



# **Architectural Standards**

For  
General Membership

and

Recreational Facilities

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Proprietary and Confidential

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## **I. INTRODUCTION**

The Architectural Standards provide design criteria to protect and maintain the aesthetic character of the SAMLARC community within the City of Rancho Santa Margarita. The intent is to give specific design criteria to Owners and Subordinate Maintenance Corporations to assist in the planning and aesthetic design of Improvements and the ongoing maintenance of homes and property. The Standards apply to all front yard areas, as well as improvements in the rear and side yard, fence height and all exterior building Improvements.

These Standards are part of the overall governing documents of SAMLARC. They are meant to expand upon the more general issues covered in the CC&R's. These Standards have been established to protect property investment and keep the SAMLARC community attractive to all Residents. These Standards apply to all Subordinate Maintenance Corporations and Apartment Communities in SAMLARC, unless their specific Standards are more restrictive in nature. SAMLARC is not obligated to enforce the more restrictive guidelines.

These Standards are intended to be used by Owners and consultants in preparing drawings for architectural, landscape, and other Improvements; and by the Architectural Review Committee (hereinafter referred to as ARC) in reviewing these drawings. The ARC reviews proposed Improvements for aesthetic purposes only. It is the Owner's responsibility to obtain approval from their Subordinate Maintenance Corporation, and to comply with state, local and City building codes. Permits may be required by the City of Rancho Santa Margarita, County of Orange, and any other local jurisdictional agencies. Architectural submittal applications must meet all City code and permit requirements. Insuring that City code and permit requirements are met is the responsibility of the applicant. By submitting an architectural application to the ARC, the owner represents and warrants to the ARC and SAMLARC that the plans and specifications submitted in connection with the application do not violate any government provisions of the law, including but not limited to, the Fair Employment and Housing Act (California Government Code Section 12900 et seq.), or a building code or other applicable law governing land use or public safety.

It is not the intent of the ARC to restrict individual creativity or personal preferences, but to assure continuity in design and to preserve a high quality of appearance, to ensure compatibility between Improvements, and to enhance the overall value of the community.

Prior to commencement of any addition, alteration, or construction work of any type, with the exception of landscape improvements that are below the rear and side yard fence height, a complete architectural submittal must be submitted for approval to the ARC. All forms necessary for submittal to the ARC can be found at SAMLARC's website. The forms are also available upon request. Members of a Subordinate Maintenance Corporation must receive written unconditional approval from the Subordinate Maintenance Corporation prior to any review by the ARC. A SAMLARC application received from a Homeowner in a Subordinate Maintenance Corporation without approval will be deemed incomplete.

## II. DEFINITIONS

<b>Acceptable Quality Reception:</b>	That which is the acceptable quality for the proposed installation site. This does not mean the strongest possible signal with respect to Solar Energy Systems and DBS dish/antennas.
<b>Adjacent Neighbor:</b>	All neighbors with adjoining property lines to the applicant.
<b>Antenna:</b>	The term antenna includes (i) satellite dish; (ii) TVBS - an antenna designed to receive over-the-air television broadcast signals; (iii) MMDS - an antenna designed to receive (wireless cable) programming services via multi-channel, multi-point distribution services; (iv) DBS - an antenna designed to receive direct broadcast satellite service. Antenna may also include a transmission device where required to select video programming.
<b>Attached Home:</b>	All duplex, triplex, fourplex, or multi-family type homes.
<b>Color Scheme:</b>	A set of complementary colors approved for use on the various elements of a residence. Each Village has five (5) to twelve (12) approved Color Options.
<b>Community Property:</b>	All real property and the Improvements thereon, owned in fee, by easement or leased from time to time by SAMLARC for the common use and enjoyment of the Members.
<b>Covered Property:</b>	All real property subject to the Declaration of Covenants, Conditions and Restrictions of Rancho Santa Margarita.
<b>Development:</b>	Shall mean and refer to the Covered Property and the Annexation Property as defined in the CC&R's.
<b>Drought Tolerant:</b>	A plant adapted to surviving with little water.
<b>Dwelling:</b>	A residential unit together with garage and other structures on the same Lot. In the case of a condominium the Dwelling shall include all elements of a Unit as conveyed to the Owner in the condominium plan. In the case of an Apartment Lot, Dwelling shall refer to each Apartment Unit.
<b>Elevation:</b>	An architectural drawing showing the projection on a vertical plane of an exterior surface of a building. A flat drawing of the front, sides and back of a building.
<b>Fascia:</b>	A flat band at the surface of a building or eaves of a building; generally the board of the cornice to which the gutter is fastened.
<b>Flag Lot:</b>	A real estate term that describes a land parcel that lies at the end of a long driveway.
<b>Floor Plan:</b>	A drawing depicting the intersection of structures of features with an imaginary horizontal plane usually 3 to 4 feet above the subject finish surface.

<b>Front Yard:</b>	The square footage of open space between the home and side yard fencing to the property line, street, or sidewalk excluding any driveway paving.
<b>General Drawing:</b>	A drawing showing elevations, plans, and cross sections of the structure and the main dimensions.
<b>General Maintenance:</b>	Like for like” repairs and/or touch-ups to builder installed Improvements or subsequent Owner installed Improvements approved by the ARC. This will be considered repairs and/or maintenance.
<b>Ground Cover:</b>	Low-growing plants and spreading trailing vines used for covering the ground.
<b>Hardscape:</b>	The man-made features used in landscape architecture, e.g. paths or walls, as contrasted with vegetation.
<b>Impacted Neighbor:</b>	All neighbors, in the immediate surrounding area, whose use and enjoyment of their property would be impacted by the construction of any proposed improvement.
<b>Improvement:</b>	The term Improvement as defined in the CC&R’s includes but is not limited to homes, buildings, exterior surfaces of any visible structure, garages, carports, driveways, walkways, fences, screening walls, retaining walls, awnings, patio and balcony covers, stairs, decks, lighting, landscaping, sprinkler and drainage lines, hedges, trees and shrubs, solar or wind powered energy systems, air conditioning and pool and any other equipment, permanent or semi-permanent items intended as long term installations visible from the exterior of homes or buildings or which emit noise, lights, smoke, gases, fumes, vapor or other potential nuisances. General maintenance is defined as “like for like” repairs and/or touch-ups to builder installed Improvements or subsequent Owner installed Improvements approved by the ARC. These do not need to go through the SAMLARC architectural review process. Changes to color, finish, texture changes and/or materials (e.g. changing a wood fence to vinyl or wood garage door to metal) are required to go through the SAMLARC architectural review process.
<b>Impair:</b>	The term impair means (i) an unreasonable delay or prevention by the Association of installation, maintenance or use of the antenna; (ii) an unreasonable increase in the cost of installation, maintenance or use; or (iii) precluding reception of an acceptable quality signal (pertaining to satellite dish / antenna).
<b>Invasive Plants:</b>	Non-native or alien to the eco system under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health.
<b>Landscape:</b>	All the visible features of an area of land that include hardscape and softscape, often considered in terms of their aesthetic appeal.

<b>Mediterranean Theme:</b>	Defined in section IV Architectural and Material Standards, A. Landscaping.
<b>Mulch:</b>	A protective covering of shredded wood material spread on the ground to reduce evaporation, maintain even soil temperature, prevent erosion, control weeds or enrich soil.
<b>Owner:</b>	Shall mean and refer to one or more persons or entities who are alone or collectively the record owner of a fee simple title to a Residence, including an Apartment Lot Owner.
<b>Palapa:</b>	An open-sided Dwelling with a thatched roof made of dried palm leaves. A structure, such as a bar or restaurant in a tropical resort, that is open-sided and thatched with palm leaves.
<b>Passive Turf:</b>	Turf that is primarily in locations where its purpose is aesthetic or ornamental in nature (streetscapes) and not used for active play (parks or sports fields).
<b>Plate Height:</b>	The point where the vertical surface of an exterior face of a wall meets the underside of the overhanging elements that extend past the faces of the wall. The plate height is usually the ceiling height because the ceiling joists sit on the plates, the bottom of the ceiling joists correspond to the plate height.
<b>Reasonable:</b>	Reasonable shall mean such costs, requirements, locations and the like which do not impose unreasonable expense or delay nor preclude reception of an acceptable quality reception (pertaining to satellite dish / antenna or Solar Energy Systems).
<b>Roof Pitch:</b>	The slope of a roof provided as a ratio of the vertical rise in relation to 12 units of horizontal run.
<b>Roof Plan:</b>	A drawing indicating the style, material and pitch of the roof.
<b>Setback:</b>	A setback is the area or distance between a building or other structure and the property line.
<b>Site Plan:</b>	A scaled drawing showing the subject site (or lot), its property lines, buildings or any other improvements, proposed modifications, and a portion of adjacent properties with adequate dimensions to clearly describe the property or intent of property.
<b>Softscape:</b>	Vegetation (such as shrubs and flowers) that is incorporated into a landscape.
<b>Solar Energy Systems:</b>	As defined in Civil Code Section 801.5: Solar Energy System shall mean either of the following: <ol style="list-style-type: none"> <li>1. Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.</li> <li>2. Any structural design feature of a building, whose primary purpose is to provide for the collection, storage and</li> </ol>

distribution of solar energy for electricity generation, space heating or cooling, or for water heating.

<b>Subordinate Declaration:</b>	Any declaration of covenants, conditions and restrictions recorded by Declarant, other than those contained herein or in a Supplementary Declaration which may be applicable to a particular portion of the Covered Property (SAMLARC).
<b>Subordinate Maintenance Corporation:</b>	Refers to any nonprofit mutual benefit corporation which is formed among other things to facilitate the Maintenance and operation of any portion of the Covered Property (SAMLARC) which is either owned in common by the Owners who are members of such nonprofit mutual benefit corporation or which is owned by such nonprofit mutual benefit corporation for the benefit of the Owners, who are its members, or to enforce or administer any Subordinate Declaration.
<b>Succulents:</b>	Drought-tolerant plants in which the leaves, stem, or roots have become more than usually fleshy by the development of water-storing tissue.
<b>Surcharge:</b>	Any load supported on soils within the 45-degree loading plane of the toe or stem bottom of the retaining wall. Loads that are supported by soils at the same elevation as the footing of the retaining walls are not considered surcharges.
<b>Stucco:</b>	A cement plaster used for coating exterior walls and other exterior surfaces of buildings.
<b>Trim/Shutters:</b>	Finish materials such as moldings applied around openings (window trim, door trim).
<b>Village:</b>	As used herein, Village shall refer to the areas commonly known as Eastlake, Golf Course, Heights, Mira Vista, Ranchwood, The Arroyos, The Vistas and Town Center.
<b>Water-wise Plants:</b>	Plants that, once established, are able to withstand long periods of dryness without deterioration, going several weeks, or in some cases an entire season, between deep watering. Such plants reduce the impact on limited water supplies. When planting water-wise species of shrubs and groundcover, it is necessary to water frequently and deeply for one or two seasons. Once the plant has become established, it can thrive on far less water than accustomed to providing. If the plants are watered frequently, such as during lawn watering, they become shallow rooted and therefore dependent upon frequent irrigation. On the other hand, less frequent watering will promote deep rooting which makes for a healthier plant which also becomes established more quickly.
<b>Window Trim:</b>	Finish components such as moldings applied around openings of windows.
<b>Wood Trim:</b>	Finish components of wood such as moldings applied around openings and intersections at exterior locations.



### **III. ARCHITECTURAL REVIEW PROCESS AND SUBMITTAL REQUIREMENTS**

Owners must present a complete architectural submittal to the Architectural Review Committee (ARC) of any proposed improvement(s), modification(s) or alteration(s) to the Lot, (excluding rear and side yard landscape and hardscape that is below the fence height), before work may begin. General maintenance, repairs and/or touch-ups do not need to go through the SAMLARC architectural review process. Color changes, finish changes and/or material changes are required to go through the SAMLARC architectural review process. All drawings shall be prepared in accordance with the requirements of the City of Rancho Santa Margarita Building Department. Approval by the City of Rancho Santa Margarita in no way constitutes SAMLARC architectural approval.

Once an Owner receives written approval from the ARC and all required governmental agencies, construction may commence. Upon completion of the approved Improvement(s), a SAMLARC Notice of Completion must be forwarded to the SAMLARC Architectural Review Committee.

If proposed improvements require access over the Community Property or Covered Property for the purposes of transporting labor or materials, written permission for such access shall be required from SAMLARC. Any such requests must be filed with the ARC prior to the commencement of construction. No Owner shall alter any landscaping, and/or otherwise change any Community Property, owned and maintained by SAMLARC.

All work must be performed in a manner consistent with the construction standards of the Dwelling, and with the design and appearance of the community. All work considered to be of an unsightly finished nature, or of lesser quality than the prevailing community standards, shall be reworked to an acceptable appearance at the Owner's expense.

#### **A. MEMBER REVIEW PROCESS:**

1. Plans - will be reviewed by the ARC no less than once per month. The date and time of the meetings shall be set by the Members of the Committee.
2. Architectural Review Committee - shall review and approve or disapprove all plans and specifications submitted to it for any proposed Improvement solely on the basis of compliance with the Architectural Standards, aesthetic considerations and the overall benefit or detriment which would result to the immediate vicinity and the Development generally. The Architectural Review Committee shall take into consideration the aesthetic aspects of the architectural designs, placement of buildings, landscaping, Color Schemes, exterior finishes, materials, and similar features.
3. Architectural Review Committee - shall approve plans and specifications submitted for its approval only if it deems that the proposed Improvement will not be detrimental to the appearance of the Development as a whole; that the Improvement complies with the Architectural Standards; that the appearance of any Improvements will be in harmony with the surrounding structures; and that the construction of any Improvement will not detract from the beauty and attractiveness of the Development.
4. Guidelines - It is important that these Guidelines be carefully read before submitting plans. Submittal forms are available upon request from the SAMLARC Business Office or downloaded from the website [www.samlarc.org](http://www.samlarc.org). Plans submitted without the properly filled out forms and signed by the Owner will be returned without review as incomplete. Members of a Subordinate Maintenance Corporation must receive written unconditional approval from the Subordinate Maintenance Corporation prior to any submittals to SAMLARC. A SAMLARC application received from a Subordinate Maintenance Corporation without proper

approval will be deemed incomplete. Plan Submittal Requirement Check List may include:

- a. Homeowner Signed SAMLARC Home Improvement Form.
  - b. Homeowner Signed SAMLARC "General Conditions" (attached to the Home Improvement Form).
  - c. Sub-Maintenance Corporation Unconditional Approval signed by the appropriate entity (if applicable).
  - d. SAMLARC Neighbor Notification Statement Form signed by impacted homeowners.
  - e. SAMLARC Paint Submittal Requirements Form (if applicable) complete with color names and paint codes.
  - f. SAMLARC Paint Change Submittal Form with Required Color Photos Mounted (color digital copies accepted).
  - g. Color photographs of the front elevation of home and all areas applicable for submittal.
  - h. Two (2) sets of plans should include a site plan, detailed specifications; dimensions; materials; elevation drawings; plant list; color brochure, color photos.
  - i. \$15.00 Application fee as specified on the application (make checks payable to: SAMLARC).
  - j. Completion notice and color photos must be submitted 30 days after completion.
5. Architectural Review Committee - shall give final written approval or disapproval of the request within thirty (30) days from receipt of a complete submittal (including all the required supporting information and documentation). In the event the ARC fails to respond within thirty (30) days from receipt of the complete submittal, the request shall be deemed to be approved.
6. Improvements - No Improvement shall be constructed, installed, expanded, made, planted, commenced or erected except in compliance with plans and specifications therefore which have been first submitted to, and approved by, the ARC. If written approval from the ARC is not obtained, construction shall constitute a violation of the CC&R's, and the unauthorized Improvement may have to be modified or removed at the Owner's expense.
7. Application Fee - (payable to SAMLARC)
- a. Payment of a \$15.00 fee to SAMLARC will be required to cover the cost of review on all Improvements. The Architectural submittal packet will include information pertaining to additional fees that will be required depending on the type of proposed improvement.
8. Proposed Construction Schedule - Indicate start date and estimated completion date.
- a. From the date a plan submittal is approved, Owners whose property is not in any type of violation will have six (6) months to begin construction. Once a project has begun, Owners will have one hundred twenty (120) days to complete the project or what the Building Permit allows.
9. Properties in Violation - When a property is in violation of the CC&R's due to lack of repair/maintenance and the Owner chooses a remedy that requires prior ARC approval, Owners will have thirty (30) days from the ARC approval date to commence construction or the execution of the remedy, then an additional thirty (30) days (60 days from ARC approval date) to complete the remedy. The Covenant Committee may, on its own, set to extend the date of completion as the Committee deems warranted by the extent and nature of the remedy. Or, a reasonable extension may be issued by the Covenant Committee subject to an Owner's request in writing. Dates of commencement and completion will NOT be

suspended or extended while the Covenant Committee's considers a request to extend any date.

10. Allowed Construction Hours - (as per the City of Rancho Santa Margarita's Municipal Code) The following hours must be adhered to:
  - a. 7 a.m. - 8 p.m. Monday through Saturday.
  - b. No construction access on Sundays or Federal Holidays.
11. Architectural submittals may be delivered to:

SAMLARC Architectural Review Committee  
22342A Avenida Empresa, Suite 102-A  
Rancho Santa Margarita, CA 92688

## **B. SUBORDINATE MAINTENANCE CORPORATION REVIEW PROCESS**

1. Subordinate Maintenance Corporations are required to submit for the following Improvements:
  - a. Entry Monuments / Wall Signage (See Architectural Standards for SAMLARC Community Monument Sign Program)
  - b. Changes in paint color
  - c. Turf to planter renovations exceeding 25% of the total Passive Turf within the Development, as originally installed by the builder
  - d. Conversion of foliated landscape (live plant material) to non-foliated (e.g. concrete, pavers, rocks, mulch)
  - e. Installation of new perimeter fencing or walls
    - 1) The above Improvements shall not be constructed, installed, expanded, made, planted, commenced or erected except in compliance with plans and specifications which have been first submitted to, and approved by, the ARC. If written approval from the ARC is not obtained, construction shall constitute a violation of the CC&R's, and the unauthorized Improvement may have to be modified or removed at the Owners expense.
    - 2) When submitting for changes in paint color please review the Exterior Painting standards in a below section of these standards and review the Paint Schemes available on SAMLARC.org.
2. The following are recommended to be considered when Subordinate Maintenance Corporations undertake turf removal and landscape renovation projects:
  - a. If existing planter beds will remain in place with the new palette directly adjacent, it may create the potential for an inconsistent aesthetic within the planter area and different water needs for the two palettes. It is recommended some consideration be given to either utilizing appropriate water-wise plants from the existing planter palette or removing the existing plants and using the new palette for the entire area.
  - b. Consider retaining some turf for gathering areas or paths of travel to access units, community amenities or parking. Turf does not typically show these paths of travel; however, plant material in planter beds may be damaged by through traffic. This can lead to areas that are difficult to maintain and establish. Evaluate retaining some turf in these locations or designing appropriate paths or walkways.
3. Construction of any type is not permitted to be performed by Subordinate Maintenance Corporations on SAMLARC Community Property. Construction on SAMLARC Community Property is only permitted to be performed by SAMLARC vendors under contract to SAMLARC.
4. Plans will be reviewed by the ARC no less than once per month. The date and time of the meetings shall be set by the Members of the Committee.
5. The ARC shall review and approve or disapprove all plans and specifications submitted to it for any proposed Improvement solely on the basis of compliance

with the Architectural Standards, aesthetic considerations and the overall benefit or detriment which would result to the immediate vicinity and the Development generally. The Architectural Review Committee shall take into consideration the aesthetic aspects of the architectural designs, placement of buildings, landscaping, color schemes, exterior finishes, materials, and similar features.

6. The ARC shall approve plans and specifications submitted for its approval only if it deems that the proposed Improvement will not be detrimental to the appearance of the Development as a whole; that the Improvement complies with the Architectural Standards; that the appearance of any Improvements will be in harmony with the surrounding structures; and that the construction of any Improvement will not detract from the beauty and attractiveness of the Development.
7. The Architectural Review Committee may condition its approval of plans and specifications for any Improvement on such changes therein as it deems appropriate or may determine that such Improvement cannot be approved because of its effect on existing drainage, utility or other easements, or may condition its approval of such Improvement upon approval of such Improvement by the holder of any such easement, or may condition its approval upon approval of any such Improvement by the appropriate governmental entity, and may require submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications submitted. Any ARC approval conditioned upon the approval by a governmental entity shall not imply SAMLARC is enforcing any government codes or regulations, nor shall the failure to make such conditional approval imply that any such governmental agency approval is not required.
8. It is important that these Standards be carefully read before submitting plans. Submittal forms are available upon request from the SAMLARC Business Office or downloaded from the website [www.samlarc.org](http://www.samlarc.org). Plans submitted without the properly filled out forms and signed by the Subordinate Maintenance Corporation representative will be returned without review as incomplete. Plan Submittal Requirement Check List may include:
  - a. SAMLARC Improvement Form signed by Subordinate Maintenance Corporation representative.
  - b. SAMLARC "General Conditions" (attached to the Home Improvement Form) signed by Subordinate Maintenance Corporation representative.
  - c. Confirmation the Subordinate Maintenance Corporation membership has been informed of the proposed Improvement.
  - d. SAMLARC Paint Submittal Requirements Form (if applicable) complete with color names and paint codes.
  - e. SAMLARC Paint Change Submittal Form with Required Color Photos Mounted (color digital copies accepted).
  - f. A detailed schematic of proposed Improvements should include the following:
    - 1) A graphic that depicts the area to be renovated. An aerial photo is acceptable.
    - 2) Photographs of the areas being renovated.
    - 3) Indicate on the area graphic the direction of North.
    - 4) A list of plants that are going to be used. This list should include the container size, and the spacing in which it will be planted.
    - 5) A diagram layout of the planting location of each plant type. If the plants are going to be grouped by type into a mass, indicate the massing.
    - 6) The square footage of the area being renovated.
    - 7) What irrigation modifications will be made, include general manufacturer information.

- 8) Indicate if and where cobble and or other stone materials will be used.
- 9) Indicate if and where decomposed granite (DG) will be used, as well as if will be installed with a bender-board type edge.
- 10) If mulch is to be installed, please indicate where, what type and color.
- g. One (1) set of plans should include a site plan, detailed specifications; dimensions; materials; elevation drawings; plant list; color brochure, color photos.
- h. No Application Fee is required for Subordinate Maintenance Corporation submittals.
- i. Completion Notice and color photos must be submitted 30 days after completion.
- 9. The ARC shall give final written approval or disapproval of the request within thirty (30) days from receipt of a complete submittal (including all the required supporting information and documentation). In the event the ARC fails to respond within thirty (30) days from receipt of the complete submittal, the request shall be deemed to be approved.
- 10. Proposed Construction Schedule - Indicate start date and estimated completion date. Allowed Construction Hours (as per the City of Rancho Santa Margarita's Municipal Code):
  - a. 7 a.m. - 8 p.m. Monday through Saturday.
  - b. No construction access on Sundays or Federal Holidays.
- 11. Architectural submittals may be delivered to:
 

SAMLARC Architectural Review Committee  
22342A Avenida Empresa, Suite 102A  
Rancho Santa Margarita, CA 92688

#### **IV. ARCHITECTURAL AND MATERIAL STANDARDS**

##### **A. LANDSCAPING**

Landscaping can be effectively used to accent entryways, define space, and create "soft" privacy screens. Since landscaping is a design element, the same consideration should be given to the relationship of the applicant's Residence to adjacent Residences.

All landscaping and plantings shall remain aesthetically consistent and harmonize with the Mediterranean design intent and plan of the community. Mediterranean theme is preferred as it is harmonious and consistent with the building architecture. Desertscapes are discouraged. Mediterranean design and plant palette refers specifically to the European countries of Greece, Italy, France and Spain. The climate zone in the Mediterranean is the same as the climate zone in Rancho Santa Margarita which supports water-wise Mediterranean plant material.

Materials are used creatively with both patterns and free flow casual design, flavored by "Old World" style of Italy, Greece, the south of France and Spain. Rustic pine and teak wood benches are commonly used as are wrought iron details. Water features are also typical of this design style. Courtyards with fountains creating a restful sense of entry are common. All design elements are meant to be an extension of the home's architecture, and often repeated into the garden such as arches gates and openings, and textured stucco walls.

Planting selections for the area are water wise adapting to winter rains and hot, dry summers.

These guidelines provide for an approved palette of plants which fall within the category of "Mediterranean" in subsection f. 4) below. It is recommended that homeowners should consult with SAMLARC staff in advance of submitting an application and/or purchasing any plants intended for landscape to assure that they qualify as "Mediterranean".

Submitted landscape plans must be to scale and provide the location, size and spacing of all proposed plants, including ground cover, vines, espaliers, shrubs and trees. Mediterranean plants, palette and design is strongly encouraged.

Trees, hedges, shrubs and the like must be maintained so as to not block street signs, mail boxes, or utility boxes; pose danger to the community; be a fire hazard or encroach upon others' property.

Hedges, shrubs and the like must be maintained so as to not overhang above any streets, sidewalks, Community Property or Public Right-of-Way. Trees that extend beyond the property line shall be reasonably maintained and pruned.

Trees must be planted with a minimum three (3) foot setback from all property lines. To accommodate the mature growth size of plantings and roots, an increased setback may be required accordingly. All trees planted within three (3) feet of Community Property, walls, or property lines must include a root barrier device.

Any live plant material, including trees and shrubs, planted to create a visual barrier/privacy screen will be reviewed by the ARC on a case-by-case basis. Artificial shrubs, flowers, trees, and vines in lieu of living plant material are prohibited.

Planting Palette - May include seasonal plants and flowers. Particular care should be taken when planting Invasive plants due to their nature in our climate. Invasive Plants shall not be planted in proximity to a property line nor shall be maintained in a manner to allow growth over a property line into an adjacent lot.

#### 1. Water-Wise Low Maintenance Landscape / Hardscape

Front yard is defined as the square footage of open space bounded by the front of the home and the property line, street, or sidewalk excluding any driveway paving. Driveways are not considered in the calculation for the low maintenance landscape requirements.

SAMLARC is dedicated to the preservation of its vegetation and landscaping that has matured since the establishment of the community. At the same time the community is sensitive to the Residents and the State's efforts in supporting water conservation.

The Water-Wise Landscape Page on the Rancho Santa Margarita Landscape and Recreation Corporation (SAMLARC) website at <http://www.samlarc.org/> provides a list of recommended Mediterranean plant material to assist Owners in selecting their landscape enhancements.

The following Standards have been set forth to maintain SAMLARC's splendor while being receptive to alternative forms of landscaping.

- a. A majority of the total front yard landscaping must consist of vegetation, grass, plantings, and/or trees. In the case of Synthetic / Artificial Turf this standard

may be adjusted by the Architectural Review Committee on a case-by-case basis.

- b. Front Yards – Front yards are not allowed to consist of dirt only.
- c. Rear Yard and Side Yard Maintenance Exclusion – SAMLARC monitors all rear yard and side yard landscape, and hardscape excluding items that are below the fence height.
- d. Rock, gravel, bark, decomposed granite, and large rock or boulders may be incorporated into front yard landscaping; however, may not be used as the main component of the landscaping. No more than 30-40% of the landscape as measured by the square footage of the softscape may be exposed rock, gravel, bark, decomposed granite or large rock. Colors must be of natural earth tones and must harmonize with the existing landscape and architecture. White rock is not permitted.
- e. Trailing Ground cover plant material is preferred to rock, gravel, bark, decomposed granite or large rock. Within 12 months of installation, areas where ground cover or shrubs have been planted should grow and spread to cover 75% of the intended area. This Standard does not include areas covered by turf.
- f. Plants should be selected that respect soil conditions and water use and that contribute to the overall appearance of the community. The use of a simple palette of long-lived plants that are water-wise, or have low water requirements is encouraged. Plant materials are expected to be consistent with those compatible with the Southern California coastal climate.
  - 1) Rancho Santa Margarita falls within ZONE 23 of the Sunset Western Garden Book: Thermal belts of Southern California's coastal climate  
*"One of the most favored areas in North America for growing subtropical plants, Zone 23 has always been Southern California's best zone for avocados. Frosts don't amount to much here, because 85 percent of the time, Pacific Ocean weather dominates; interior air rules only 15 percent of the time. A notorious portion of this 15 percent consists of those days when hot, dry Santa Ana winds blow. Zone 23 lacks either the summer heat or the winter cold necessary to grow pears, most apples, and most peaches. But it enjoys considerably more heat than Zone 24—enough to put the sweetness in 'Valencia' oranges, for example—but not enough for 'Washington' naval oranges, which are grown farther inland. Temperatures are mild here, but severe winters descend at times. Average lows range from 43 to 48°F (6 to 9°C), while extreme lows average from 34 to 27°F (1 to -3°C)."*
  - 2) The Zone number is used when looking up a specific plant. The Sunset Western Garden Book will indicate, specifically, in which zones the plant will survive and thrive.
  - 3) Consistent with the architecture of the buildings in SAMLARC, landscape should be of the Mediterranean theme. The Natural Vegetation that occurs in the area is as follows:
  - 4) The native vegetation of Mediterranean climate lands must be adapted to survive long, hot summer droughts and prolonged wet periods in winter. Mediterranean vegetation examples include the following:
    - Trees: such as pines, cypress, sycamores, oaks and buckeyes
    - Fruit trees: such as olives, figs, citrus and walnuts
    - Shrubs: Bay laurel, ericas, banksias, and chamise, sages, artemisias, sagebrush and ground cover.
    - Grasses: grassland types, Themeda triandra, bunchgrasses; sedges, rushes and turf grasses.

- g. Plant material is to be planted in accordance with grower's instructions.
- h. An ornamental, yet water-wise landscape can be created with plant materials that are compatible with our sub-Mediterranean climate.
- i. Succulents can only be used as an accent, accessory to, or to complement the plant-life landscaping features and not as a major component of the landscaping. As an accent, succulents can be no more than 10% of the total planter bed area.
- j. Proper maintenance of the area is critical for its continued acceptability. Preventative measures should be taken to prohibit weed growth. Bubblers or drip systems for trees and substantial shrubs are recommended.
- k. The ARC will review any proposed landscaping that deviates from these Standards on an individual basis.
- l. Approval by Santa Margarita Water District of plant selections from their SustainaBlue plant list does not constitute SAMLARC architectural approval. Although SMWD can provide a recommendation, ARC approval is still required.

2. Community Property Landscape Areas

- a. Installation of paths, walkways or gates leading to SAMLARC Community Property is not permitted.
- b. Construction or alteration of Improvements on or within SAMLARC Community Property by Members or Subordinate Maintenance Corporations, or any other entity not expressly authorized by SAMLARC to perform such construction or alterations, is strictly prohibited.
- c. SAMLARC areas with trees, shrubs and/or ground cover are not intended for pedestrian use ingress or egress. Slopes, planter and ground cover areas are not to be used as a pathway or a means of accessing public or private walkways, streets, parks, schools, shopping centers or trails. Only persons specifically authorized by SAMLARC (e.g. landscapers, inspectors, etc.) are allowed on slopes and planter areas. Persons using the slopes and planter areas do so at their own risk. All owners and residents, and their tenants, guests and invitees are instructed to stay off of the slopes and planter areas.
- d. SAMLARC Members and Subordinate Maintenance Corporations may be liable for any damage caused to Community Property by the owner, tenants, guests and invitees (including without limitation slope or planter vegetation, irrigation, and drainage improvements).

3. Artificial Turf

Synthetic Grass / Artificial Turf must be installed in accordance with manufacturer's instruction, and may be used in frontage landscape. Applications submitted as a "like-for-like" replacement of existing turf can be approved as "over the counter" approval at the SAMLARC Business Office.

- a. Synthetic Grass / Artificial Turf must be approved by the ARC prior to installation.
- b. Synthetic Grass / Artificial Turf can be used as a "like-for-like" replacement of existing turf areas.
- c. Synthetic Grass / Artificial Turf cannot be used to expand existing turf areas.
- d. Submit a minimum of 1x1 sq. ft. sample showing engineering/quality to the ARC for review.
- e. Provide an adequate base and drainage system as defined by the Manufacturer under the Synthetic Grass / Artificial Turf.
- f. Synthetic Grass / Artificial Turf must be adequately secured, with no visible ripples or seams.



- g. Synthetic Grass / Artificial Turf must be kept free of weeds, debris, tears, holes, dents, stains, discoloring, and be regularly maintained to ensure an attractive appearance. Any Synthetic Grass / Artificial Turf that does not meet these standards must be promptly repaired or replaced.
  - h. Synthetic Grass / Artificial Turf must be separated from other adjacent neighbor's front-yard landscaping by mow strips or other approved barriers to prevent intrusion of living material into the area(s) of Synthetic Grass / Artificial Turf.
  - i. Synthetic Grass / Artificial Turf must have finished edges.
  - j. Synthetic Grass / Artificial Turf is not permitted on slopes steeper than 4:1 maximum.
4. Driveway Expansions are not permitted, except for a maximum of twenty-four (24) inch wide bands on each side of the original driveway, so long as the Improvement is in harmony with the surrounding structures and will not detract from the beauty and attractiveness of the Development. If an adjacent walkway leading to the front door is proposed or existing, the planting area between the expanded driveway and walkway must be a minimum of twenty-four (24) inches wide for the length of the driveway.
  5. Continuous Buffer Zone - A minimum twenty-four (24) inch continuous buffer zone of plant material must be maintained between the driveway / hardscape and the property line or median.
  6. Pools, Spas, Water Elements, Rock Formations and Pool Water Slides
    - a. Pools, spas, fountains, waterfalls, water slides, ponds and the like must comply with the following:
      - 1) Pools, spas and water slides must be located in the rear yard and must be screened from view.
      - 2) Setback from property line must be in compliance with the City of Rancho Santa Margarita Guidelines.
    - b. Rock formations and water slides will be reviewed on a case-by-case basis. Rock formations and water slides must not exceed the fence height and must be screened from view. The color must be of natural, earth tones and must be setback a minimum of three (3) feet from the fence.

## **B. DRAINAGE**

Drainage must be shown on plans. All drainage from Improvements shall be constructed so as to return runoff to the front street. Coring of any sidewalk or curb must be in accordance with the City of Rancho Santa Margarita's regulations or guidelines. There shall be no interference with the established drainage patterns over any Lot, or Community Property.

## **C. FENCES / WALLS / GATES**

1. Owners may not modify SAMLARC Community Property or walls or fences that SAMLARC has a maintenance responsibility for, Any vertical extension above any SAMLARC Community Property wall is prohibited.
2. The structural framing or unfinished side of a fence or wall shall not be exposed to any street, sidewalk, Community Property, or neighboring Lot.
3. No double fences shall be allowed along adjoining property lines.
4. Unless otherwise approved by the ARC, fencing shall not exceed six (6) feet in height from ground level.
5. Front yard fences may not exceed three and one half feet in height.

6. All property line fences are not required to be the same height.
7. Fences comprised of more than one (1) material must complement each other and harmonize with the Dwelling and the surrounding neighborhood.
8. Fences, walls, and gates proposed on a flag lot will be considered on a case-by-case basis. The proposed fencing and/or gate must:
  - i. Be harmonious and architecturally consistent with the community and neighboring properties.
  - ii. Not be detrimental to the appearance of the Development as a whole; and that the construction of the Improvement will not detract from the beauty and attractiveness of the Development. (CCRs, Article X, Section 10.4(c);
  - iii. Be consistent with the purposes of SAMLARC as stated in the CCRs (Recitals. B):
    - 1). Enhancement of the value, desirability and attractiveness of the Covered Property;
    - 2). Protect the value, desirability, and attractiveness of the Covered Property;
    - 3). Enhance the quality of life within the Covered Property.
9. No gate shall exceed forty-two (42) inches in width and six (6) feet in height. Unless otherwise approved by the ARC.
10. No gates shall be used to enclose driveways.
11. Materials for the extension, repair, or construction of fencing must match or harmonize with the existing Dwelling or existing fencing and be consistent with the character of the community.
  - a. Acceptable materials shall be:
    - 1) Wood, stained or painted to match or harmonize with the existing Dwelling or existing fencing.
    - 2) Wrought Iron / Tubular Steel
    - 3) Masonry and/or masonry and stucco walls, if the materials conform to the type, quality, and color consistent with the character of the community.
    - 4) Glass blocks may be considered if used for accent purposes only.
    - 5) Vinyl and alternative fencing will be considered on a case-by-case basis and must be painted to match or harmonize with the existing Dwelling or existing fencing. Vinyl fencing is not permitted to be used in the front yard.
    - 6) Fences visible from the Covered Property will only be approved if found to be acceptable based on aesthetic harmony within the community.
    - 7) Any other alternate fencing material, as approved by the ARC on a case-by-case basis.
    - 8) Homeowners that share a property line affected by a material change must obtain signatures from all homeowners acknowledging the change.
  - b. Unacceptable materials for fencing shall be:
    - 1) Aluminum, Corrugated Metal or Sheet Metal.
    - 2) Chicken wire.
    - 3) Metal or plastic chain link.
    - 4) Plastic or fiberglass panels.
    - 5) Plastic webbing, reed or straw-like materials.
    - 6) Smooth finished plastic.
    - 7) Wood grape stake.
    - 8) Woven bender board.
12. Setbacks
  - a. Front Yard Setbacks
 

All retaining walls, garden/decorative walls, pilasters and fences installed adjacent to a sidewalk that are thirty-six (36) inches or lower in height will be

required to have a minimum eighteen (18) inch setback from sidewalks. The setback area must be planted with plant material.

The side yard fence return must maintain a five (5) foot setback from the front-most face of the Residence immediately adjacent to the respective side yard. (Please see the General Fence and Wall Planning Guide diagram included at the end of this package.)

b. Corner Lot Setbacks

All walls, fences or fence-like structures, that run along the side of a Dwelling, adjacent to a street on corner Lots and that exceed thirty-six (36) inches in height, will be required to have a setback from the sidewalk. As determined by the ARC and depending on the Lot, a minimum setback of eighteen (18) inches to a maximum setback of five (5) feet may be required. The height of the wall/fence must not exceed six (6) feet from ground level. The setback area must be planted with plant material (minimum five (5) gallon shrubs) and must be a minimum of three (3) feet apart.

c. Back Yard Setbacks

1) Structures and equipment must maintain a minimum five (5) foot setback from all property lines unless otherwise approved by the ARC. Structures that are visible above the fence height require Architectural Review Committee approval.

2) Fire Pits, Fireplaces and Barbecues must not be visible from the street and must maintain a three (3) foot setback from any property line wall/fence.

**D. OUTDOOR STRUCTURES – PATIO COVERS, GAZEBOS, PLAY EQUIPMENT AND OTHER STRUCTURES (BBQ, FIREPIT, OUTDOOR FIREPLACE)**

1. All structures that exceed the fence height, must be approved by the ARC.
2. Unless otherwise approved by the ARC, no structure shall exceed the plate height of the first story of the residence.
3. Any variance from the outline of this article will be reviewed on a case-by-case basis.

4. Unacceptable roofing materials for patio covers, gazebos, and other structures shall be, but not limited to the following:

- a. Flat metal panels.
- b. Corrugated plastic, metal and fiberglass.
- c. Plastic webbing, reed or straw-like materials.
- d. Palapa type roofs or grass thatched roofs.

5. The below identified standards and required setbacks from property lines and/or back and side yard fences and walls will apply for outdoor structures:

a. Patio Covers

1) For design purposes, Patio Covers shall be permitted to be detached from or attached to dwelling units. Patio covers shall be used only for outdoor recreational purposes and not as carports, garages, storage rooms or enclosed rooms.

2) Patio Covers must maintain a minimum five (5) foot setback.

3) Patio Covers shall be made of wood, or have the appearance of wood construction. Construction materials may be other than wood, such as aluminum, plastic, or other composite material, as long as it has the same grain, appearance, and texture of wood, and is colored or painted to match the stucco color of the home, fascia, trim or harmonize with the colors of the home.

4) Patio Cover Roofs:

- i. Open flat horizontal top covers shall have a lattice pattern with at least fifty (50) percent open space over the entire surface.

- ii. Solid flat horizontal Patio Covers shall have the same grain, appearance and texture as the rest of the structure, and be painted to match the existing stucco color, fascia, trim, or harmonize with the colors of the home.
  - iii. Solid roof patio covers with sloped design and materials must be consistent and compatible with the existing building.
- All roof designs and construction shall comply with all City codes and regulations.
- b. Gazebos
  - 1) Fabric-covered gazebos and umbrellas must be properly maintained. Worn or faded fabric must be removed and replaced with the same ARC-approved fabric. Structural gazebo frames, without fabric, must be removed.
  - 2) Gazebos must maintain a minimum five (5) foot setback.
  - 3) Gazebo Roofs:
    - i. Gazebos with an open flat horizontal top cover shall have a lattice pattern with at least fifty (50) percent open space over the entire surface.
    - ii. Solid roof design must be consistent and compatible with the existing building.
    - iii. All roof designs and construction shall comply with all City codes and regulations.
  - 4) Gazebos shall be made of wood, or have the appearance of wood construction. Construction materials may be other than wood, such as aluminum, plastic, or other composite material, as long as it has the same grain, appearance, and texture of wood, and is colored or painted to match the stucco color of the home, fascia, trim or harmonize with the colors of the home.
- c. Arbors, Archways, and Trellises
  - 1) Arbors, Archways, and Trellises shall not exceed three (3) feet in walk-through depth.
- d. Fire Pits, Fireplaces, Chimneys and Barbecues
  - 1) Fire Pits, Fireplaces, Chimneys and Barbecues are allowed in rear yards or in fenced courtyards only and do not require ARC approval. They must not be visible from the street or any Community Property Lot within the Covered Property and must maintain a three (3) foot setback from any property line wall/fence. Operation of any installed Fire Pit, Fireplace and Barbecue shall not be conducted in a manner to permit a nuisance.
- e. Second Story Deck / Balcony
  - 1) Second story decks and balconies shall be constructed with materials that conform to the type, quality, character, and detail established in the existing Dwelling.
  - 2) Railings must be installed and must harmonize with the existing architecture in color and proportion.
  - 3) Second story decks and balconies must maintain a minimum setback of five (5) feet from side property lines, ten (10) feet from rear property line and twenty (20) feet from the front property line. All setbacks shall comply with the above and/or City codes and regulations, whichever is more stringent.
- f. Playground Equipment
  - 1) Playground equipment must maintain a minimum setback that is equal to the structure's height.
  - 2) Playground equipment canopies are reviewed on a case-by-case basis and must be of canvas or approved fabric and must be properly maintained.

Worn or faded fabric must be removed and replaced with the same ARC approved fabric. The canopy color must be approved by the ARC.

- 3) Trampolines with vertical safety nets are reviewed on a case-by-case basis and must be properly maintained. Worn or faded netting must be removed and replaced with the same ARC approved netting.

#### **E. PATIO ENCLOSURES**

All patio enclosure submittals are reviewed on a case-by-case basis. Please note that the following Standards do not guarantee that all Lots will be able to meet the criteria listed below. Neither SAMLARC nor the ARC can guarantee that any particular Lot will be approved for the installation of a patio enclosure.

All proposed Patio Enclosures must meet the following criteria:

1. Commercially manufactured, pre-fabricated patio enclosures and/or sun rooms shall:
  - a. Have all non-glazed exterior surfaces and roof material that match the exterior of the house in color and texture.
  - b. A roof that is glass, whether flat or curved is acceptable in place of a solid surface. Structural support members made of steel or aluminum material shall be painted to match the stucco or fascia trim of the house.
  - c. All submittals for a patio structure of this type must include a manufacturer brochure of the product.
  - d. Patio enclosures constructed from standard building materials shall follow the same criteria as those listed above.
2. Unacceptable construction material for patio enclosures shall be:
  - a. Metal panels.
  - b. Corrugated plastic, metal or fiberglass.
  - c. Plastic webbing, reed or straw-like materials.
3. Setbacks shall comply with all City codes and regulations.

#### **F. ADDITIONS**

Within the community of SAMLARC, the architecture has been built upon the influences and heritage from the Spanish explorers who came to the area in 1769. They made camp near the area where Tijeras Creek Golf Course now stands. The original vision of the community was to create harmonious home, business and retail center designs while creating distinct "urban villages," with an abundance of parks and a quality of life of a small village. The purpose of the ARC is to retain the original charm and established theme of the community while being mindful of the current styles and architectural trends. The following criteria have been created for home additions with careful consideration to fulfill the objective of the ARC and should be taken into consideration during the design process of all exterior modifications.

1. Room additions shall be constructed with forms, massing and materials that conform to the type, quality, character, and detail established in the existing Dwelling. The additional planting of trees may be required for screening from neighbors or public view as a condition of approval.
2. Submittal to the ARC for review/approval of proposals for alterations, modifications and additions is required, and should be done before ordering materials and start of demolition or construction.
3. Additions must maintain a minimum setback of five (5) feet from side property line(s), ten (10) feet from rear property line(s) and twenty (20) feet from the front property line(s). All setbacks shall comply with the above and/or City codes and regulations, whichever is more stringent.
4. The architectural integrity of the home's style shall be maintained in all its aspects.

5. The existing architectural design details (i.e. doors, windows, cornices, roof, fascia, etc.) shall be maintained in any proposed alteration, modification or addition.
6. Color and material changes shall be consistent with the range of schemes for the subject home's architectural style and location.
7. Timely construction of the ARC approved Improvements is required; 90 days or as determined reasonable by the ARC.
8. Existing roof forms and roof pitch shall be emulated in any proposed addition or expansion, in order to maintain the character of the existing architecture.

**G. ROOF REPLACEMENT**

1. Roof replacement material must be harmonious with the other homes in the community tract.

**H. STORAGE SHEDS/UTILITY BUILDINGS**

2. Storage sheds and/or utility buildings must harmonize or be painted to match the existing colors of the main Dwelling.
3. The location of the shed and/or utility building shall be located on the property so as to minimize visibility from the street. Storage sheds and/or utility buildings that exceed the fence height must be placed three (3) feet from the fence and must be screened from view.
4. Sheds shall not exceed the first floor plate height.
5. Plant material must be used to soften the look of the structure, and be planted within thirty (30) days. Visible coverage from said planting must occur within one-hundred-and twenty (120) days of approval.
6. Setbacks shall comply with all City codes and regulations.

**I. BASKETBALL BACKBOARDS**

1. All basketball backboards require approval prior to installation. Basketball backboards are allowed only if installed above, and centered on, the garage door opening. Backboards permanently mounted on poles are not allowed in front yards.
2. Wooden backboards must be painted to match the trim, stucco or harmonize with the colors of the house. The square or box appearing behind the basketball hoop may be outlined in a contrasting color. Wooden backboard supports must be painted to match the fascia of the home. Owners may paint around any manufacturer warnings or other safety labels.
3. Composite material backboards may be approved. Logos imbedded in plastic or acrylic backboards will be reviewed on a case-by-case basis. Metal supports may be required to be painted to match the fascia of the home.
4. A manufacturer's illustration or brochure of the proposed basketball backboard is required.
5. No part of the basketball backboard, including the net, shall be allowed to fall into disrepair. Should the net become shredded, or fall into disrepair, the net is to be removed entirely or replaced with a new one.

**J. SATELLITE DISH / ANTENNA / CABLE WIRE**

All satellite dish/antenna submittals are reviewed on a case-by-case basis. Please note that the following Guideline does not guarantee that all ots will be able to meet the criteria listed below. Neither SAMLARC nor the ARC can guarantee that any particular Lot will be approved for the installation of a satellite dish. The ARC prefers the location of roof-mounted antennas to be on portions of the roof facing the rear of the property.

SAMLARC makes no representation, warranty or guarantee that there will be a location, which will provide an acceptable quality signal available to each Owner or occupant. SAMLARC makes no representation, warranty or guarantee that there will be no interruption in the broadcast signal, broadcast service, installation or use of the satellite dish/antenna or other equipment.

The applicant is responsible for the clean-up of all waste, trash, debris and/or left over material(s) remaining after installation of the satellite dish/antenna. The applicant may periodically be required to provide proof to SAMLARC of a current subscription to a satellite broadcast system.

When an occupant of a home terminates the subscription to a satellite broadcast system, vacates or sells the home, any antenna (and/or any accessories thereto) on the exterior of the home, or in the patio, yard or other outside area of the home shall be removed immediately.

1. Dishes over one (1) meter

Dishes over one (1) meter will be reviewed on a case-by-case basis.

2. Dishes one (1) meter or less

All satellite dish, Multichannel Multipoint Distribution Service (MMDS) and Direct Broadcast Satellite (DBS) antennas must be one (1) meter (39") in diameter or less to be permitted within SAMLARC. Antennas larger than one (1) meter (39"), except Television Broadcast Satellite (TVBS) are prohibited unless approved by the ARC.

- a. Plans and specifications for any antenna may be submitted to the ARC for approval. However, the antenna may be installed before submitting request for approval. No penalties are imposed if an applicant installs an antenna before seeking ARC approval. However, it is recommended that ARC approval be obtained prior to installation. Installation of the antenna prior to approval may result in additional costs to relocate the antenna, or to conceal or screen it. The ARC will consider size and type of antenna, make and model of antenna, location, reasonable screening/concealing options, signal quality, and cost of equipment or service and the visual impact of the antenna. In some cases, SAMLARC may pay the costs of the required or requested relocation and/or screening/concealment (where appropriate) of the antenna. Painting the antenna to make it blend in with its surroundings may also be required, so long as no impairment results.
- b. Antennas will be permitted only on property over which the applicant has exclusive use or control and a direct or indirect Ownership interest. No antenna may be placed on Community Property, Subordinate Maintenance Corporation owned, managed or maintained property, or on the property of another Owner without the written consent of the other property Owner. It is recommended that you check with the Management Company and the ARC when you are uncertain about whether the desired location for the antenna is Community Property, Subordinate Maintenance Corporation owned or managed.
- c. No prohibitions, or absolute bans, of antennas which are found within the SAMLARC CC&R's will be enforced by the Board of Directors or the ARC except, and to the extent, consistent with this policy and the FCC Rule of August 5, 1996, and subsequent FCC Rules, Orders and Opinions.
- d. Masts used to raise the height of an antenna will be given careful scrutiny to determine if a reasonable, but less obtrusive method or approach can be found which provides an acceptable quality signal. The Owner may be asked to paint

or take other reasonable steps to minimize the impact of the mast so long as no impairment results.

- e. If placement does not impair reception of an acceptable quality signal, delay installation nor add unreasonably to the cost, it will be required that any antenna be placed in preferred rear yard, ground mounted locations, and to the extent feasible, in locations that are not visible from:
  - 1) The street.
  - 2) Community Property.
  - 3) Recreation areas.
  - 4) Other Community Property.
  - 5) The home and yards of neighbors.

- f. For safety reasons, any antenna must be adequately and safely installed. Bolting and/or guy-wires may be required for safe installation, use, operation and maintenance of the antenna, or to prevent damage or injury to the property or person of others, or property over which SAMLARC has a maintenance responsibility. No bolting or mounting of guy wiring may be attached to Community Property, Subordinate Maintenance Corporation owned, managed or maintained or the property of others without the written consent of the other Owner.

The purpose of this rule is to prevent injury to persons and property caused by any antenna falling, or being blown off the support in a wind, other natural event, or as a result of use or maintenance by applicant.

- g. For safety reasons, no antenna may be installed or maintained in such a location, or fashion that results in the antenna obstructing:
  - 1) A fire exit, access to or egress from a fire exit.
  - 2) Access to any fire safety apparatus (e.g. smoke alarm, fire alarm, fire extinguisher, fire hose, fire tools and/or equipment, etc.).
  - 3) Access by any Fire Marshal or Firefighter on Fire Department business.
  - 4) Access by an Owner, guest, tenant, invitee or the like of a neighboring property to the neighboring property.

The purpose of this rule is to: (i) prevent the delay or inability of fire and/or rescue personnel and equipment reaching a person or location where their help is needed; (ii) to prevent the delay or inability to gain access to a neighboring home or property, by the neighboring Owner or his/her guest, tenant, invitee or the like.

- h. SAMLARC may enter the property, following reasonable notice during reasonable times, to take comparative signal strength measurements and to verify the information on the Home Improvement Form. These measurements will be used to assist the ARC in its review of alternative antenna locations, where appropriate.
- i. The violation of any provision of this Satellite Dish/Antenna Policy may result in a reasonable penalty upon the Owner or occupant of the Dwelling causing such violation.
- j. The ARC reserves the right to have the submittal reviewed by a satellite dish consultant. Should this be necessary, the ARC will make arrangements for the consultant, who is contracted by SAMLARC, to enter onto the Lot in order to accurately assess the submittal and to provide a written recommendation to the ARC.

## 2. Antenna

Unless provided otherwise by law, the Guidelines, or the CC&R's, no radio, "CB", or other electronic antenna or device of any type shall be erected, constructed, placed, or permitted to remain on any of the Lots or upon any of the buildings



constructed upon such Lots. Such devices are allowed only if contained within the Dwelling.

3. Cable Wire

Cable wire installed on the outside of a Dwelling is permitted, provided the cable wire is painted to match the adjacent surface of the Dwelling. The cable will not be permitted to hang free from the roof or any other portion of the Dwelling. Cable wire meeting these requirements does not require approval from the ARC.

**K. MISCELLANEOUS**

1. Electric Vehicle Charging Stations

Plans that include installation of an Electric Vehicle Charging Station must include a statement confirming installation will meet all California Building Code (CBC) and California Electrical Code (CEC) requirements. Any portion of the charging station equipment that is visible from outside the garage or home must be reflected on the plans. Exterior charging stations shall include a method of storing charging cords out of site when not in use.

2. Tankless Water Heaters

- a. For exterior installations, plans must identify any and all equipment, piping or wiring. A brochure identifying equipment to be installed must accompany the application.
- b. Must meet or exceed requirements of California Plumbing Code (CPC) and any other applicable adopted ordinance of the City of Rancho Santa Margarita.
- c. Installation must meet Manufacturer Installation Guidelines for venting and gas piping.
- d. Tankless Water Heaters located on the exterior of homes must be rated for exterior use.

3. Surveillance Cameras

The use of video surveillance cameras is permitted to deter acts of vandalism and potential criminal activity, and, increase the likelihood that perpetrators of these acts will be identified.

- a. Video recording surveillance camera installations must be in compliance with privacy laws governing the collection of personal information. Cameras and/or recording equipment may not impede upon the privacy of neighbors by having camera angles of shared driveway areas and/or an adjacent structure's windows, back or side yards. Cameras may not be trained on Community Property including but not limited to parks, pools, trails, playgrounds or sports fields.
- b. For exterior installations, plans must identify location of cameras. Wiring must be hidden from view or painted to match the adjacent surface of the Dwelling.
- c. Cameras shall not be installed on remote controlled rotating mounts. Cameras must be mounted so as to be stationary.

4. Permanent Exterior Lighting

If the intended use is permanent, lighting must be approved by the ARC. Exterior lighting must be of a low illumination level. Higher levels of lighting may be approved, if they are neither directed, nor placed so as to create an annoyance to the neighbors, as determined by the ARC.

5. Holiday Lighting and Decorations

If the intended use is temporary, lighting and decorations do not need ARC approval. Holiday lighting and decorations are permitted without ARC approval from November 1st through January 15th.

6. Glass Tinting or Solar Screening

Glass tinting requests and solar screening that covers glass will be considered by the ARC. Mirror finishes will not be approved.

7. House Number  
All dwellings must display the correct address number affixed to the exterior wall of the dwelling that is closest to the primary entry and visible from the public right of way. All house number(s) and decorative borders, other than those installed by the builder, are subject to review by the ARC. In no event shall number(s) replacing the original number(s) exceed six (6) inches in height. Acceptable materials shall include, but are not limited to, wood, ceramic tile, and metal.
8. Pet Enclosures / Dog Runs  
Pet enclosures and dog runs will be reviewed on a case-by-case basis and must be placed in a location that is not visible from the street.
9. Screen Doors  
Screen doors on the front door, or entrances facing the street, shall be reviewed by the ARC on a case-by-case basis. Screen doors may be required to be painted to match the color of the Dwelling.  
Security doors made of tubular steel and/or covered with mesh material are prohibited.
10. Rain Gutters and Downspouts  
Rain gutters, downspouts, or scuppers to control water shed from roofs will be reviewed on a case-by-case basis and shall be installed with the approval of the ARC. They must be painted to match the color of the adjacent surface or harmonize with the existing Color Scheme.  
Rain gutters that are manufactured or constructed of finished materials, such as copper, and are architecturally intended to exhibit the material's innate color and texture, need not be painted but require ARC approval prior to installing.
11. Flags and Flagpoles  
Ground mounted flagpoles shall be reviewed by the ARC on a case-by-case basis. The review will be based on the size of the flag, the location and height of the proposed flagpole in relationship to the size of the property lot. Maintenance and display of the flag must be in accordance with United States Code.  
One (1) flag of reasonable dimension (3FTx5FT or 4FTx6FT), will be allowed when attached by a flagpole to the Residence and must be maintained.
12. Windows  
Full Architectural Submittals, subject to review and approval by the ARC prior to installation is required for:
  - a. Changing the style, color or size of an existing window.
  - b. Retrofits, "same-style" or "like-for-like" window replacement.
  - c. Window frames must be same color on each side of home.
13. Window Coverings  
Only curtains, drapes, shutters or blinds may be installed as permanent window covers. No aluminum foil, paint, newspaper, or similar covering deemed to be inappropriate for a window covering shall be applied to the windows or doors of any Dwelling.
14. Skylights  
Any skylights must have the approval of the ARC prior to installation.
15. Solar Energy Equipment  
Any Solar Energy Equipment must have the approval of the ARC prior to installation. Solar energy panels or equipment are required to be located on the back or side roof of homes and out of view of front facing homes when it will not reduce efficiency by more than 10% or increase cost by more than 10%. If panels or equipment are proposed to be installed on a front facing roof, a letter from a qualified consultant is required with the application certifying that alternative locations on the side or back will reduce efficiency by more than 10% or increase cost by more than 10%. A qualified consultant shall be described as one with the

following qualifications: Consultant to be familiar with and review proposed solar equipment installations in accordance with legislation CC714 and 714.1 as it pertains to Community Associations. Consultant shall possess an active California State Contractor's License and hold active certifications in: General Building Contractor (Class B), Solar (Class C46) and Electrical (Class C10). Consultant shall have adequate experience, knowledge and training, required to evaluate proposed solar installation architectural improvements consistent with this standard.

Solar Energy Systems must meet or exceed applicable health and safety standards and requirements imposed by state and local permitting authorities.

- a. A Solar Energy System for heating water shall be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agencies. SRCC is a non-profit third party supported by the United States Department of Energy. The certification shall be for the entire solar energy system and installation.
- b. A Solar Energy System for producing electricity shall also meet all applicable safety and performance standards established by the national Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.
- c. Solar Energy Systems on Community Property and on neighboring Separate Interests:
  - 1) SAMLARC may prohibit, restrict or approve solar energy systems on Community Property, as defined in Civil Code section 1351, in its sole discretion.
  - 2) The owner of a separate interest seeking approval of installation on the separate interest of another owner for installation of a Solar Energy System must obtain SAMLARC's approval.
  - 3) SAMLARC may condition installation of Solar Energy Systems on Community Property or on neighboring separate interests to the separate interest of the owner seeking approval on such terms and conditions, including maintenance and repair as it deems appropriate in SAMLARC's sole discretion.
  - 4) Installers of Solar Energy Systems on Community Property as defined in Civil Code Section 1351 shall indemnify and reimburse SAMLARC and its members for loss or damage caused by the installation, maintenance, or use of the Solar Energy System.

16. Air Conditioners

Installation and replacement of air conditioning units shall be subject to review and approval by the ARC prior to installation. Air conditioning units shall not be visible from the street. Window air conditioning units and the like shall not be permitted within the Covered Property.

17. Awnings

All awning submittals will be reviewed on a case-by-case basis. Both retractable and fixed awnings are allowed. Awnings must be of canvas or approved fabric and the color must match or harmonize with the existing color of the residence.

Awnings visible on the Covered Property will only be approved if found to be acceptable based on aesthetic harmony within the community.

The standard plan submittal for awnings must include the following:

- a. A sample of the fabric and color of the awning(s).
- b. A drawing showing the written dimensions of the awning(s), with both aerial and side views.
- c. A drawing showing where the awning(s) will be attached to the home.
- d. Metal awnings and vertical drop down awnings are not allowed.

- e. All awnings must be properly maintained and must be replaced or removed when frayed, split, torn or faded. Any condition or material not defined within this Guideline shall become a matter of review on the part of the ARC (also see Gazebos).
18. Mailboxes  
SAMLARC does not own or maintain any mailboxes, mailbox structures or mailbox posts within the community. All mailboxes are either owned by individual Members, Subordinate Maintenance Corporations or the Post Office.  
All mailbox submittals will be reviewed on a case-by-case basis. Individual standing and group mailbox structures are to remain as the Builder installed. All mailbox colors and material must match or harmonize with the SAMLARC-approved paint Color Schemes for the residence.
19. Exterior Painting  
The term "building's exterior" as used in the following guideline shall include but not limited to; all structures such as pool buildings, single family detached dwellings, attached dwellings, condominiums and apartment buildings. Owners who choose Color Options within their approved Paint Village can receive "over-the-counter" approval at the SAMLARC Business Office. In order to obtain this "over-the-counter" approval, Owners must:
- a. Select pre-approved colors that are intended for the elements of the home (Example: Choosing Stucco colors for Stucco, Garage Door colors for Garage Doors, etc.)
  - b. Select at least three different colors to be used on the unit within the Paint Scheme for the Paint Village, when the majority of the home is being painted.
  - c. Select colors that do not result in a mono-chromatic aesthetic.
20. Residential Village Paint Program Policies
- a. Color Schemes are sets of complementary colors approved for use on the various elements of a residence. Each Village has several Color Schemes approved for use within the Village. Variance requests for paint colors not in the approved Paint Village will be considered on a case by case basis.
  - b. Some of the Subordinate Maintenance Corporations have established a uniform aesthetic appearance with colors for specific features. For example, some condominiums, attached homes and apartment buildings have adopted a uniform color for the front door. Existing Color Schemes which preserve a uniform aesthetic appearance may be approved, unless specifically eliminated.
  - c. Colors shall not be intermixed from one Paint Village to another Paint Village.
  - d. To encourage diversity of colors within the approved Color Schemes for each Village, single family detached dwellings that are adjacent to each other or share a property line may not be painted exactly the same Main Body Stucco color.
  - e. Entry door, garage door and exterior shutter paint color selection outside the approved Paint Village will be considered on a case by case basis.
  - f. It is preferred that all duplex, triplex, fourplex, or multi-family buildings, having one or more common walls adjoining to another home, be painted a single paint Color Scheme approved by the SAMLARC ARC. When one owner within the duplex, triplex, fourplex or multi-family buildings desires to change paint colors from an existing Color Scheme to a new approved Color Scheme, all unit owners within the attached structure must receive notice of the proposed color scheme. If all unit owners within the attached structure do not agree to the new paint Color Scheme, or to paint at the same time, then the ARC will consider approval of the requesting owners paint submittal application on a case-by-case basis. Approval to paint a different Color Scheme than an adjacent connected unit will be based on strict adherence to one of the

approved Color Schemes, the aesthetics of the two Color Scheme's side by side, color coordinating common elements and a review of the reasons why the two adjacent owners do not agree to the Color Scheme or timing of painting together.

- g. Paint Submittals that deviate from the established paint element options and /or do not include the entire unit require approval by the ARC prior to commencement of painting.
- h. Painting must be completed within one year of the receipt of ARC approval.
- i. SAMLARC Completion Notice form must be submitted for review to the ARC within 30 days of completion.
- j. Pre-fabricated, pre-painted roll-up garage doors will be considered on a case-by-case basis only.
- k. Subordinate Maintenance Corporations may and can have stricter rules. For example: A Subordinate Maintenance Corporation may set a Color Scheme and NOT allow intermixing of colors.
- l. Condominium Owners must check with their property manager for painting responsibilities, details and schedules.

## **V. IMPORTANT INFORMATION**

This review is in no way intended to approve the proposed improvement(s) for structural engineering, nor is it in lieu of any required governing entities. The intent is to maintain the visual unity and aesthetics of the community. Any approved improvements are to be constructed upon the applicant Owner's Lot only.

Approval of proposed improvements does not constitute, nor shall approval be understood or taken: as a warranty or guarantee of any kind; as permission to violate any law; as permission to violate any provisions of the CC&R's, Bylaws or Policies and Guidelines of SAMLARC; as permission to build upon property not owned by the applicant; or, as permission to violate or interfere with any easement on or across the applicant's Lot.

Any modifications to the grade or improvements as installed by the builder shall relieve SAMLARC of responsibility and liability for any damage resulting from said modifications.

### **A. CONDITIONS NOT DEFINED**

Any condition or material not defined within the Architectural Standards and the Policies and Guidelines shall become a matter of judgment on the part of the ARC.

### **B. FAILURE TO COMPLY WITH REQUIRED PROCEDURES**

Failure to comply with the requirements and procedures set forth herein shall cause the request to be deemed not submitted (per Section 10.03 of the CC&R's).

### **C. APPEAL PROCEDURE**

In the event plans and specifications submitted to the ARC are disapproved, the Owner filing such application may appeal in writing to the ARC. The Homeowner in their written appeal may request to speak before the ARC. If the matter cannot be resolved at that level, the homeowner may appeal to the Board of Directors. The appeal must be received by the Board of Directors not more than fifteen (15) days following the final decision of the ARC.

Within forty-five (45) days following receipt of the request for appeal, the Board shall render its written decision. The Board may agree with the ARC and uphold the disapproval, or the Board may disagree with the ARC and approve the plans. The failure of the Board to render a decision within said forty-five (45) day period shall be deemed a decision in favor of the Owner.

**D. VARIANCE**

The Board of Directors may authorize a variance from compliance with any architectural provision contained in the CC&R's including, without limitation, restrictions upon height, size, floor area, or placement of structures, or similar restrictions.

When circumstances such as topography, natural obstructions, hardship, aesthetic or environmental consideration may require such variance. The granting of a variance must be evidenced in writing, must be signed by a majority of Members of the Board, and, if possible should be recorded in the Office of the Orange County Recorder. If such variance is granted, no violation of the CC&R's shall be deemed to have occurred with respect to the matter for which the variance was granted.

**E. RIGHT TO ADOPT ADDITIONAL ARCHITECTURAL STANDARDS**

The ARC may, from time to time, adopt additional, and/or amend existing, standards. Copies of such additions, and/or amendments, will be distributed to the Membership and kept on file with the management company.

**F. APARTMENT LOT OWNERS**

Apartment Lot Owners are subject to these Guidelines and the CC&R's just as are any Owners. Any changes to the exterior of any buildings or Lots under the Management and control of an Apartment Community must receive the written consent from the SAMLARC ARC.

**G. SUBORDINATE MAINTENANCE CORPORATION**

Any changes to the exterior of any buildings or Lots under the Management and control of a Subordinate Maintenance Corporation must receive the written consent of the Subordinate Maintenance Corporation's ARC prior to submittal to the SAMLARC ARC. It is the Owner's responsibility to obtain approval from the Subordinate Maintenance Corporation and from the SAMLARC ARC.

**VI. ENFORCEMENT**

Violations of the Architectural Standards are subject to enforcement pursuant to SAMLARC's enforcement policy as set forth in SAMLARC's Policies & Guidelines.

**Properties in Violation** - When a property is in violation of the CC&R's due to lack of repair/maintenance and the Owner chooses a remedy that requires prior ARC approval, Owners will have thirty (30) days from the ARC approval date to commence construction or the execution of the remedy, then an additional thirty (30) days (60 days from ARC approval date) to complete the remedy. The Covenant Committee may, on its own, extend the date of completion as the Committee deems warranted by the extent and nature of the remedy. Or, a reasonable extension may be issued by the Covenant Committee subject to an Owner's request in writing. Dates of commencement and completion will NOT be suspended or extended while the Covenant Committee considers a request to extend any date.

**Architectural Review Submittal Forms may be found in SAMLARC's website  
[www.samlarc.org](http://www.samlarc.org).**  
(Forms are available upon request.)

Attachments follow this page

## SAILARC

**SAFETY**

WP-1

GENERAL FENCE AND WALL PLANNING GUIDE







- |   |                    |    |             |
|---|--------------------|----|-------------|
| 1 | STUCCO BODY "A"    | 6  | WOOD TRIM   |
| 2 | STUCCO BODY "B"    | 7  | GARAGE DOOR |
| 3 | STUCCO ACCENT/TRIM | 8  | ENTRY DOOR  |
| 4 | SIDING             | 9  | RAILING     |
| 5 | FASCIA             | 10 | SHUTTERS    |