

DEL LAGO ARCHITECTURAL GUIDELINES

SYNOPSIS

The primary purpose of this Guideline Document is to expand upon the Del Lago Rules and Regulations Document with respect to Section 5.0 on Architectural Procedures and Article VI of the CC&Rs on Architectural Control. You may consult the Del Lago website at www.dellagohoa.org for Association documents and related information of interest.

The Del Lago Community Association's Architectural Committee (ARC) is made up of volunteer residents within the community who will assist homeowners in defining and complying with current Association requirements.

The primary concern of the Committee is that the aesthetic quality of the neighborhood be maintained, and that any additions appear as if they were part of the original development and maintains the architectural style of the development. At least one Committee member will inspect the property before approval is given.

All residents making any exterior change to their property must submit a Request for Architectural Approval Form, RFAA, with complete details for review by the Committee before a project is started. Applications usually require two weeks to process. In the absence of a reply within 30 days contact the committee chairman or the management company. There also may be city permit requirements to satisfy. If a homeowner has done all the above without a negative response then approval is deemed automatic 30 days after submission.

The Committee will still inspect projects started or completed without architectural approval. Even if the project is approved after work has started or upon completion, a fine can be levied for failure to obtain pre-approval. If the project is unacceptable, the Association may initiate legal action.

Some improvements require City of Long Beach building permits, which can be obtained at Long Beach City Hall. When a permit is needed, approval from the Association is also necessary. Improvements or modifications not specifically described in the guidelines or architectural standards shall nevertheless be subject to review and approval by the Del Lago Community Association ARC.

If you have any questions or are in doubt, contact a Committee member or the Management Company.

A. GENERAL GUIDELINES

As set forth in the CC&Rs, architectural approval is required for all structural modifications, additions, and exterior improvements, including landscape revisions outside of your front gate.

In addition to the RFAA form, two sets of plans should be submitted for approval. These plans can vary in detail depending upon the complexity of the project. Simple plan-view sketches may be suitable for a small improvement.

Any major homeowner improvement commenced without the homeowner first receiving approval will be formally halted. Please make certain your contractor, during the bidding phase, is aware of all requirements. The damage or disfiguring of streets or landscape areas from any source will be the responsibility of the homeowner. Cleanup and/or repairs will be made at the homeowner's expense. The following building-site rules apply:

1. Before material of any kind is deposited in the street, a tarp must be put down to cover the applicable street area;
2. Materials, at all times, shall be slightly set back from direct contact with the curb area to allow water to continue to drain properly;

3. Building materials such as brick, lumber, etc., immediately after delivery, shall be moved to the area of installations and not left in the street;
4. No mixing of cement, paint, or other materials shall be allowed on the street unless the street area is covered with a tarp. Any spills must be cleaned immediately and not allowed to set up and dry on the street;
5. The streets shall not be used as a base upon which to paint building materials or household items;
6. All equipment and dumpsters must be off the street within 30 days of starting work or a fine may be imposed at the discretion of the Board;
7. All dumpsters deposited on the street for a homeowner or contractor's use shall have wood planks placed under all wheels or base to keep settling indentations from forming in the street;
8. Any painting on the street in front of a home by a fraternal or informal organization, etc. disfiguring said street, will be immediately removed at the homeowner's expense;
9. The total responsibility of implementing these rules shall rest with each individual homeowner and their contractor.

B. REQUEST FOR ARCHITECTURAL APPROVAL

Forms are available from any Board member, ARC member or the Management Company. The following are the instructions for submitting your plans for architectural approval:

1. Complete the RFAA form and attach all applicable plans and/or specifications. Submit the package to the ARC, any Board member, or Management Company.
2. For major improvements, submit two sets of plot plans (use your legal plot description) and specifications showing the following:
 - (a) Location of house on lot; show street and house number; side yard adjacent to owner's lot and locations of all existing fences.

- (b) Draw on the plot plan any proposed buildings, fences, patio covers, or other improvements. Show the front and side elevations of any proposed structures
 - (c) Indicate the type of materials to be used in constructing all proposed structures and surfaces. If painting, indicate the color scheme to be used from the approved options. Only currently approved colors may be used.
 - (d) Draw on plans any proposed trees that at maturity, without clipping and pruning would exceed the height of the dwelling house.
3. For minor improvements, simple descriptions and sketch plans may be submitted. However, you may be asked to add more detail upon review by the Committee. One set of plans will be returned to you with the appropriate authorizing signatures within thirty (30) days-of submittal. The other set will be retained in the official Del Lago files.

If you have any questions regarding the Architectural Guidelines, contact any Committee member, or Management Company.

C. SPECIFIC ARCHITECTURAL GUIDELINES

The following exterior changes/additions must have approval:

DRIVEWAYS

The standard driveway is constructed of concrete. Any replacement driveway shall be replaced as originally installed, with the exception of an allowance for the addition of brick or stone ribbons. In all cases, a RFAA must be submitted.

ENTRY GATES

Entry gates shall be wrought iron or aluminum and painted black or a color approved by the ARC. Responsibility for maintaining paint shall be the homeowner's.

ENTRY WALKS

Any change in the configuration or material of entry walks shall require the approval of the Architectural Committee.

AIR CONDITIONERS

Air conditioners are permitted but should not be visible from the street, the common areas, or from neighboring property. Installation and enclosures require approval from the Architectural Committee.

DRAINAGE

The drainage water from either rains or irrigation systems cannot flow upon adjacent property. All grade level alterations must be approved ahead of time. See Article IX, Section 17 of the CC&Rs. Gutters and/or downspouts that are installed to control water runoff, shall be primed and painted to match adjacent surface color.

FENCES

All fences and walls constructed on the lot, other than on the perimeter of the lot, shall be composed of the same material as the perimeter fence. The height shall not exceed six feet.

FRONT DOORS

Doors shall be painted according to the existing approved home color schemes. A change in style of the front door is an exterior change requiring ARC approval. Varnished or wood-stained front doors are allowed in lieu of painting.

GARAGE DOORS

Garage doors shall be replaced with either wood doors that match the existing door or a replacement metal door. New metal doors shall be four-section, long and raised four-panel doors with no windows. Five-section doors will be allowed if you choose to replace your current five-section door with a similar one, or if you have an eight-foot high door opening for which a four-section door is not available. Metal doors must have a wood-grain pattern and can be left almond or off-white, or painted to match the color scheme of your home. Steel replacement doors should be a minimum of 24-gauge and two inches in total thickness for rigidity. An insulated door is not a requirement.

GARBAGE CAN AND STORAGE ENCLOSURES

Garbage can enclosures and storage sheds are permitted, but they must be shielded from view of adjoining neighbors and streets by a fence or appropriate screen. See CC&Rs Article IX, Section 8.

GREENHOUSES

In general, no outdoor buildings are permitted pursuant to Article VI, Section 1, of the CC&Rs. However, the ARC following submittal of the RFAA may approve greenhouses if not visible from the street.

HOUSE NUMBERS

Any change in house number design requires ARC approval.

LANDSCAPING

All front or side yard landscaping outside of front gate shall require the approval of the ARC as contained in Article VI, Section 2, of the CC&Rs. No approval shall be required for flowering plants or plantings behind the homeowner's entry gate and the Association common walls within your yard. However, no trees are to be planted that, at maturity, exceed the height of the roof. Each property owner must provide for adequate drainage onto his or her own property and eventually into the street in front of his or her own home, in accordance with the CC&R's of Del Lago.

ROOFING

The only acceptable roofing material is Spanish Clay tile. Any exceptions to this policy require ARC approval.

ROOM ADDITIONS

Room additions should be compatible with the external design of the existing structure. Materials and construction technique should be the same as the existing structure. Any

addition must appear as if it was a part of the original development, and conform to city building regulations.

SIDE YARD GATES

Side yard gates must be solid wood painted the trim color of the home. The ARC may approve wrought iron or a like material, provided that the area behind the gate is appropriately landscaped and not used as a storage area. Wrought iron gates that have been installed and have a visibility issue must be corrected with appropriate screening material or by installing a new wood gate. Replacing a gate with anything other than the original must have ARC approval.

PAINTING

Exterior stucco and trim painting shall require approval of the ARC. The Stucco and Trim Color Guidelines are attached hereto. No change in exterior color from the currently approved colors may be made without the consent of the ARC. See Article VI, Section 1, of the CC&Rs.

PATIO COVERS

Wood is the only acceptable material for patio covers, and it must be painted with an approved trim color. Please consult Article IX, Section 14 of the CC&Rs regarding all open-lattice work and trellises located on your property. Note that any changes to these items require ARC approval.

BUILT-IN PLANTERS AND DECOR

You are not allowed to attach any object to the dominant tenant's wall, or materially disturb the grades adjacent to the wall. Please see Article VIII, Section 3(d) and (e) of the CC&Rs.

SATELLITE DISHES

Satellite dishes are allowed per a FCC rule. However, the Association has adopted a Satellite Dish Policy dated May 1, 2002 regarding the installation location. Please consult the attached Adopted Satellite Dish Policy and use the Notification Form.

SPAS AND POOLS

Spas and pools must conform to City regulations and require ARC approval. Equipment location must not create excessive noise that affects adjoining neighbors.

WATER SOFTENERS

Water softeners should not be exposed to neighbors' view. Equipment must be located so as not to create excessive noise for the neighbors. The equipment cannot be placed against the servient tenement's wall. Enclosures must have ARC approval.

WINDOW REPLACEMENTS

The Association requires that replacement windows be similar to the original in terms of architectural style. Wood framing is permitted because they can be easily painted to match the trim colors of the house. The use of any other material requires ARC approval.

WINDOW TINTING

Reflective material cannot be used as it creates a mirror effect from the outside. ARC approval is needed for any windows visible from the street or common area.

WINDOW TREATMENTS

Awnings of a soft-type canvas are acceptable. Color sample and design criteria must be submitted for ARC approval. If approval is granted, the ARC will require the homeowner to sign a maintenance agreement. This states that when, in the reasonable opinion of the Committee, the awnings become unsightly or in a state of disrepair, the Committee can require the homeowner to remove or repair them within 60 days.

BALCONY RAILINGS & WINDOW BOXES

Balcony railings, which need replacing, may use wood or decorative wrought iron. In the case of wood the original pattern and design may be used without ARC approval. All others must submit drawings and designs to ARC. The same guidelines apply to window boxes. All wood must be painted the currently approved trim colors or be given an exception by ARC.

D. GENERAL APPROVAL REQUIREMENTS

There may be other items that require ARC such as solar energy equipment, playhouses and the addition of skylights. If in doubt, submit a RFAA request. All such approvals will be made promptly on a case-by-case basis.

ITEMS NOT PERMITTED

Outside television antennas, (other than satellite dishes), wind turbines and clotheslines (if visible to others) are not permitted.

USE RESTRICTIONS IN CC&Rs

In addition to this Guideline Document, owners should read Article IX of the CC&Rs on Use Restrictions containing seventeen sections which are of great importance.

Revised
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