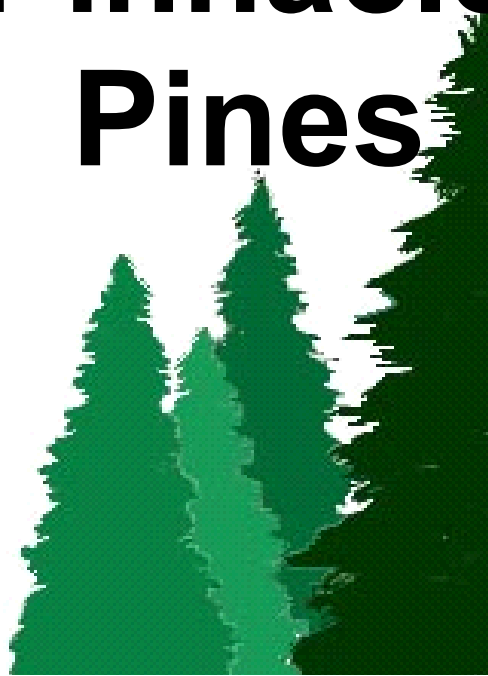


Pinnacle Pines



Architectural Standards & Guidelines

November 2009

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Architectural Standards and Guidelines For
PINNACLE PINES
Community Association

1. Approval Required

Pursuant to Article 4 of the CC&R's, Pinnacle Pines is subject to architectural control established by the Design Review Committee. No improvements, alterations, repairs, excavation, landscaping or other work which in any way alters a Lot, or the exterior appearance shall be made without the prior approval of the Design Review Committee. No changes or deviations from the approved plans shall be made without prior written approval from the Design Review Committee. The exterior of any building fence, wall, residence or other structure shall not be commenced, erected, maintained, improved, altered, or made without the prior approval of the Design Review Committee. All subsequent additions to or changes or alterations in any building, fence wall or other structure, including exterior color scheme, and all changes in the grade of Lots, shall be subject to the prior written approval of the Design Review Committee.

The Design Review Committee shall review an application submitted to it and issue its written decision within thirty (30) days of the date the application was submitted.

2. Design Review Committee

Pinnacle Pines HOA has a Design Review Committee to insure that the approved design and appearance of the subdivision remains consistent and follows guidelines. The Design Review Committee and the Board of Directors will enforce design rules and guidelines to protect the value of the community.

The purpose of the Design Review Committee is to maintain consistency of architectural and landscaping standards throughout Pinnacle Pines and thereby preserve the aesthetic and economic value of Pinnacle Pines. The Design Review Committee is empowered to supplement and amend the Design Guidelines and its procedural rules and regulations to the extent and with the frequency it deems necessary; provided that the modifications are in general conformity with the standards set forth in the CC&R's. Neither the Design Review Committee, Declarant nor the Association is assuming any liability for the economic value or structural integrity of any improvement. The Design Review Committee's decisions shall pertain solely to the matters set forth herein and shall in no way constitute a representation or warranty of economic value or structural integrity. All decisions shall be made in the Design Review Committee's sole discretion and shall be final and conclusive.

The Design Review Committee shall review all applications submitted to it and shall furnish a written decision to the applicant setting forth the reasons and the nature of any objections, which may be indicated on the plans submitted or as the Design Review Committee may deem otherwise appropriate. The Design Review Committee shall have broad discretionary powers in determining whether an application is in conformance with the Design Guidelines.

3. Variance

The Design Review Committee has the authority to grant variances to the Design Guidelines by an affirmative vote of the majority of the members of the Design Review Committee. In no event, however, shall the Design Review Committee have the authority to grant any variance from a prohibition, restriction, requirement or other provision of the CC&R's, unless expressly provided otherwise. No variance shall be effective unless in writing and signed by an authorized representative of the Design Review Committee.

4. No Changes Without Approval

Any Construction or Modification approved by the Design Review Committee must be done or performed in accordance with the plans and specifications approved by the Design Review Committee. No change, deletion or addition to the plans and specifications approved by the Design Review Committee may be made without the prior written approval of the Design Review Committee.

5. Review Fee

The Design Review Committee shall have the right to charge a fee for reviewing requests for approval of any Construction or Modification, which fee shall be payable by the Owner or other person submitting the application for approval at the time the application for approval is submitted to the Design Review Committee. The fee charged by the Design Review Committee may include the actual or estimated fees or costs incurred or anticipated to be incurred by the Design Review Committee in consulting with, or having the application reviewed by, architects, engineers or other professionals. The Association may retain architects, engineers, or other persons as deemed necessary to review or otherwise assist the Design Review Committee. The Design Review Committee shall be entitled to refuse to process an application if the applicant does not include payment of such fee.

6. New Construction

All Improvements constructed on Lots shall be of new construction, and no buildings or other structures shall be removed from other locations on to any lot.

7. No Liability of the Design review Committee

All plans, drawings and specifications approved by the Design Review Committee are not approved for engineering, design or architectural competence. Through its approval of such plans, drawings and specifications, the design Review Committee does not assume liability or responsibility therefore or for any defect in any structure constructed from such plans, drawings and specifications.

Use Restrictions

8. Landscaping and General Maintenance

The Association will be responsible for maintaining the front yard landscaping, including the front yard irrigation system. The Association provides for the maintenance of all Common Areas including, but not limited to, entry signs, drainage and flood control areas, perimeter walls, walkways, paths, common parking areas, drives and other facilities.

No Building or structure on any lot shall be permitted to fall into disrepair and each such building and structure shall at all times be kept in good repair and adequately painted or otherwise finished. Such building or structure not found in good condition shall be immediately repaired, rebuilt or shall be demolished. The Association is responsible for maintenance, repair or replacement of the roof surface and membrane however; not the structural roof system. A qualified contractor will be employed to inspect roofs no less than annually to provide recommendations regarding maintenance, repair or replacement. The Association is responsible for the exterior paint or surface treatments including front door and garage door. They will be repainted at a frequency of no less than six (6) years.

9. Fences, Walls and Decks

Pursuant to the Board Resolution adopted August 31, 2007, no side or rear fence and no side or rear wall (except the wall of the building constructed on any of said lots) shall exceed six (6) feet in height. All walls and fences shall be constructed of redwood slats, either 4 or 6 inch wide, and stained with ICI Wood Pride, Professional Finishes, Semi Transparent Stain in the color of "Chestnut Veneer" or a matching color from another manufacturer. The Association desires all fences to be the same color and requires all fences to reasonably match the color shade described above. The final determination of a color matching the current standard rests exclusively with the Board of Directors. All walls and fences that face the streets or Common Areas of the Community shall have the slats on the outside facing the streets or Common Areas so that no metal posts are exposed to view from the streets or Common Areas. If a wall or fence does not face the streets or Common Areas of the Community, the Lot owners sharing a party wall or fence shall be allowed to determine which side the slats will be on. Notwithstanding the foregoing, all fence construction requires prior approval of the Design Review Committee. In no event shall chain link or wire fencing be allowed.

All fences, walls and decks are the homeowner's responsibility to be maintained and kept in good repair. The only color on all exterior surfaces shall be Chestnut Veneer. Exterior surfaces refer to any areas Visible from any Neighboring Property, Common Areas or from the streets. With a majority of the homes in Pinnacle Pines having a common (shared) property line with an immediate neighbor (left, right and in back). It is the responsibility of the property owner who constructs the fence to ensure that the fence is properly maintained. This includes all fences where the adjacent property owner does not fence his property and includes all fences that border an undeveloped lot.

All decks and fences shall be brought up to the standards mentioned above by August 31, 2010.

10. Temporary Structures

No structures of a temporary character, trailer, basement, tent, shack, barn or other outbuilding shall be constructed, erected, placed or used on portions of the Pinnacle Pines at any time for any purpose whatsoever, either temporarily or permanently, without the prior approval of Design Review Committee. Notwithstanding the foregoing, it shall be expressly permissible for Developer or a Designated Builder to maintain, during the period of construction and sale of Lots within the subdivision, upon such portions of the Pinnacle Pines as Developer may authorize, a temporary office convenient or incidental to the sale of Lots and construction of residences on such Lots.

11. Nuisances; Construction Activities

No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot and no odors shall be permitted to arise or emit therefrom, so as to render any such property or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other Lot in the vicinity thereof or to its Residents. No other nuisance shall be permitted to exist or operate upon any Lot so as to be offensive or detrimental to any other property in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, fireworks, bells or other sound devices, except security devices used exclusively for security purposes shall be located, used or placed on any such Lot. Normal construction activities and parking in connection with the building of improvements on a Lot shall not be considered a nuisance or otherwise prohibited by this Declaration, but Lots shall be kept in a neat and tidy condition during construction periods, trash and debris shall not be permitted to accumulate, and supplies of brick, block, lumber and other building materials shall be piled only in such areas approved by the Design Review Committee. Each owner and/or Occupant shall be responsible for immediately removing any dirt, mud or debris collecting in public streets as a result of the Owner's and/or Occupant's construction activities. In addition, any construction equipment and building materials stored or kept on any Lot during the construction of improvements may be kept only in areas approved by the Design Review Committee, which may also require screening of the storage areas. The Board, in its sole discretion, shall have the right to determine the existence of any such nuisance.

12. Antennas and Satellite Dishes

Antenna and satellite dish placement will be regulated by the Design Review Committee to enhance the aesthetics of the community. Satellite dishes will be permitted so as to make them functional for the residences and the Design Review Committee will work with owners to find an acceptable placement of a satellite dish.

13. Trash Containers and Collection

No garbage or trash shall be placed or kept on any Lot, except in covered containers of a type, size and style which are approved by the City and acceptable to the appropriate garbage/trash collector. In no event shall such containers be maintained so as to be visible From Neighboring Property except to make same available for collection and then only for the shortest time reasonably necessary to effect such collection. This is done to enhance the appearance of the Community. All rubbish, trash, or garbage shall be promptly removed from Lots and shall not be allowed to accumulate thereon. No outdoor

incinerators shall be kept or maintained on any Lot. The Lots located on “dead end” streets, or cul-de-sacs shall have designated areas for placement of the containers, in a place acceptable to the City.

14. Utility Services

No lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be erected, placed or maintained anywhere in or upon any Lot unless the same shall be contained in conduits or cables installed and maintained underground, except to the extent (if any) such underground or concealed placement may be prohibited by law, and except for such above ground structures and/or media for transmission as may be originally constructed by Declarant or as may be otherwise approved by the Design Review Committee. No provision hereof shall be deemed to forbid the erection of temporary power or telephone structures incident to the construction of building or structures approved by the Design Review.

15. Overhead Encroachments

No tree, shrub, or planting of any kind on any Lot shall be allowed to materially overhang or otherwise to encroach upon any sidewalk, street, pedestrian way or other area from ground level to a height of eight (8) feet without the prior written approval of the Design Review Committee.

16. Machinery and Equipment

No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any Lot, except such machinery or equipment as is usual and customary in connection with Residential, building, structure, or other Improvement on the Lot.

17. Signs

Except as expressly permitted pursuant to applicable laws, ordinances or regulations of the federal, state or City government, no signs whatsoever (including, but not limited to, commercial, political and similar signs) which are Visible From Neighboring Property shall be erected or maintained on any Lot. For more details please refer to Article 4, Section 4.1 (i) of the CC&R's.

18. Further Subdivision

No Lot shall be further subdivided by any owner into smaller lots or parcels and no portion less than all of any such Lot shall be conveyed, transferred or hypothecated by any Owner. Nothing in the foregoing shall preclude Declarant from replatting the Property, or re-subdividing any Lot.

19. Tenants

The entire Dwelling Unit on a Lot may be let to a Single Family tenant from time to time by the Owner, subject to the provisions of this Declaration; provided, however, that the Owner shall ensure that such tenant complies with the terms and conditions of this

Declaration. Under no circumstances shall more than three (3) unrelated people reside in a Dwelling Unit on a Lot.

20. Vehicles and Parking

No automobile, motorcycle, motorbike or other motor vehicle shall be constructed, reconstructed or repaired upon any Lot or street in Pinnacle Pines, and no inoperable vehicle may be stored or parked on any such Lot or street so as to be Visible from Neighboring Property or to be visible from the Common Areas or the streets.

No motor vehicle classed by manufacturer rating as exceeding $\frac{3}{4}$ ton, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, boat trailer or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed or repaired upon any Lot or street in Pinnacle Pines, and no inoperable vehicle may be stored or parked on any such Lot or street so as to be Visible from Neighboring Property or to be visible from the Common Areas or the streets; provided, however, that the foregoing shall not prohibit temporary parking of such a vehicle solely for purposes of loading or unloading for a period not to exceed twenty-four (24) hours.

Parking of residents vehicles is restricted to garages and driveways. Guest of residents will be permitted to park on the street for a period of no more than three days without prior approval of the Design Review Committee.

21. Drainage

No Residence, structure, building, landscaping, or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with or change the direction or flow of water in accordance with the drainage plans for the project, or any part thereof, or for any Lot as shown on the approved drainage plans on the file with the municipality in which the Project is located. In addition, no owner or other Person shall change the grade or elevation of the Lot in any manner that would obstruct, interfere with or change the direction or flow of water in accordance with the approved drainage plans.

22. Garages

No garage shall be converted to a living space or altered or used for storage of material or other purposes which would prevent the use of the garage for the parking of the number of vehicles for which it was designed.

23. Roof Structures and Equipment

If the dwelling Unit has a pitched roof, the material for that portion Visible from Neighboring Property must be clay or concrete tile or such roofing material as may be approved by the Design Review Committee. Unless approved by the Design Review Committee prior to location or installation, no heating, air conditioning or ventilation equipment, or any other equipment or structures shall be located or installed on any roof.

24. Window Treatments

All windows within any Dwelling Unit constructed on any Lot shall be covered with appropriate window treatments within sixty (60) days after first occupancy thereof. No reflective materials, including but not limited to aluminum foil, reflective screens or glass, mirrors or similar type items shall be installed or placed on the outside or inside of any windows unless approved by the Design Review Committee. The exterior side of all drapes, curtains or other window coverings shall be off-white, beige or natural wood toned in color, unless otherwise approved by the Design Review Committee prior to installation.

25. Lights

Except as initially installed by the Declarant, no spotlights or other high intensity lighting shall be placed or utilized upon any Lot or any structure erected thereon which in any manner will allow light to be directed or reflected on any other property except as approved by the Design Review Committee.

26. Holiday Lighting

Holiday lighting is allowed, however, every effort should be made to mount such displays in locations that are not obtrusive. Appropriate circuitry should be designed to avoid use of exposed cords and wiring. All holiday lighting should be in place for only 30 days prior to and 30 days after the date of the holiday.

27. Antennas

All cabling shall be concealed out of view from adjacent property or street view. A maximum of 12" of visible cable may be allowed from dish into structure.

28. Window/Wall Projections

Window/wall projections are not allowed (no thru the wall/window air condition devices etc.) with out review and approval of the Design Review Committee.

29. Animals

Pets are permitted. The section covering animals states that a reasonable number of generally recognized house or yard pets can be maintained on the property. There are restrictions regarding animals becoming a nuisance due to noise and the Board has sole discretion in determining if the number of animals is reasonable or if an animal in question is a nuisance. (See Article 4, Section 4.1 (o))

30. Ornamentation

The utilization of non-living objects as ornaments in the landscape is generally discouraged, particularly in front or side yards visible from adjacent Dwelling Units. Such ornamentation includes driftwood, wagons, animal skulls, wagon wheels, fountains, sculpture, flamingos, deer, etc. The goal of any landscape Improvement is to promote a pleasing and harmonious neighborhood character. Individual expression is permissible

so long as it does not detract from this goal and is subject to the approval of the Design Review Committee. Trellises shall be first approved by the Design Review Committee.