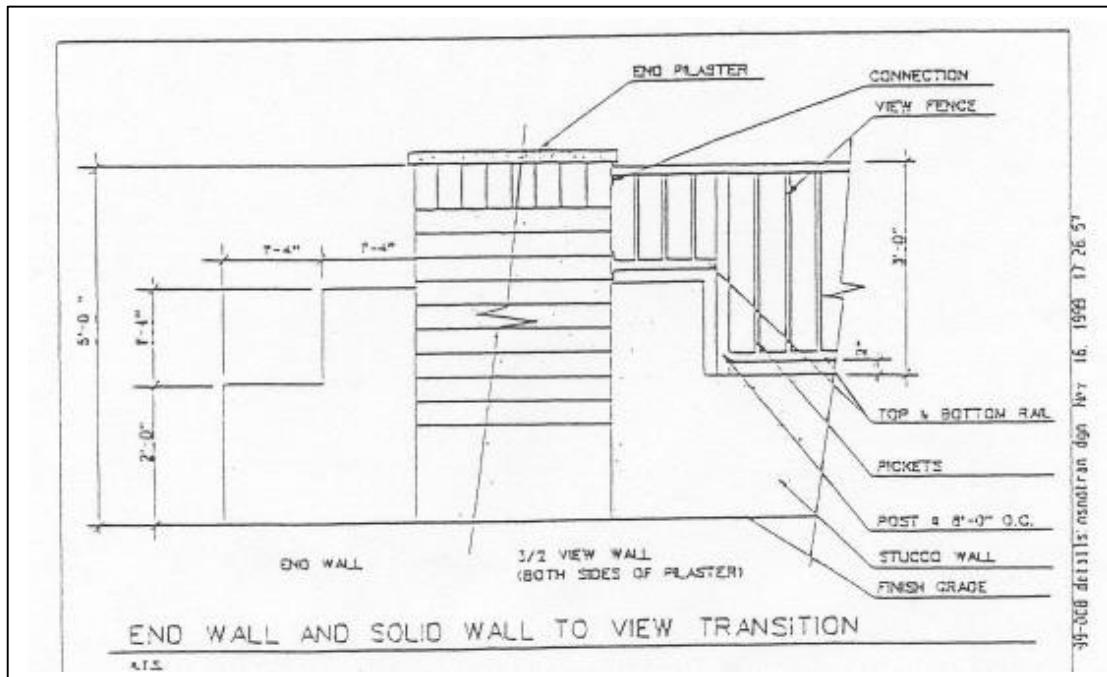


Figure 9- End Wall and Solid Wall to View Transition

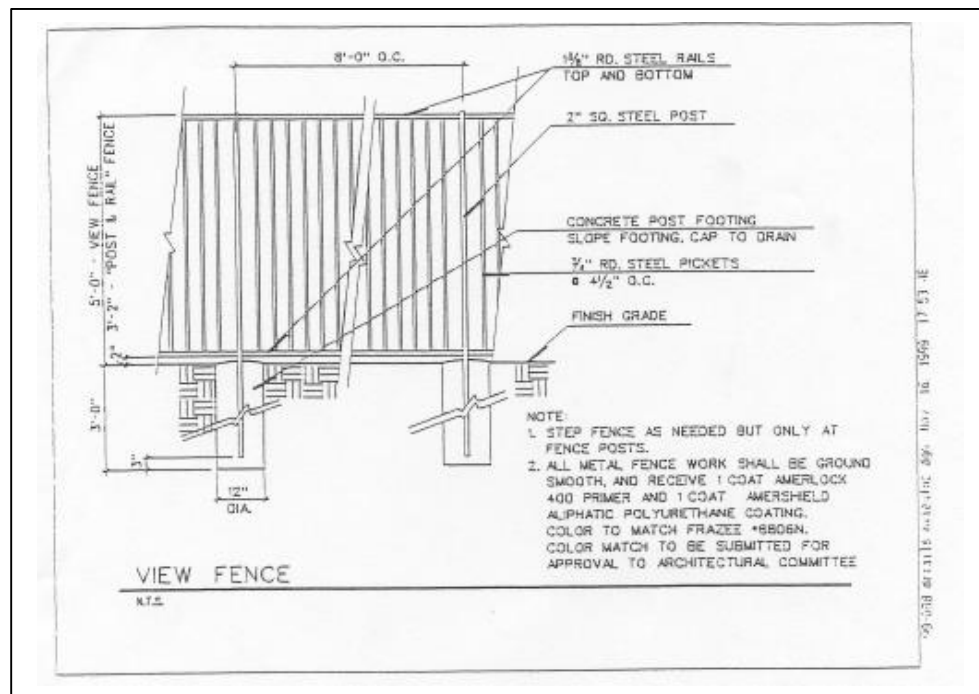


Figure 10 - View Fence

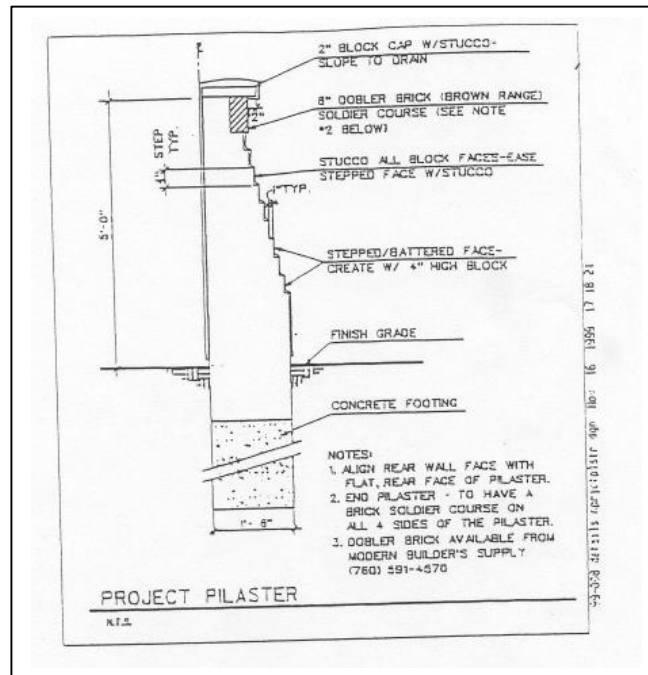


Figure 11 - Project Pilaster

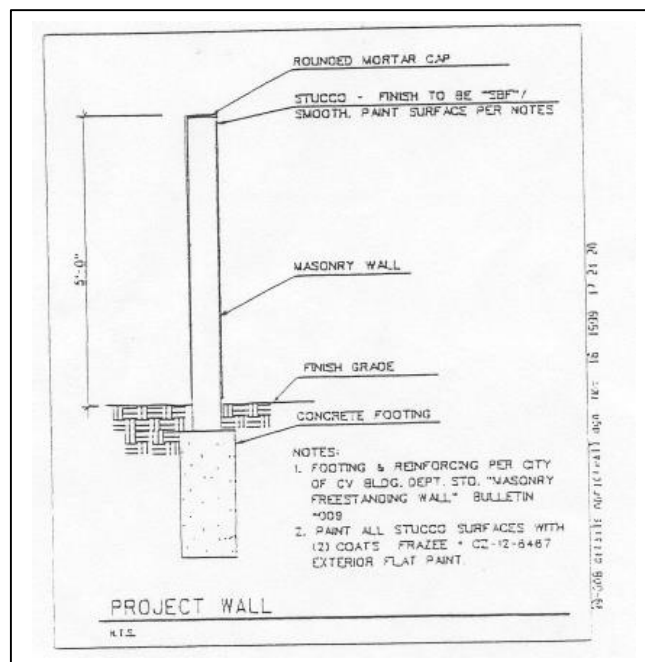


Figure 12 - Project Wall

Figure 13 – Fence Detail



Figure 14 – Trails Parkway Strip Conversions



Information provided by: Garden Retreat Design, a landscape design and consultation company (www.GardenRetreatDesign.com) © 2010

The following set of parkway strip conversion guidelines only applies to residents in The Trails who live on King Creek Way, North Creekside Drive, Noble Canyon Road, Oak Springs Drive, and Silver Springs Drive.

If you are unsure if you own your parkway strip, please contact the onsite office at 619-421-1268.

Partly Shaded Parkway Strips

Partly shaded areas receive dappled sunlight throughout the day under the tree canopy. With proper soil preparation and correct watering practices the plants listed below can provide an evergreen, low maintenance, low water use parkway.

Acceptable Plants:

Arctostaphylos edmundsii 'Bert Johnson'
Arctostaphylos uva-ursi 'Green Supreme'
Baccharis pilularis 'Pigeon Point'
Carex praegracilis
Dianella caerulea 'Cassa Blue'
Erigeron 'Wayne Roderick'
Fragaria californica
Fragaria chiloensis
Hemerocallis (evergreen drought tolerant dwarf varieties)
Hemerocallis 'Pink Parfait'
Hemerocallis 'Quick Results'
Juniperus (low spreading varieties)
Juniperus 'Icee Blue'
Pelargonium peltatum (assorted colors available)
Pittosporum crassifolium 'Compactum'
Raphiolepis indica 'Ballerina'
Santolina chamaecyparissus
Tulbaghia violacea
Tulbaghia violacea 'Silver Lace'

Full Sun Exposure Parkway Strips

Areas that receive direct sun all day and have bordering hardscape can become very hot. The plants selected for these sites are evergreen, and with proper soil preparation and deep watering practices can provide a low maintenance and low water use parkway.

Acceptable Plants:

Achillea 'Moonshine'
Achillea millefolium
Aloe ciliaris 'Firewall'
Arctostaphylos edmundsii 'Bert Johnson'
Arctostaphylos uva-ursi 'Green Supreme'
Artemisia 'Powis Castle'
Baccharis pilularis 'Pigeon Point'
Carex praegracilis
Carissa macrocarpa 'Boxwood Beauty'
(Continued)

Hemerocallis 'Pink Parfait'
Hemerocallis 'Quick Results'
Hemerocallis (evergreen drought tolerant dwarf varieties)
Juniperus 'Icee Blue'
Juniperus (low spreading varieties)
Pelargonium peltatum (assorted colors available)
Pittosporum crassifolium 'Compactum'
Raphiolepis indica 'Ballerina'
Salvia leucantha 'Santa Barbara'
Santolina chamaecyparissus
Teucrium chamaedrys
Tulbaghia violacea
Tulbaghia violacea 'Silver Lace'

Parkway Strips that are in Access Areas

Where long parkways exist, plants that can take some foot traffic may be planted between taller plants, creating access corridors from the street to the sidewalk. With proper soil preparation and planting space, the plants on this page can also be planted between paving stones.

Acceptable Palette:

Achillea millefolium
Carex praegracilis
Dymondia margaretae

Extra Small Spaces

The plant suggested for very narrow planting strips is Dymondiamargaretae. It can handle light foot traffic and reflected heat when proper soil preparation and careful attention during its establishment period are followed.

EXHIBIT E: RECOMMENDED PRODUCT, MATERIAL AND INSTALLATION TECHNICAL SPECIFICATIONS FOR SYNTHETIC TURF GRASS

1. The Component Materials of the synthetic turf grass system shall comply with the following:

- I. Monofilament, polyethylene fibers tufted into a fibrous, porous backing
- II. Minimal face weight of 80 ounces
- III. Infill that is a controlled mixture of graded sand, 20 grit silica, or acrylic coated sand placed at 2-3 pounds per square foot
- IV. Fibers tufted into a primary backing with a secondary backing. No non-permeable backing
- V. The primary backing shall be a double-layered polypropylene fabric treated with UV inhibitors. The secondary backing shall consist of an application of porous, heat activated urethane to permanently lock the fiber tufts in place. A perforated (with punched holes) backing may be acceptable.
- VI. The fiber shall be 8,000 denier, low friction, UV-resistant fiber, measuring not less than 1.75 inches high. Back yard turf can be shorter for putting greens and pet runs.
- VII. The artificial turf product shall have a porous backing and shall be installed on a layer of compacted aggregate (such as decomposed granite) in order to facilitate drainage. The artificial turf shall be lead and toxic chemical free and meet all of the requirements of the State of California Proposition 65.
- VIII. The artificial turf shall consist of grass blades that are multiple color blends that consist of green hues of olive, field & apple, with brown thatch.

2. Installation Requirements:

- I. Installation shall be in accordance with Manufacturer's instructions and performed only by a professional installer. The turf installation contractor shall strictly adhere to the installation procedures outlined under this section and be licensed by the State of California Licensing Board as C-27 - Landscaping Contractors, C-12 - Earthwork and Paving Contractors, or B - General Building Contractor.
- II. The compaction of the granulated aggregate base material shall be at a minimum of 95% in accordance with the Modified Proctor procedure (ASTM D1557), and the surface tolerance shall not exceed 0-1/4 inch over 10 feet and 0-1/2 inch from design grade.

- III. The surface area shall be prepared by qualified/trained personnel under direct supervision of the licensed installation contractor and shall meet or exceed all the minimum requirements set forth by all local state and county building code requirements in the installation area.
- IV. Seaming glue and/or fabric shall be as recommended by the synthetic turf manufacturer. All glues and/or adhesives shall meet the minimum volatile organic compounds compliance so as to meet the local air quality management district standards set forth in the installation area.
- V. The infill materials shall be approved by the manufacturer and installed in accordance with the manufacturer's standard procedures. The infill shall consist of a resilient layered granular system comprising of selected and grade dust-free silica sand or acrylic coated sand.
- VI. Infill materials shall be applied in numerous thin lifts. The turf shall be brushed as the mixture is applied. The infill material shall be installed at 2-3 pounds per square foot, to a minimum depth of 1 1/4 inch.
- VII. The infill materials shall be installed to fill the voids between the fibers and allow the fibers to remain vertical and non-directional. The infill installation consists of a base layer of sand followed by a homogenous mixture of the sand. The infill shall be placed so that there is a void of 1/2 inch to the top of the fibers. The fiber tufts shall be fanned or unfolded prior to installation. Rolling or spiraling is not acceptable.
- VIII. The carpet rolls are to be installed directly over the properly prepared aggregate base. Extreme care should be taken to avoid disturbing the aggregate base, both in regard to compaction and planarity. It is suggested that a 1-5 ton static roller is on site and available to repair and properly compact any disturbed areas of the aggregate base. The full width rolls shall be laid out across the area. Utilizing standard state of the art sewing and seaming procedures each roll shall be attached to the next.
- IX. Thread for sewing seams of turf shall be as recommended by the synthetic turf manufacturer.
- X. After final trimming, the turf shall be secured to the ground using a minimum 6-inch-long screw, nail or staple every 5 feet and a minimum 3-inch screw, nail or staple every 6 to 12 inches depending on the edge form of the area.

3. Execution:

- I. Homeowner is responsible to ensure that all sub-base, drainage and leveling is complete prior to installation.
- II. The surface to receive the synthetic turf shall be inspected by the installer, and

prior to the beginning of installation, the installer must accept in writing the sub-base surface planarity and compaction. The surface must be perfectly clean as installation commences and shall be maintained in that condition throughout the process.

- III. The compaction of the aggregate base shall be 95%, according to the Modified Proctor procedure (ASTM D1557), or any successor procedure, and the surface tolerance shall not exceed 0-1/4 inches over 10 feet and 0-1/2 inch from design grade.
- IV. The EastLake III will conduct inspections during and / or after installation. Any installed artificial turf that fails to meet the EastLake III Architectural Design Guidelines, as well as approved plans and specifications, will result in EastLake III compliance action.

4. Warranty Recommendations:

- I. The turf manufacturer shall provide a warranty to the owner that covers defects in material of the turf for a period of 15 years and labor / workmanship for five (5) years from the date of substantial completion.
- II. The manufacturer's warranty should include general wear and damage caused from UV degradation.
- III. The turf installation contractor shall provide a warranty to the owner that covers defects in the installation workmanship, and further warrant that the installation was done in accordance with both the manufacturer's recommendations and any written directives of the manufacturer's onsite representative.
- IV. The homeowner is responsible to maintain the artificial turf in compliance with community standards.