



# **Architectural Guidelines**

**Revised and Adopted**

**July 1, 2015**

**LA CRESTA PROPERTY OWNERS ASSOCIATION**  
**ARCHITECTURAL COMMITTEE**

AC Procedures & Policies.....	3
Mission Statement of the Architectural Committee.....	4
Architectural Guidelines & Standards.....	4
Residential Land Use Guide.....	13
Requirements for Item Approval.....	14
Bonds and Fees.....	17
Architectural Approval Process.....	18
Project Flow Chart.....	19
Site Development Standards.....	20
Clearing and Erosion Control.....	20
Architectural Appeal Process.....	21
Fencing & Enclosures.....	22
Request for Refund of Utility Bond.....	23
Trench Repair Standard.....	24
Driveway Apron Standard.....	25
Driveway Apron with Culvert Crossing Standard.....	26
Request for Architectural Approval (page 1 of 2).....	27
Architectural Application & Approval Policy (Page 2 of 2).....	28
Complaint Form.....	29
Addendum.....	30
Architectural Application Fee Schedule.....	31

## AC Procedures and Policies (July 1, 2015)

### **Preamble**

The purpose of these rules and policies is to provide a framework to work through the AC submission and approval process. This set of rules and policies along with the AC Guidelines should help encourage LCPOA Property Owners to comply with the AC restrictions in our CC&Rs by providing an easy process to follow and assure the submitting property owner of the privacy of his information.

The LCPOA CC&Rs (Section II, Part e) provide that the Architectural Committee (AC) may

“if it so desires, adopt rules governing its procedure.”

As per this CC&R section the AC can adopt the following rules without BOD approval, but in the interest of transparency it is recommended the BOD be informed as a courtesy.

In accordance with this provision the AC adopts the following rules and policies.

### **Rules**

1. The AC committee will record minutes for every meeting.
2. All AC applications submitted for review by the LCPOA, shall be signed by the property owner of record.

### **Policies**

1. Fees charged to members for services rendered during the AC process, will only be such as to cover the direct expenses incurred by the LCPOA in processing the application. This policy is to ensure compliance with Civil Code 5600b.
2. The following items, when proposed to the AC by a property owner shall be reviewed by the AC and the Association Architect. Any item not shown in this list shall be evaluated by the AC only and no fee charged to the submitting member.
  - a. Grading Plans --- *Must be approved by Riverside Co. prior to AC review*
  - b. House Plans
  - c. Out Buildings (Larger than 120 sq. ft)
  - d. Wind Turbines

## Mission Statement of the Architectural Committee

### **Our mission is:**

To assist property owners in their planning by providing the CC&Rs and Architectural Guidelines.

To promote harmony of all structures on the same property.

To evaluate all requests as they pertain to the CC&Rs and the clarification and detail as provided in the Architectural Guidelines.

To respond to requests for Architectural Committee approval of plans as expeditiously as possible.

To relate to all property owners the importance of upholding the CC&Rs, Architectural Guidelines, and assist in our best effort to maintain the property values of our entire community.

## Architectural Guidelines & Standards

### **Purpose:**

In order to maintain the architectural character of La Cresta, it is necessary that construction and modification of structures, materials and colors be compatible. The Architectural Committee (AC), by setting standards and approving original construction, additions or alterations, does not desire to stifle creativity, but to assure a continuity of design which will help preserve or improve the appearance and enhance the overall value of all properties.

Property owners are reminded that approval from the AC is required for all of the following improvements:

1. Grading, land clearing, and drainage. *Must be approved by Riverside Co prior to AC Review.*
2. Construction of all structures with location shown on plot plan.
3. Outbuildings with locations shown on plot plan.
4. Additions and alterations to existing structures with location shown on plot plan.
5. Change in color schemes.
6. Fences, walls, screening, and entry gates.
7. Pools, spas, ponds, and lakes.
8. Other changes to the character of the property (e.g. – tennis courts, outdoor lighting, etc.)

Failure to obtain the necessary approvals constitutes a violation of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) and may require modification or removal of unauthorized work at the expense of the property owner.

**Approval of any improvement by the AC does not waive the necessity of obtaining the required Riverside County permits. Obtaining a County Permit does not waive the requirement for AC approval.**

**THESE GUIDELINES ARE ADOPTED PURSUANT TO THE CC&Rs AND SUPPLEMENT THE CC&Rs.**

**I GUIDELINES**

**A. Submittal Procedure and Requirements –**

**1. Location –**

All applications shall be submitted to the AC at the principal office of the La Cresta Property Owners Association (LCPOA) c/o:

AVALON MANAGEMENT GROUP INC. 43529 Ridge Park Drive. Temecula, CA 92490
---

**2. Forms –**

All applications for AC approval must be made on the standard application form and submitted per Requirements for item Approval. The application form and other AC forms can be found on the La Cresta website: [www.lacrestapoa.com](http://www.lacrestapoa.com)

**3. Construction Drawings –**

Construction drawings must be prepared in accordance with the applicable building codes and with clarity and completeness. Information must be specific as to the dimensions and/or square footage.

**4. Monitoring of Construction –**

All approved construction may be monitored by the AC.

**5. Setback Requirements –**

Association setback requirements are consistent with the County Code. Setback from sideline boundaries is 5 feet; from front of street side are 20 feet (setback requirements for cul-de-sacs are the same as for dedicated streets, front or side); setbacks from the rear boundary are 10 feet (reference CC&R article III(c) ). There will be instances where the County will, because of type or design of the building, require a greater setback. If the County requires more restrictive setbacks, the County requirements are controlling.

In granting any approval, The AC does not accept any responsibility for the location or accuracy of the property lines that are shown on the submittal by the property owner.

**6. Specifications –**

- a. List all exterior materials where they are to be used.
- b. Specifications must be specific as to the dimensions and/or square footage.
- c. Indicate the colors of paint or stain to be used on all outside surfaces of improvements. Color samples will be required. (A brochure is acceptable.)
- d. Indicate on the plot plan the exact location of the driveways.

**7. Right of Entry –**

The property owner will be responsible for any damage to common areas caused by construction.

**8. Required Copies –**

Three (3) complete sets of plans showing the above-described information are required for submittal (reference CC&R Article II (a)).

9. Plan Review –

Once an application and plans are submitted, the AC will meet to review the plans and render a decision within 30 days after submittal (reference CC&R Article II (g)). There are four (4) possible outcomes:

- a. Denied without prejudice to resubmit. This means information was missing that the AC requires in order making a decision.
- b. Denied. This means the project is not approved. If specific elements might be approved if modified, the AC will give guidance on the modifications required.
- c. Approved.
- d. Approved with conditions. Any special conditions shall be noted in the approval letter.

**B. Construction –**

1. Time Period –

Construction of any improvement shall be completed within twelve (12) months after commencement. If not completed in the allotted time, the property owner must apply for an extension of time from the AC.

2. All construction must be in conformance with approved plans and any deviation from the approved plans requires prior approval from the AC (reference CC&R Article II (g)).

**II STANDARDS**

**A. Exterior Walls –**

Acceptable materials for the exterior walls of the primary residence are:

1. Wood or Hardipanel siding (but no T1-11)
2. Stucco
3. Stone, Stone Veneer
4. Brick, Brick Veneer

**B. Room Additions, Eaves, Balconies, Fascia –**

The materials used for additions, or alterations of the exterior of any structure shall conform to the materials, colors, character, and detailing as established on an existing dwelling.

**C. Patio Structures, Sunshades, Arbors, Gazebos, Paddock Shelters –**

Patio structures, sunshades, arbors, gazebos, cabanas, and paddock shelters shall conform to the original architectural character of the existing dwelling, barn and/or patio. Portable shade structures such as fabric-covered, four posted tents (e.g. – pop-up type shelters) or portable fabric-covered stalls are not suitable as a permanent installation anywhere on the property. If the installation of such shade structures is to be for more than two weeks, the location, design, and length of time the portable facility is to remain, shall be submitted to the AC for consideration. If a permanent facility is to replace the portable structure, the location, design and timeframe for completion of the permanent structure must also be supplied. Canvas tarps are not permitted for use as a permanent material on any structure.

**D. Roof Criteria –**

1. Roof materials that are acceptable for the primary residence (samples or brochures will be required):
  - a. Concrete Tile
  - b. Clay Tile
  - c. Slate
  - d. Fiberglass simulating tile or shake
  - e. Lightweight metal panels (for structures such as sheds and shade shelters) if the panel matches the style and color of the roof of the main house.
  - f. Other roofing materials will be evaluated on a case-by-case basis.
2. Roof materials that are not acceptable include, but are not limited to:
  - a. Rolled Asphalt
  - b. Asphalt Composition Shingle
  - c. Metal (standing-seam, corrugated)
  - d. Wood Shake
  - e. Canvas, Tarp

**E. Fences –**

1. Acceptable materials for perimeter fencing are wood, Fanita board, masonry pillars, wrought iron, concrete pillars, PVC, or any material complimentary to other improvements on the parcel. Solid block walls or solid fencing or any type are not acceptable for perimeter fencing. Fences erected for vermin or domestic animal control from materials other than those listed above, must have a decorative perimeter fence of shrubbery, V-Mesh and 2"x4" non-climb wire mesh are acceptable materials for livestock control when used as interior fencing behind an existing perimeter fence (see Fencing & Enclosures table). If non-climb wire mesh is to be used on a perimeter fence, the non-climb wire mesh must be installed on the inside of the perimeter fence. Chain link is not an approved material to attach to the perimeter fence.
2. All fencing shall be maintained in good condition.
3. No fence, wall of hedge shall be planted, erected, or maintained upon any lot in such location or at such height as to unreasonably obstruct the view from any other lot of lots (reference CC&R Article IV (b)).

**F. Exterior Painting –**

Exterior repainting on any dwelling or structure shall be subject to review and approval by the AC unless the new exterior color is to be the same as the original exterior color.

**G. Outbuildings –**

Outbuildings (such as metal buildings, carports, barns, accessory buildings) must generally conform to the exterior of the main residence with respect to the design, color, and materials (reference CC&R Article IV (a)). Metal or Canvas carports are not allowed. No outbuilding shall be erected unless the main house exists (reference Riverside County Ordinance #348, Section 21.1).

**H. Swimming Pools, Spas –**

All pool equipment is to be concealed from view of the street of neighboring properties.

**I. Drainage and Fill –**

1. Each property owner is legally responsible to ensure the original course of surface water flow is not disturbed or altered as to adversely affect neighboring properties or streets (reference CC&R Article IV (j)) and the Board's Policy).
2. Gutters, down spouts, or scuppers which are installed or control water shed from roofs shall be primed and painted to match adjacent building surface color with the exception of gutters, downspouts, and scuppers made of ornamental materials designed to enhance the appearance and detail of the structure.

**J. Skylight and Solar Energy Equipment Installation –**

The installation of any structures or system to accommodate solar energy equipment or skylights must have AC approval prior to installation.

**K. Items to be Screened –**

Any structure, or item that detracts from the aesthetic beauty of the home or is in any way considered undesirable for view, including, but not limited to, solar panels (consistent with California Civil Code 714), propane tanks, feed storage bins, clothes drying areas, trash containers, dumpsters, ground-mounted satellite dishes, generators, chemical (or water) storage tanks or stationary motors shall be properly camouflaged. The camouflage, which must adequately conceal the items, may be shrubbery, fencing or permanent buildings that comply with the rest of these architectural guidelines and standards (reference CC&R Article IV (f)).

**L. Lighting –**

Outdoor lighting including, but not limited to, tennis court lighting or any other extraordinary lighting, may not cause a nuisance or shine in such a manner as to disturb any neighbors. It is the responsibility of the property owner, to whom the lighting belongs, to provide shielding to eliminate any nuisance. All proposed outdoor lighting systems shall conform to Riverside County Code, to reduce the effects or night lighting on Mount Palomar Observatory.

**M. Cul-de-Sacs –**

Cul-de-sac development generally falls into two categories: Those that have never been developed and exist only on paper (including properties that have recently been split), and those that have been developed to some extent to provide access to houses on the abutting properties. Property owners wishing to improve any cul-de-sac shall submit an application to the AC in accordance with the Board's Policy and the following requirements.

1. For cul-de-sacs that have never been developed and exist only on paper: a copy of the Final Parcel Map that includes the Riverside County Recorder's stamp shall be provided.
2. For grading in excess of 50 cubic yards, a grading plan, a road plan, or a street plan prepared by a licensed civil engineer shall be submitted to the AC which shows the recorded cul-de-sac easement boundaries and where the graded/paved road will be located within the easement. It is the responsibility of the applicant who is developing the cul-de-sac to obtain any Riverside County permits that may be required.



3. At the time the grading plans are approved by the AC, any existing fencing or gating across the cul-de-sac must be removed unless all parcels are owned by the same owner.
4. Drainage from the cul-de-sac must be channeled into the water flow lines. At the intersection of a cul-de-sac with an LCPOA maintained road, either an Arizona crossing or culvert(s) are to be specified and sized by engineering calculations to meet a 25-year flood condition. The water flow from a cul-de-sac must be diverted properly and is not permitted to flow onto an LCPOA maintained road.
5. Effective erosion control measures shall be implemented to protect adjoining properties and the LCPOA maintained road.
6. For the area of the cul-de-sac that is within the LCPOA road easement, specify the slip-resistant surface to be used (reference Section II Q of these Guidelines).
7. Cul-de-sac improvement, paving, and maintenance are the responsibilities of all of the property owners who abut the cul-de-sac, regardless of whether their driveway access is on the cul-de-sac or they have been granted an exception to use the LCPOA maintained road. Cul-de-sacs must be maintained in a state of good repair.
8. Installation of the street name sign is the responsibility of all of the property owners who abut the cul-de-sac. If the sign is constructed and installed in accordance with the Road Committee's standard, the sign will be maintained by the LCPOA in perpetuity.
9. All other signs shall be reviewed and approved by AC for aesthetics only, not content.

**N. Conditions Not Included –**

These guidelines are not all-inclusive.

**O. Location of Construction –**

Any structure or improvement (including landscaping) within the LCPOA road easement requires prior AC approval. If approval is granted, the improvement(s) are subject to removal at the property owner's expense if the portion of the encroached easement is later needed by the LCPOA.

**P. General –**

**1. Enforcement –**

Failure to obtain the necessary approval from the AC constitutes a violation of the Declaration of Covenants, Conditions and Restrictions and may require modifications or removal of work at the expense of the property owner.

**2. Violations –**

All property owners have the right to bring to the attention of the Board any infraction that is known to exist that is not in conformance with the standards herein. A "Complaint Form" is available to report violations and is included in these Guidelines.

**Q. Driveways –**

Due to the equestrian nature of La Cresta, many of the multi-purpose trails are located in the LCPOA road easement. Care must be taken to avoid using any driveway surfaces in the road easement that would create a slippery condition for horses and their riders. Driveway development or improvement requires AC approval and shall be submitted in accordance with the following:

1. Location of driveway and surfacing material (if any) shall be shown on a plot plan.
2. Acceptable driveway surfaces within the LCPOA road easement include, but are not limited to:
  - a. Rough broom finish Concrete
  - b. Asphalt
  - c. Exposed Aggregate
  - d. Concrete Pavers
  - e. Gravel
  - f. Decomposed Granite (DG)
  - g. Dirt
  - h. Other surfaces will be evaluated on a case by case basis.
3. Unacceptable driveway surfaces within the LCPOA road easement include, but are not limited to:
  - a. Any slippery concrete finish (e.g. stamped concrete)
  - b. Any surface that has had a sealer applied
  - c. Any other surface deemed slippery by the Board, the AC, or the Trails Committee.

**R. Wind Turbines –**

A uniform and comprehensive set of standards, conditions, and procedures for the installation of a wind energy conversion system (or “wind turbine”), is necessary to address the on-site generation of electricity. The application for the installation of any wind turbine system requires prior AC approval and shall be submitted in accordance with the following:

1. General Requirements –

- a. Prior to the installation of any wind turbine(s), the property shall contain a habitable dwelling meeting the LCPOA minimum square footage requirements.
- b. One wind turbine shall be allowed per 5-acre property; two wind turbines shall be allowed per property that is 10 acres or more.

2. Setback Requirements –

- a. All wind turbines shall be set back a minimum of 120 foot from any property line, easement, or right-of-way.
- b. For properties on top of a major ridgeline: The top of the tower (including the wind turbine and the highest vertical extent of the blades) shall be located at least 50 vertical feet below the top of any major ridgeline. The AC will make the final determination as to whether a property is a ridgeline property by utilizing grading plans, site plans, and topographical maps.

### 3. Tower and Turbine Requirements –

- a. The maximum height to the top of the tower and the highest vertical extent of the blades shall be 40 feet.
- b. The tower shall be a single pole with no guy wires. Turbines mounted on the roof of any structure are not allowed.
- c. A traditional “water pump windmill” type of tower is acceptable (see photo below).
- d. A derrick-type structure is not acceptable (see photo below).



Water pump type  
ACCEPTABLE



Derrick type  
NOT ACCEPTABLE

- e. The maximum blade diameter shall be 20 feet.
- f. Access to the tower shall be restricted in accordance with Riverside County Code. If fencing is used, the type of fencing shall comply with the “Fencing and Enclosures” table in these Architectural Guidelines.
- g. The noise from any wind turbine shall not exceed 60db(A) (during turbulence) as measured at the nearest property line. If 60db(A) (during turbulence) is exceeded, the wind turbine shall be shut down.
- h. The wind turbine shall be equipped with a manual and/or automatic over speed control to limit the blade rotation speed to within the design limits of the turbine.
- i. The wind turbine(s) shall comply with all FAA/FCC requirements and shall not cause any communications interference.
- j. The wind turbine and tower colors shall be muted and visually compatible with the surrounding environment.
- k. Any wind turbine that has been inoperable for six months shall be declared to be a public nuisance which shall be abated by repair, rehabilitation, demolition, or removal.

4. Applications Requirements –

- a. The applicant shall complete a “request for Architectural Approval” (application form) and include the wind turbine information specified in the section of these Guidelines entitled “Requirements for Item Approval”.
- b. The management company shall mail to all adjacent property owners a notification that a property owner has submitted an application for a wind turbine(s) on their property. The notification shall include the applicant’s name, property address, APN, and the date by which any comments regarding the application must be received. A period of 30 days shall be allowed for owner comments. A copy of the applicant’s plans shall be made available for inspection at the management company’s office during their regular business hours.
- c. The applicant shall be responsible for payment of the application submittal fee as well as for the actual mailing costs of the notification.
- d. After the 30-day comment period, the management company shall forward the application and any comments received to the AC for their review. The AC will then have up to 30 days to review the submittal in accordance with CC&R Article II(g).

## Residential Land Use Guide

### 5 ACRE PARCEL

**Residence** - One only.

For owners of record on or after April 1, 2003, the minimum square footage is 2,500 square feet, exclusive of carports, garages, covered porches, basements, terraces, patios, and balconies (reference CC&R Article III(b) as amended). A minimum of 1,600 square feet exclusive of carports, garages, covered porches, basements, terraces, patios, or balconies for owners of record prior to April 1, 2003.

**Guest Dwelling** – one only.

When a guest dwelling is built before the residence is constructed, the guest dwelling must satisfy the foregoing minimum square footage requirements (reference CC&R Article III(b) as amended)

**Barn and Outbuildings** –

A barn or any other outbuildings shall not precede the construction of the residence in accordance with Riverside County Ordinance #348, Section 21.1.

## **Requirements for Item Approval**

Completed application forms.  
Payment of fees or bonds (if required)

### **Grading Plans –**

- Required for all parcel development (1" = 40' -0" & 24" x 26" minimum sheet size) and grading in excess of 50 cubic yards (per Riverside County Ordinance #457).
- Grading Plans must be approved by Riverside County prior to AC approval.
- 3 sets of Grading Plans of the property prepared by a licensed civil engineer. Plan to show contours, cuts and fills, import and export quantities, water flow and control, driveway to street intersection with consideration for handling rainwater flows (see Driveway Apron Standards), driveway development in accordance with Section II.Q of these Guidelines, location of residence and other structures.
- All exposed portions of any retaining wall must be covered with stucco to match the house color, or in an earth tone color if the retaining wall is remotely located from the house. The AC will evaluate other aesthetic finishes on a case-by-case basis.

### **House Plans –**

- 3 sets of plans consisting of the following sheets (scale 1/4" = 1'-0" & 24" x 36" minimum sheet size).
  - Site plan dimension indicating all building setbacks from property lines and easements.
  - Floor plan.
  - Building sections.
  - Building elevations.
  - Call out of all exterior material and finishes in the specifications.
- Maximum building height should not exceed 32 feet.
- Color panel for building and trim: All windows and doors on all elevations shall have a trim that complements the architecture (e.g. wood, stucco over foam, shutters, case concrete, etc.) (brochure is acceptable).
- Stone, brick, or rock veneer, if used (brochure is acceptable).
- Roof pitch, roof material and color (brochure is acceptable).
- Road opening and repair bond (see Trench Repair drawing).
- Grading plan, if no prior submittal and approval. *Must be approved by Riverside Co. prior to AC approval.*

### **Barn, Separate Garage, Guest House –**

- 3 sets of plans consisting of the following sheets (scale 1/4" = 1'-0" & 24" x 36" minimum sheet size).
  - Site plan dimension indicating all building setbacks from property lines and easements.
  - Floor plan.
  - Building elevations.
  - Call out of all exterior materials and finishes in the specifications (to match main house).

- Maximum building height should not exceed 32 feet.
- Color panel for building and trim (to match main house) (brochure is acceptable).
- Roof pitch, roof material, and color (to match main house) (brochure is acceptable).
- Manufactured barn must generally conform to the exterior of the main residence with respect to the design, color and materials (reference CC&R Article IV (a)). The metal strips joining the body panels must be painted the same color as the body in order to minimize their appearance.

### **Entry Gate –**

- 3 sets of drawings to include:
  - Location of entry gate on property (setback dimensions from property lines and easements; Suggest a minimum of 35 foot setback from edge of street for vehicle clearance while waiting for the gate to open (per Riverside County Fire Dept. regulations).
  - Setback distance from street to keypad location.
  - Elevation drawing of entry gate.
  - Call out of all exterior materials and finishes (to match main house).
  - Lighting, wattage and type of fixture.
- Color Panel (to match main house)

### **Fencing (see Fencing & Enclosures table) –**

- 3 sets of drawings to include:
  - Location of fence and access gates on property (setback dimensions from property lines and easements). If a perimeter fence is to be placed on the property line, an indication that both property owners agree to the placement.
  - Type of fencing (show elevation drawing or brochure).
  - Post spacing.
  - Number of rails.
  - Height.
  - Material and finish schedule (type of material, color, etc.).
  - Non-climb wire mesh to be used (if applicable) (specify the location to be on the interior side of the perimeter fence).
  - All access gates (other than an Entry Gate described above) shall be shown on the plans along with the material and finish schedule (type of material, color, etc.) to be used for the gates.

### **Stock Fencing or Corrals –**

- 3 sets of drawings to include:
  - Location of enclosure on property (setback dimensions from property lines and easements).
  - Type of fencing (show elevation drawing or brochure).
  - Perimeter fencing or screening.
  - Post spacing.
  - Number of rails.
  - Height.
  - Material and finish schedule (type of material, color, etc.).
  - Non-climb wire mesh to be used (if applicable).

### **Pool, Spa (in ground or above ground) –**

- 3 sets of drawings to include:
  - Location of pool or spa on property (setback dimensions from property lines and easements).
  - Security fencing: type, height, and color; or County approved security cover (Brochure is acceptable).
  - Pool equipment: location and screening/housing to be used.

### **Gazebo, Patio Cover, Shade Cover, Pasture Shade Cover, Deck, Greenhouse, Storage Shed, and all other miscellaneous outbuildings –**

- 3 sets of drawings to include:
  - Location of improvement on property (setback dimensions from property lines and easements).
  - Elevation drawing.
  - Call out of exterior materials and finishes (to match main house)
- Color Panel (to match main house).
- Roof material and color (brochure is acceptable) (to match main house).

### **Pond –**

- 3 sets of site plans of the property, prepared by a licensed civil engineer. Plan to show contours, cuts and fills, import and export quantities, water flow and control, location of pond on property (setback dimensions from property lines and easements), and safety fence details if required by Riverside County code.

### **Tennis Court, Sport Court –**

- 3 sets of drawings to include:
  - Location of improvement on property (setback dimensions from property lines and easements).
  - Dimensions of tennis court or sport court.
  - Type and color of fencing to be used (if any).
  - Type and location of lighting to be used (if any). Lighting must be in accordance with Palomar Lighting Ordinance.

### **Solar Panels, Photovoltaic Panels –**

- 3 sets of drawings to include:
  - Location of panels on property (setback dimensions from property lines and easements if panels are placed on the ground, the type of screening to be used around the base of the panels (consistent with California Civil Code 714).

### **Wind Turbines –**

- 3 sets of drawings to include:
  - Location and number of wind turbine(s) on property.
  - Setback dimensions from property lines, easements, and major ridgelines (if applicable).
  - Tower type, height, and color (brochure is acceptable).
  - Blade diameter and color (brochure is acceptable).
  - Noise specification during turbulence (brochure is acceptable).
  - Method to be used for restricting access to the tower. If plastic coated chain link fence is specified, indicate whether the color is to be black or green.

### **Storage Container, RV/Trailer –**

- If used on a property during construction, an application for the placement of either a storage container and/or RV/trailer shall be submitted to the AC in accordance with the Board's Storage Container & Trailer Policy.



## **Bonds and Fees**

### **Road Opening and Repair Bond –**

- A \$3,000.00 refundable bond or money order is required as a security deposit for any project, if the paved roadway will be cut for utilities, drainage, etc. The deposit will be returned upon satisfactory completion or the roadway repair pursuant to LCPOA specifications (see Trench Repair drawing), or any other road damage caused during construction, and submittal of the “request for Refund of Utility Bond” form.

### **Road Rehabilitation Fee –**

- A non-refundable Road Rehabilitation Fee (RRF) shall be required for all material in excess of 200 cubic yards that is either imported to, or exported from a property.
- A fee of \$0.25 per cubic yard, per mile shall be charged for all of the LCPOA maintained roads that are used to transport the imported/exported material. The use of cul-de-sac roads will not be included in the calculations.
- The approval of the grading plan that shows the import or export of material in excess of 200 cubic yards shall be conditional upon payment of the RRF and any other conditions deemed necessary by the AC, the Road Committee, and/or the Board. Grading or import/export of material shall not commence until the RRF has been paid to the LCPOA.

### **Architectural Application Fee –**

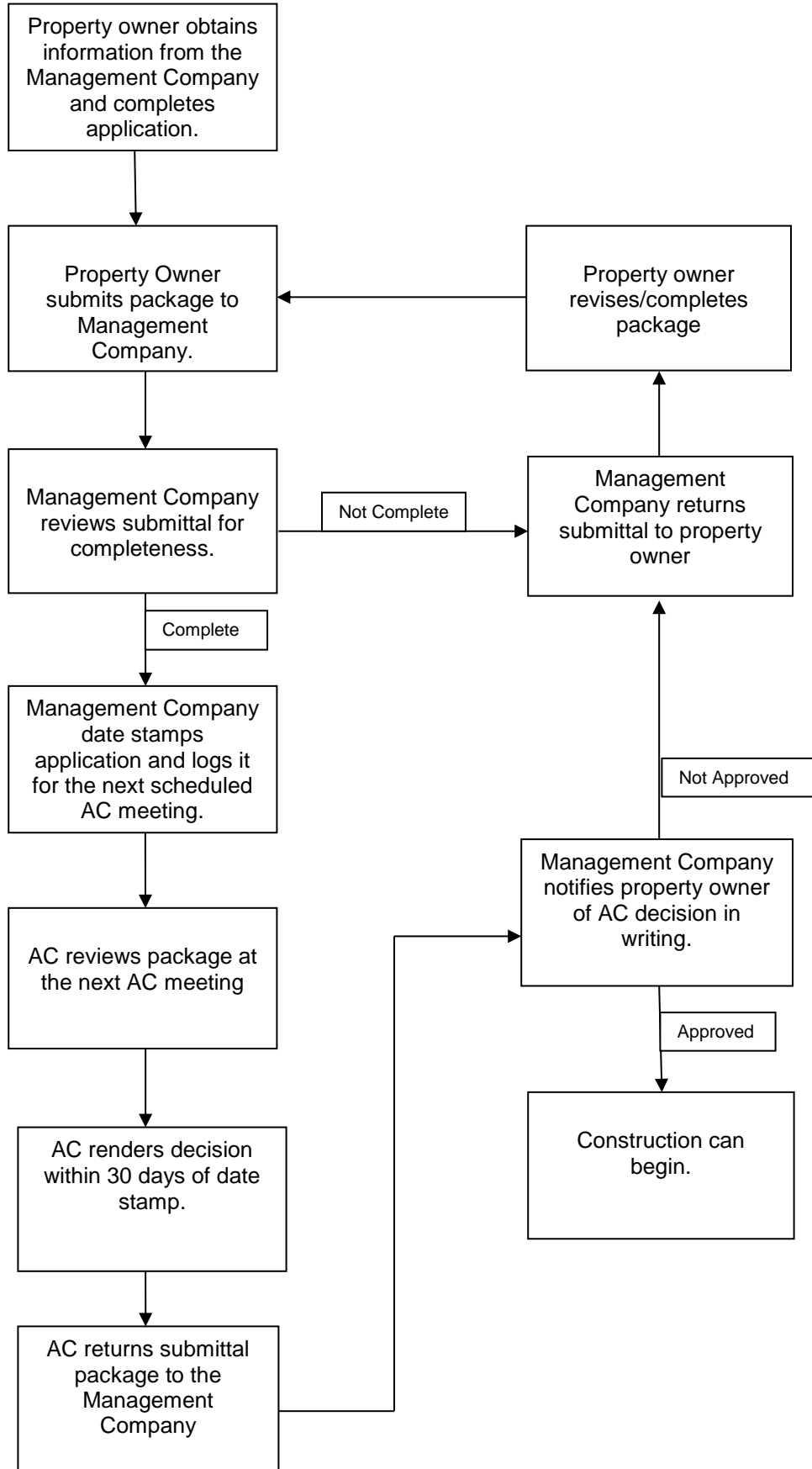
- An Architectural Application Fee shall be paid at the time a plan is submitted to the management company. The Fee will be based on the Fee Schedule that is in effect at the time of submittal. Payment of additional Application Fees shall not be required for the resubmission of plans previously reviewed by the AC.

## **Architectural Approval Process**

The process for obtaining architectural approval for a project is described in the steps listed below and graphically on the Project Flow Chart.

1. The property owner requests, goes on line, or picks up the AC submittal information from the management company - [www.lacrestapoa.com](http://www.lacrestapoa.com).
2. The property owner returns the completed application (consisting of the "Request for Architectural Approval" form and the "Architectural Application and Approval Policy" form), the Architectural Application Fee (if applicable), and all of the information and data outlined in the Requirements for Item Approval for item(s) of proposed work.
3. The management company reviews the submittal for completeness. If the application or the information and data are incomplete, all items are returned to the applicant for correction.
4. If the application, information, and data are complete, the management company will date stamp the application and enter it into the AC log for the next scheduled AC meeting.
5. The AC picks up the submittal package and has thirty (30) days from the date stamp of the submittal to render a decision on the application.
6. Field inspections and reports for each application will be made as required for that project and all steps taken in the AC process will be filed in the property owner's file so that the progress of an applicant's project is readily available.
7. The management company notifies the property owner in writing of the decision of the AC and returns two (2) copies of the plans that were submitted. If the submittal was denied, the property owner must resubmit the application package with the requested information. Construction must not begin until the application package is approved by the AC.

## Project Flow Chart



### **Site Development Standards**

Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.

Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.

Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.

Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways and unimproved cul-de-sacs must be stabilized by the installation of coarse gravel starting at the edge of the LCPOA road pavement and continuing for 50 feet so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

Any slopes with disturbed soils or denuded of vegetation must be stabilized and re-vegetated so as to inhibit erosion by wind and water (see Clearing and Erosion Control).

Temporary construction fences and/or gates used to secure the construction site require prior AC approval and may only be used during construction of the main house. All construction fences and/or gates must be removed from the property upon receipt of Certificate of Occupancy or Final Inspection from the County, whichever comes first.

Owners will be responsible for any damage to Association common areas (including roads and easements) resulting from the importation or exportation of materials from the construction site, or any other damage caused by grading or construction activities. A bond may be required to be posted if appropriate or so required.

Construction and delivery of materials is permitted between the hours of 7:00am and 6:00pm. As a courtesy to the neighbors, loud music, foul language, unleashed dogs, etc. are not permitted on the construction site.

### **Clearing and Erosion Control**

Refer to Riverside County, State of California, Federal, and LCPOA Board policies regarding clearing and erosion control measures to be implemented.

## Architectural Appeal Process

If the Architectural Committee has denied the applicant's submitted request, the following is a procedure available to the applicant to appeal the decision.

1. If the AC does not approve plans that are submitted, the property owner may ask the AC for a meeting at the site to review the reasons that the AC has denied the plans.
2. In the unlikely event that the objections cannot be resolved, a meeting will be set up by the AC. The members of that meeting will consist of: two LCPOA Board members, two AC members, the Property Owner and his design professional (if desired).
3. If at this meeting the dispute still has not been settled, the Property Owner may submit a written request to the LCPOA Board asking for an Appeal Hearing.

Within 30 days of receipt of the request for such a hearing the Board will meet with the Property Owner, in Executive Session, and render a decision, in writing within 10 days of the meeting. The Board of Directors will notify the owners whether the decision of the AC will be upheld or whether the Appeal has been granted.

## Fencing & Enclosures

USE/APPLICATION	MATERIAL / CALL OUT												
	1	2	3	4	4a	4b	5	6	7	7A	8	9	10
Perimeter fencing	X1	X1	X1	X1	X1	X1	X1	O	O	O	O	X1	O
Perimeter fencing – non-climb wire mesh attached	#	#	#	#	#	#	#	O	O	O	O	#	O
Pasture	X	X	X	X	X	X	X	X**	O	O	O	O	O
Work/riding arenas	X	X	X	X	X	X	X	O	O	O	X**	O	X**
Stall run (attached 12'x30' max.)	X	X	X	X	X	X	X	X**	O	O	X**	O	X**
Corral	X	X	X	X	X	X	X	X**	O	O	X**	O	O
Pen	X	X	X	X	X	X	X	X**	O	O	X**	O	O
Cross fencing – pastures	X	X	X	X	X	X	X	X**	O	O	O	O	O
Swimming pool, spa	X	X	X	X	X	X	X**	O	X**	X**	O	X	O
Small enclosures (dog run, play area, kennel, etc.)	X	X	X	X	X	X	X	X**	X**	X**	O	X	O
Equipment, garage, feed room, etc.	O	O	O	O	O	O	O	O	O	X**	O	O	O
Tennis Court, Sport Court	O	O	O	O	O	O	O	O	O	X**	O	O	O
Wind Turbine enclosure	X	O	O	X	O	O	X	O	O	X2	O	X	O

### Materials –

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Block – Rock facing</li> <li>2. Rock / Wood</li> <li>3. Concrete / Wood</li> <li>4. Wood – painted</li> <li>4a. Wood – treated</li> <li>4b. Wood – treated/painted</li> <li>5. PVC</li> </ol> | <ol style="list-style-type: none"> <li>6. Metal posts &amp; V-mesh or 2" x 4" non-climb wire</li> <li>7. Chain Link – metal</li> <li>7a. Chain Link – plastic coated</li> <li>8. Pipe Rail</li> <li>9. Metal Ornamental (e.g. wrought iron)</li> <li>10. Pre-formed tubular riding ring</li> </ol> |
|---|--|

### NOTES:

X = approved

O = not approved

# = non-climb wire mesh (no chain link) must be attached to the inside of the perimeter fence.

\*\* = Behind perimeter fencing minimum 3 rail, 4 feet high and/or planting/shrubbery

1 = Solid fencing of any type is not acceptable as perimeter fencing

2 = Green or Black colors only

Please check with the Trails Committee for possible horse, walking, jogging trails on your property.

**LA CRESTA PROPERTY OWNERS ASSOCIATION**

**REQUEST FOR REFUND OF UTILITY BOND**

Date: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone Daytime: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone Evening: \_\_\_\_\_

\_\_\_\_\_

Property Location: \_\_\_\_\_ APN: \_\_\_\_\_

Contractor or entity that performed work: \_\_\_\_\_

Date work completed: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

=====

Road Committee Member: \_\_\_\_\_ Date: \_\_\_\_\_

Approved for Refund

Not Approved for Refund (see comments).

Comments: \_\_\_\_\_

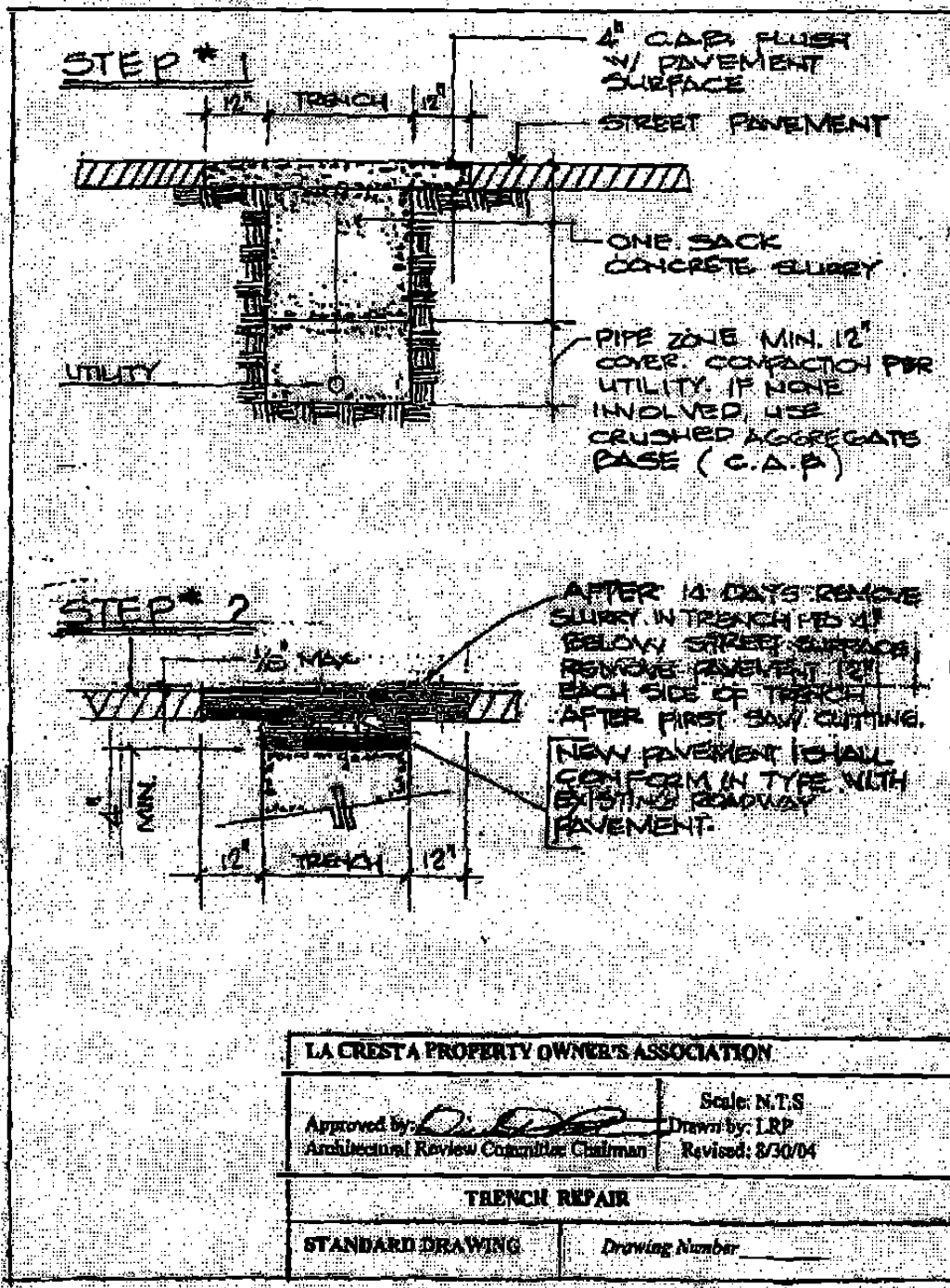
\_\_\_\_\_

\_\_\_\_\_

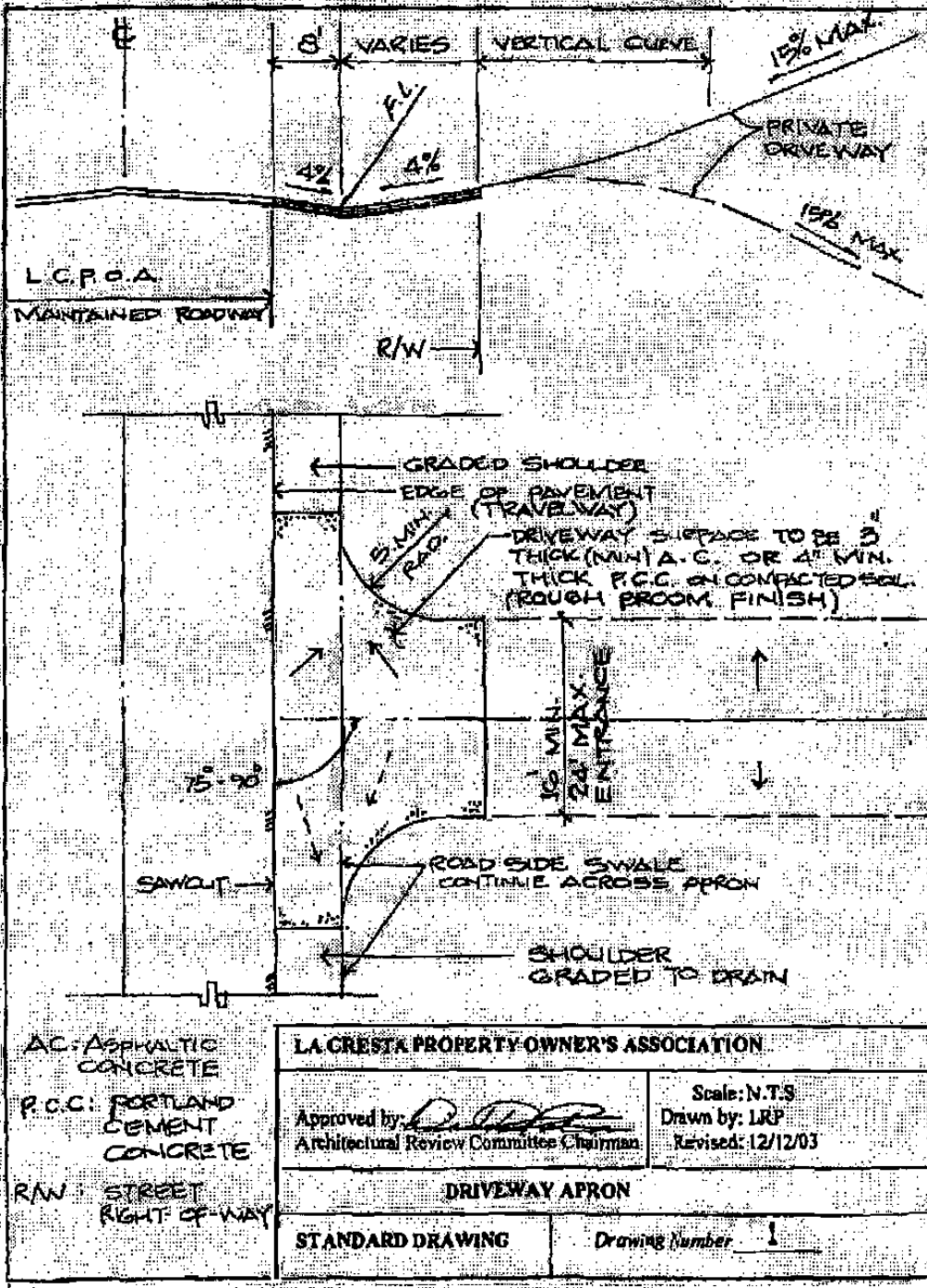
=====

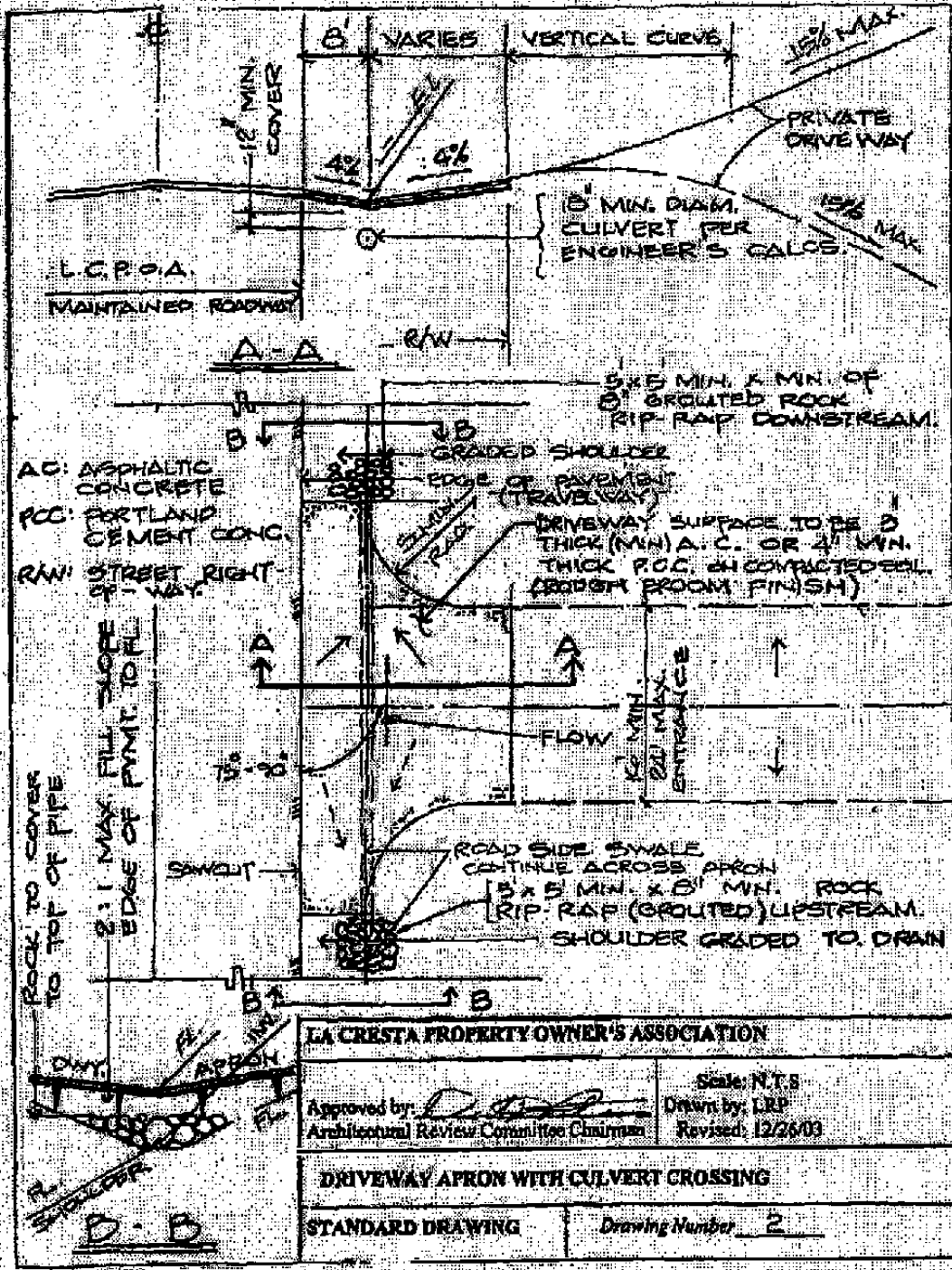
Bond Refund Date: \_\_\_\_\_ Check # \_\_\_\_\_ By: \_\_\_\_\_

Printed \_\_\_\_\_









AC: ASPHALTIC CONCRETE  
 PCC: PORTLAND CEMENT CONC.  
 R/W: STREET RIGHT-OF-WAY

LA CRESTA PROPERTY OWNER'S ASSOCIATION	
Approved by: <i>[Signature]</i> Architectural Review Committee Chairman	Scale: N.T.S. Drawn by: DRP Revised: 12/26/03
DRIVEWAY APRON WITH CULVERT CROSSING	
STANDARD DRAWING	Drawing Number <u>2</u>

**LA CRESTA PROPERTY OWNERS ASSOCIATION**

**REQUEST FOR ARCHITECTURAL APPROVAL**

Please read all AC Guidelines prior to submission to make sure that all items are included for approval.

Date: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone Daytime: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone Evening: \_\_\_\_\_

\_\_\_\_\_

Property Location: \_\_\_\_\_ APN: \_\_\_\_\_

Contractor: \_\_\_\_\_ Phone #: \_\_\_\_\_

Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_

Request for Approval (check all that apply):

Grading     Land Clearing     House     Wall or Fence     Entry Gate

Barn     Pool, Spa or Pond     Gazebo     Storage Container     RV/Trailer

Other: \_\_\_\_\_

Will any of this work require roads to be opened for utility service?     No     Yes (see LCPOA Trench Repair Standard).

Bond for road opening and repair: \$ \_\_\_\_\_ (make check payable to LCPOA).

Approval of this application is valid only for the plans and specifications submitted. Construction must commence within one year of approval of plans. Failure to start construction within the year will require resubmittal of plans to the Architectural Committee. Changes and/or additions to the plans require resubmission. Future modification of structures must be maintained to their original specifications.

By signing this application, I acknowledge that I have received a copy of the governing documents of the La Cresta Property Owners Association. Failure to comply constitutes a violation of the CC&R's which may result in action to enforce. I hereby authorize the Association, its employees and/or agents, permission to enter the site to inspect the work.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## ARCHITECTURAL APPLICATION AND APPROVAL POLICY

La Cresta Property Owners are subjected to the governing documents of the Association, which includes the Declaration of Restrictions (CC&R's), the By-Laws of the Association, the Board Policies, and policies and procedures as adopted by the Architectural Committee. All construction and improvements are also subject to applicable County codes. Copies of the Association documents have been provided to every property owner. Additional copies are available for a charge from the Association's management company and online at [www.lacrestapoa.com](http://www.lacrestapoa.com). By submitting and signing the application to the Architectural Committee (AC) of the La Cresta Property Owners Association, the applicant acknowledges and agrees to the following terms and conditions:

- The AC will only review complete submittals submitted only by property owners. All complete applications will be reviewed by the AC within 30 days after submittal and a decision will be rendered.
- A structure is defined as "anything built or constructed", whether constructed on or off site, regardless of its size or height; a storage container is considered to be a structure.
- Receipt of a County building permit does not constitute AC approval. Architectural standards may be more restrictive than County Code. Some improvements do not require County permits, but all improvements require AC approval.
- No work will commence before 7:00am or continue after 6:00pm. RE: Riverside Co. General Noise Guidelines – Chapter 7.35 General Noise Regulations.
- Roads will not be obstructed by construction equipment or material.
- All site trash will be stored in appropriate waste disposal containers.
- AC approval is limited to exactly what has been submitted. Changes require a new submission.
- Failure to obtain prior AC approval is a violation of the CC&R's which will be enforced.
- All improvements shall be constructed in accordance with the approved plans.
- All structures will be maintained according to their original specifications.
- Roads and easements are controlled by the Association. Any structure or improvement including landscaping within the roadway easement area requires prior AC approval. If approval is granted, the improvements are subject to removal at the property owner's expense if the portion of the encroached easement is later needed by the Association.
- Property owners' permitted use of roadway easements does not waive the Association's rights. Property owners are responsible for knowing the exact boundaries of their property. Association-constructed roads are not necessarily centered within the easement areas.
- No Association roads may be opened for any reason, without an application and payment of a road opening and repair bond: all new house construction requires a bond.
- The applicant agrees to allow AC members or their representatives, access to the property for inspection.
- The applicant agrees to hold the Association harmless for any damage or injury arising out of construction on the property or use of the property.
- Posting of contractor advertising signs is not permitted (CC&R Article IV(d)).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**LA CRESTA PROPERTY OWNERS ASSOCIATION**

**COMPLAINT FORM**

Date: \_\_\_\_\_

To the Board of Directors:

As a La Cresta property owner, I am requesting that the Board investigate and take appropriate action on the following matter which may be in violation of our Association's CC&Rs.

This report of: \_\_\_\_\_  
                                  \_\_\_ Construction or Grading  
                                  \_\_\_ Prohibited Activity  
                                  \_\_\_ \_\_\_\_\_

1. What is taking place?

\_\_\_\_\_

2. What is the exact location or address where this is occurring? APN \_\_\_\_\_  
(Office to complete)

\_\_\_\_\_

3. When did this happen? Is it continuing?

\_\_\_\_\_

(Continue on the reverse or add additional sheets if necessary)

Reported by: Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ APN: \_\_\_\_\_

Signature: \_\_\_\_\_

Please be advised that this form will be provided to the alleged violator if requested in connection with a disciplinary action or as required by law. We will not investigate anonymous or verbal complaints. All complaints are handled in the Executive Session of the Board of Directors meetings. Our attorney has advised us that Association member disciplinary actions must be confidential. However, if after a reasonable time the situation has not been resolved, please contact the management company. Management attempts to follow up on all actions but additional input is appreciated if the corrections have not been made.

Mail or FAX this form to: La Cresta Property Owners Association  
                                  c/o AVALON MANAGEMENT GROUP INC.  
                                  43529 Ridge Park Drive.  
                                  Temecula, CA 92490  
                                  Phone: 951 699-2918 Fax: 951 699-0522

=====

Office Action:

Dated received: \_\_\_\_\_ Log # \_\_\_\_\_ AC file check: Plans on file? \_\_\_ Yes \_\_\_ No

Referred for inspection: \_\_\_\_\_ Letter to Property owner: \_\_\_\_\_ Follow-up \_\_\_\_\_

Referred to Board: \_\_\_\_\_ Action: \_\_\_\_\_

Referred to counsel: \_\_\_\_\_ Comments: \_\_\_\_\_ REV. - 7/1/15

## **ADDENDUM**

The following Riverside County Ordinances and Guidelines may be useful resource materials when planning any development within La Cresta.

Ordinance #348: Land Use Planning and Zoning Regulations

Ordinance #457: Grading and Building Requirements

Ordinance # 655: Regulating Light Pollution

Ordinance #772: Abandoned or Neglected Orchards, Groves, and Vineyards

Riverside County Oak Tree Management Guidelines

## ARCHITECTURAL APPLICATION FEE SCHEDULE

Accessory Structure: (gazebo, greenhouse, shade structure)

Review	\$50.00 – if structure is larger than 120 ft.
Resubmission	No charge for first submittal

Gate Entry & Fence:

Review	No charge
--------	-----------

Grading Plans: *Must be approved by Riverside County prior to AC Review*

Review	No charge
--------	-----------

House Plans:

Initial Review	\$300.00
Resubmission	No charge for first submittal - \$100.00 per submittal thereafter.

Miscellaneous: (driveway, RV parking, storage container, re-painting, sheds pool, solar panels, spa, patio cover.)

Review	No charge
--------	-----------

Outbuildings: (barns, covered arenas, garages)

Review	\$200.00
Resubmission	No charge for first submittal

Wind Turbines:

Initial Review	\$300.00
Resubmission	No charge for first submittal

When a property owner has not complied with the Association's architectural review process, or has not filed the proper submittal to the Management Company for review by the AC, the Board has the authority to issue a "Cease & Desist" notice to the property owner.

Examples:

- Grading prior to AC approval
- Constructing a house prior to AC approval
- Any outbuildings such as barn, guest house, separate garage prior to AC approval
- Pool, spa, pond, perimeter fencing, entry gate, gazebo, tool shed, horse shelters prior to AC approval
- Solar panels and wind turbines prior to AC approval

Any costs incurred by this process will be added to the property owner's "fee" submittal. No work may be started until the cause for filing the "Cease & Desist" notice has been removed, and the property owner has paid the Association's costs for issuing the "Cease & Desist" notice.

Avalon Management will accept either a check, money order payable to "La Cresta Property Owners Association", or exact cash. Per the CC&Rs, no additional fee will be required for resubmission of plans that have been denied.

Should you have any questions about the fees, please contact:

The Avalon Management Group

Phone: 951 699-2918

[www.lacrestapoa.com](http://www.lacrestapoa.com)

Rev. – 7/1/15