

# ARCHITECTURAL and LANDSCAPE GUIDELINES (revised 2016)

## of the Rocky Bluffs Property Owners' Association

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# ARCHITECTURAL AND LANDSCAPE GUIDELINES

## ROCKY BLUFFS

The primary goal of the Architectural and Landscape Guidelines is to provide each individual Lot/Home Owner with the required design criteria to achieve a high quality environment of custom single family homes that are aesthetically sensitive to the external influences and general character of Rocky Bluffs. These Guidelines have been developed to assist you in the design or remodeling of your home, to maintain the integrity and natural attributes of the surrounding environment, and to ensure the investment, security and enjoyment for the homebuilder.

In keeping with these objectives, it is the responsibility of each lot/home owner to review the Rocky Bluffs CC&R's and Architectural and Landscape Guidelines as well as all applicable governmental codes and regulations. In no way are the Guidelines intended to supersede any applicable statutes, codes, ordinances or regulations.

### I) REVIEW AND APPROVAL PROCESS

- 1) In order to assist each Lot/Home Owner in the planning and design of his/her home, the Architectural Control Committee has been given the responsibility of reviewing all plans for any building, addition, wall, fence, painting of exterior surface or alteration of any Lot or structure. Although not mandatory, it is highly recommended that preliminary plans be submitted to ACC prior to drafting and processing of final plans in order to provide any guidance to the Lot/Home Owner and to minimize effort and money spent on designs, which do not conform to Rocky Bluffs Architectural and Landscape' Guidelines.
- 2) The design process is divided into two phases: the Preliminary Submittal and the Final Submittal.
- 3) Owners, their architects and/or builders shall present their plans to the Architectural Control Committee. Upon completion of the presentation, the Acc will review the plans in private and notify the applicant of its decision concerning any submitted plans and specifications and the reasons for such decision within fourteen (14) days. A list of deficiencies or corrections shall be noted in writing.

All decisions of the ACC are subject to review by the Board of Directors and may be appealed to the Board. Failure of the Architectural Committee to act within fourteen (14) days shall constitute an approval of the submittal.

### II) PRELIMINARY PLAN SUBMITTAL

- 1) Preliminary Submittal shall include:
  - a) Site Plan: Shall show lot boundaries, easements, setbacks, existing contours, all buildings, structures, fences, slopes and street right-of-way contiguous to the Lot. Show all dimensions on work to be considered,

distances between existing and proposed work, and distances between proposed work and property lines. Show location of driveway and other permanent paving (walkways, patios, decks, built-in planters, etc.)

- b) Grading and Drainage Plan: Show existing contours and proposed sites grading and drainage. Include any proposed tree removal.
  - c) Roof Plan and Floor Plans (Min. scale 1/8":1'0"): Shall show slope and pitch of roof.
  - d) Exterior Elevations: Show existing and proposed grade lines and all exterior materials and proposed materials.
- 2) The ACC will review the Preliminary Plan Submittal and notify applicant of its decision and/or recommendations.

### III) FINAL PLAN SUBMITTAL

- 1) Final Plan Submittal shall include:
- a) Two (2) Complete Sets of Specifications (Min scale 1/4":1"0") -Indicate all walls, columns, openings and any conditions or feature that will affect the design of the building. Dimension accurately all items and parts of plans and details, including balconies, decks, atriums, garages, storage buildings, square footage of total living area of residence, pools, recreation areas, patio covers, etc. Show plan of proposed roofs with slope and pitch, ridge heights above pad elevation.
  - b) Site Plan (Two (2) Complete Sets of Specifications) -Show lot lines, including length, angles and amount of curve. Show all buildings, structures, fences, setbacks, slopes and street right-of way contiguous to the Lot. Show all dimensions on work to be considered, distances between existing and proposed work and distances between proposed work and property lines. -Show fences, walls, trellises, arbors, gazebos, and grading. - Show driveway and additional parking spaces.
  - c) Grading Plan -Show existing contours and proposed changes to finished grade, including all existing oak trees.
  - d) Color Sample Board -Show samples of all exterior materials and colors, window and glass specifications, roofing material and colors.
  - e) Time Schedule -An approximate time schedule indicating approximate startup and completion of construction and landscaping dates.
  - f) Building Permits -It is the responsibility of the Owner and/or Builder to obtain a building permit from the County. Construction shall be in accordance with the Final Approval of the Architectural Control

Committee. Any changes to the approved drawings before, during or after construction must be submitted to the Architectural Control Committee.

- g) Approval/Disapproval -Upon receipt of the complete Final Submittal the Architectural Control Committee will review the submittal for conformance to the Architectural Guidelines and to any preliminary approval stipulations and provide a written response to 'the Owner along with any additional stipulations required for approval. In the event of disapproval by the Architectural Control Committee of either a Preliminary or a Final Submittal, any resubmission of drawings must follow the same procedure as the original submittal.
- h) Plan Expiration -Foundation must be completed within one year of plan approval, or new approval is required.

#### IV) ARCHITECTURAL CONTROL

- 1) Architectural and Design Approval: No site modifications, buildings, addition, wall, fence, painting of exterior surface or alteration shall be begun; constructed, maintained or permitted to remain on any Lot or structure, or on the Common Area until complete plans and specifications of the proposed work have been submitted to and approved by the Architectural Control Committee. The Committee shall review all such proposals to judge whether they are compatible with the standards of design, construction and quality of the property and, if they are not, to require that changes be made before approval.
  - a) Any improvement may be repainted without approval of the Architectural Control Committee as long as it is repainted the identical color, which it was last painted.
- 2) Excavation Fill: Except as is reasonably necessary for the construction, reconstruction or alteration of any improvement, any excavation or fill and change in the natural or existing drainage for surface or subsurface waters, or from removing or destroying any living tree having a height of six (6) feet or more and having a trunk measuring three (3) inches or more in any diameter at ground level is prohibited unless prior approval has been received from the Architectural Control Committee.
- 3) Residential Use: No lot shall be used for any purpose other than single-family residential purpose. No business of any kind shall be established; maintained, operated, permitted, or conducted upon any Lot except such professional and administrative professions as may be permitted by applicable governmental ordinances and provided that there shall be no external evidence thereof.
- 4) Site Plan: The location of the structure or structures on the building site and the landscaping shall bear an overall relation to the adjacent properties as to create an aesthetically pleasing overall appearance. The Owner and/or his architect or contractor shall consider such factors as the topography of the lot, the curve of the

lot's frontage, views from the lots in determining appropriate placement of improvements and landscaping and outside lighting.

- a) Driveways: Paved individual driveways, shall be tied into Rocky Bluffs' private roadways in a workmanship-like manner.
- 5) Heating/Air Conditioning Equipment: All air conditioning, heating equipment, compressor units and soft water tanks must be screened from view and insulated for sound attenuation. Air conditioning units are not permitted on roofs.
- 6) Swimming Pool Equipment: Pool heaters and pumps must be screened from view and sound insulated from neighboring homes in a material compatible with the main building.

#### V) BUILDING SETBACKS

- 1) Minimum Front Setback: All residential structures (front facade of house and/or garage) shall be set back from the center of the street a minimum of fifty feet (50). Front setbacks shall be offset forward or back of adjacent homes to achieve a varied and well articulated visual street scene and subject to approval of the Architecture Control Committee.
- 2) Side Yard Setback: Side yards are areas along any property line that is contiguous to any two adjacent lots. On some internal lots this condition may preclude the existence of any rear yard setback requirement. Side Yards are the areas bounded by the common property line and a "Side Yard Setback Line" parallel to the common property line at a distance of fifteen feet (15'). Side yard setbacks for Phase III, refer to HOME POSITION/BUILDING ZONE AND HEIGHT GUIDELINES
- 3) Rear Yard Setback: Refer to Phase III (HOME POSITION/BUILDING ZONE AND HEIGHT GUIDELINES)

#### VI) BUILDING EXTERIORS

- 1) General Exterior: Building faces shall be varied in placement, size and material to avoid visual monotony. Architectural articulation of building faces and roof planes shall be accomplished through the introduction of sub-elements such as projections, roof overhangs, building face trims, recessed doorways, bay windows or entry courts.
- 2) Two Story Structures: In two story structures, varied and horizontally offset floor plans shall be used to produce exterior building and roof plane articulation. Scale and vertical transition shall be created in the front of the structure. This eliminates a continuous two-story vertical building plane.

- 3) Vents, Pipes, Gutters, etc.: All bare metallic surfaces, other than copper (vents, pipes, gutters, flashing, etc.) shall be painted or covered from view in a manner harmonious with the general exterior architectural treatment of the building.
- 4) Flashing: All flashing and sheet metal must be colored to match the material to which it is attached.
- 5) Windows: Windows shall be factory painted to match the house or trim. The use of many different styles of windows on one building plane shall not be permitted.
- 6) Flues: Exposed metal flues are not permitted.
- 7) Exterior Finishes: No prefab panel exteriors are allowed. No secondhand materials except used brick shall be used in construction of any building or structure without the prior written approval of the Architectural Control Committee.

## VII) ROOFS

- 1) Roofing Material: Roofing material shall be mission tile, clay fired flat tile slate or concrete flat tile. Composite or metal will need prior written approval of the Architectural Control Committee.
- 2) Solar Panels: No solar panels shall be allowed without the express approval of the Architectural Control Committee.
- 3) Skylights: Skylights are permitted and shall be designed as an integral part of the roof. Skylight framing shall be bronze anodized or colored to match adjacent roof.
- 4) Vent Stacks and Pipes: All vent stacks and pipes must be colored to match the roof or wall material from which they project.

## VIII) ARCHITECTURAL FEATURES/ACCESSORY STRUCTURES

- 1) Garage Doors: It is encouraged that garage doors be placed on the side of the house if architecturally feasible. All garage doors shall be of a roll-up sectional type door. No hinged type of garage door shall be allowed. A minimum of two car garage is required; three is recommended.
- 2) Decks and Patio Covers: Decks and patio covers shall be constructed of a material compatible with the main building. Exposed deck under structure shall be screened with materials compatible with main residential structure. No exposed stilt construction of a deck shall be permitted.
- 3) Personal Utility Storage Sheds: Personal utility storage sheds and garden buildings shall be constructed of a material compatible with the main building and completely screened from adjacent properties, streets and neighborhood views.

No personal utility storage shed or garden building shall be constructed without the approval of the Architectural Control Committee.

- 4) Satellite Dishes: Satellite dishes larger than 18 inches, must be screened from view and not be visible from the street and are subject to approval of the Architectural Control Committee. No satellite dish may exceed thirty-six inches (36") in diameter.
- 5) Solar Panels and Wind Generators: No solar panels or wind generators shall be allowed on any lot without the expressed approval of the Architectural Control Committee.

#### IX) DRAINAGE

- 1) Drainage Flow: Surface drainage shall not drain to adjoining lots or open spaces except as established by natural drainage patterns, nor cause a condition that could lead to soil or road erosion.
- 2) Irrigation: All plantings and irrigation systems on the property shall be designed and maintained so as to minimize water run off to adjoining properties.

#### X) LANDSCAPING

- 1) Completion of Landscaping: Landscaping must be installed between lot boundary survey pins adjacent to the street. Landscaping must start from the surface of the building that faces the street and continue toward the street from that point.

Time of Completion: All approved landscaping must be completed before occupancy occurs. If an owner begins to occupy a residence for any length of time, the landscaping must first be completed whether the County has issued a Certificate of Occupancy or not. A compliance deposit will be required to assure for the faithful and timely installation of the landscaping.

- 2) Fences: No fence shall be located from the street to the front of the building face. Fences and walls shall be constructed of a similar or compatible material as that used on the main residence. The Architectural Control Committee shall review Fencing and wall materials used other than that used on the main residence.
- 3) Maintenance: All landscaping shall be maintained in a neat and orderly condition at all times so as to present a pleasing appearance to the owners and occupants of the building sites. The Association reserves the right at all times upon evidence, written or visual, of any unplanted or inadequately maintained vacant or unimproved Lot, to enter in or upon said Lot after a reasonable notice to the Owner, to plant, cut or replant, trim, cut back, remove, replace and/or maintain hedges, trees, shrubs and flowers within said areas and/or to keep cultivated and/or remove plants on any portion of the Lot, at the expense of the Owner. The Association, or any officer or agent of either, shall not thereby be deemed guilty of any manner of trespass.

## XI) CONSTRUCTION GUIDELINES

- 1) **Owner Responsibility:** Owners are responsible for the conduct and behavior of their agents, representatives, builders, contractors and subcontractors.
- 2) **Hours of Activity:** No construction work may start before 7:00 a.m. or continue after sunset. In general, all deliveries, loading, unloading and hauling will adhere to the hours of operation between 7:00 a.m. until 4:30 p.m.
- 3) **Fire Control:** Temporary water service shall be operational prior to commencement of any work and approved hose coil shall be maintained operational continuously for the duration of the work. At least one 10-pound ABC rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times. Smoking shall be allowed only in one designated area within ten feet of the water hose reel.
- 4) **Sanitary Facilities:** Portable chemical toilet facilities must be in place on the site, at an approved location, at the time construction work is commenced. These facilities shall be regularly emptied. Such facilities must be removed when construction is completed, or if construction is halted for more than 30 days.
- 5) **Debris and Trash Removal:** Litter and trash must be controlled and properly disposed. Unsightly dirt, mud, or debris resulting from activity of each construction site shall be promptly removed and the general area dean. Construction trash containers must be in place on the site, at an approved location, at the time construction commences and shall be regularly emptied and serviced. Such facilities must be removed when construction is completed, or if construction is halted for more than 30 days. Builders shall clean up all trash and debris on the construction site, and any rock, heavy mud, gravel, etc. tracked or dropped onto our streets at the end of each day. Lightweight material, packaging and other items shall be covered or tied down to prevent them from blowing off the construction site. Builders are prohibited from dumping, burying or burning trash.
- 6) **Vehicle and Access requirements:** Construction crews shall not park on, or otherwise use, other Lots or any open space. Private and construction vehicles and machinery shall be parked only within the limit of the work area and shall be parked so as not to inhibit traffic. Equipment must be removed if construction is halted for more than thirty (30) days.
- 7) **Dust and Noise Abatement:** The Builder shall be responsible for controlling dust and noise. All noise abatement laws of the City of Chico Municipal Code will be adhered to during construction. Radios and other audio equipment are not to be audible from any lot other than the present site of construction.



- 8) Entrance Gate: Owners and Builders are requested to be considerate of residents with respect to locking the entrance gate in the open position. The entrance gate should only be locked open 1 (one) hour at a time. Otherwise, special arrangements need to be made to accommodate contractors. At no time should the exit gate be left open to accommodate construction. The exit gate should only be locked open in the event of high south winds, power failure or gate malfunction.