

CAGNEY RANCH ESTATES HOA ARCHITECTURAL GUIDELINES

I. PURPOSE

As set forth in the Declaration of Restrictions, the Architectural Committee (hereinafter referred to as the “Committee”) is vested with the power to review and approve all Improvements to all Residential Lots in the Cagney Ranch Estates Homeowners Association. *All* Improvements include, without limitation, additions, modifications, and alterations to Residential Lots, signs, fences, walls, landscaping, screens, patios, and patio covers, window treatments, air conditioning units, and attic fans, and any other modifications to the exterior of a Residence or other Improvements or alterations to the exterior of your home and its property.

The Committee does not seek to restrict individual creativity or personal preference, but rather help assure continuity in design that will help preserve and improve the appearance of the Community and enhance the property values of all Owners in the Community.

Members of the Committee shall receive no compensation for services rendered other than reimbursement by the Association for any expenses that might be incurred in performing their duties. The Committee has the right to retain architects or other construction specialists as may be necessary to perform its duties.

Prior to the commencement of any addition, alteration or construction work of any type on any Residential Lot, you must first make application to the Committee for approval of such work. Failure to obtain approval of the Committee may constitute a violation of the Declaration of the Restrictions affecting your home, and may require modification or removal of unauthorized works of Improvement at your expense.

A building or other permit may be required by the County or City Building Department, or other governmental agencies prior to the commencement of any work. The Association assumes no responsibility for failure to obtain such permits. Also, obtaining such permits does not waive the obligation to obtain Committee approval.

II. GUIDELINES

A. Submission Procedure Requirements

1. All Applications for Committee approval are to be made on the C.R.E. Homeowners Association Architectural Submission Form (page 29).
2. *Submission of Applications. All Applications are to be made to the C.R.E. Homeowners Association Architectural Committee and submitted via the management company.*
3. Construction Drawings. Plans and specifications for works of Improvement must be prepared in accordance with the applicable building codes, and with sufficient clarity and completeness to enable the Committee to make an informed decision on your request.
4. Please forward one (1) set of your proposed plans and specifications, together with one copy of the Architectural Submission Form (page 29), along with the following information to the Committee to constitute a complete Application.
 - a) Plot plan drawn to scale showing the following:
 - i) All proposed Improvements and relevant elevations, together with the desired location of such Improvement to the Separate Interest.
 - ii) Complete dimensions of the proposed Improvements.
 - b) Description of materials to be used, including the proposed color scheme. Samples should be provided.
 - c) Drainage plans (if applicable) where the established drainage pattern might be altered by the proposed Improvement.
 - d) Plot plans (if applicable) showing overall dimensions and area of Improvements reflecting your preliminary design concept.
 - e) Description of proposed construction scheduled.
 - f) Landscape plan and working drawings (if applicable).

- g) If proposed Improvements require access (over) the Covered Property facilities for purposes of transporting labor or materials, written permission shall be required from the Association. Any such requests must be filed with the Board of Directors prior to the commencement of your Improvement.
- h) Any other information or documentation deemed to be necessary by the Committee in evaluating your request.

B. Failure to Comply with Required Procedures

Failure to comply with the requirements and procedures set forth herein shall cause your Application to be delayed pending submission of other information and documentation to the Committee. An incomplete Application shall affect the time limits for approval.

C. Approval by Architectural Committee

Decisions of the Committee and the reasons therefore should be transmitted to the Applicant at the address set forth in the application for approval within thirty (30) days after receipt by the Committee of all materials required by the Committee. Any application submitted pursuant to the provisions of the CC&Rs shall be deemed approved unless written disapproval, conditional approval or a request for additional information or materials by the Committee shall have been delivered to the Applicant within thirty (30) days after the date of receipt by the Committee of all required materials.

D. Enforcement

Failure to obtain the necessary approval from the Committee, or failure to complete the Improvements in conformity with the plans and specifications approved by the Committee, may constitute a violation of the Declaration of Restrictions and may require modifications or removal of any work or Improvement at your expense.

E. Violations

All Owners in the community shall have the right to bring to the attention of the Committee any violations of the standards set forth herein.

F. Notice of Completion

Upon the completion of any work for which approved plans and specifications are required and granted which shall not exceed 120 days without further approval of the Committee, the Owner shall forward a written Notice of Completion (Exhibit C) to the Committee.

G. Inspection

The Committee or its duly authorized representative may at any time inspect any Improvement, change or alteration thereof, for which approval of plans is required; provided, however that the Committee's right of inspection shall terminate thirty (30) days after the Owner has given written notice of the completion of the work to the Committee.

If, as a result of its inspection, the Committee finds that the improvement, change or alteration thereof, was done without obtaining approval of the plans or was not done in substantial compliance with the plans approved by the Committee, it shall notify the Owner in writing of the failure to comply within thirty (30) days after inspection, specifying the particulars of noncompliance ("Notice of Noncompliance"). The Committee shall have the authority to require the Owner to take such actions as may be necessary to remedy the noncompliance.

H. Noncompliance

If upon the expiration of thirty (30) days from the date of the Notice of Noncompliance the Owner shall have failed to remedy the noncompliance, the Committee shall notify the Board in writing of such failure and the nature thereof, and the estimated cost of correcting or removing same. The Board shall have the right at its option either to pursue such remedies against the Owner as it may have in any court of competent jurisdiction or to determine whether there is a noncompliance after notice and hearing.

If a noncompliance is determined to exist in the notice and hearing, the Owner shall remedy or remove the same within a period of not more than thirty (30) days from the date that notice of the Board ruling is delivered to the Owner. If the Owner does not comply with the Board ruling within such period, the Board, at its option, may record a Notice of Noncompliance against the real property in which the noncompliance exists, remove the non-complying Improvement, or remedy the noncompliance; and the Owner shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. If such expenses are not promptly repaid by the Owner to the Association, the Board may levy a Special Assessment against the Owner for reimbursement.

I. Variances

The Committee may allow reasonable variances and adjustments of the provisions of development standards applicable to the Community, as such standards may be established by the Board, the Committee or the CC&Rs, in order to overcome practical difficulties and prevent unnecessary hardships in the application of such standards; provided, however, that this must be done in conformity with the intent and purposes thereof, and also provided that such variance or adjustment will not be materially detrimental or injurious to the value of other property or Improvements in the Community.

J. No Waiver of Future Approvals

The approval by the Committee of any proposals, plans and specifications or drawings for any work done or proposed or in connection with any other matter requiring the approval and consent of the Committee shall not be deemed to constitute a waiver of any right to withhold approval of or to consent to any similar proposals, plans and specifications, drawings or any matter whatsoever that is subsequently or additionally submitted for approval.

III. ARCHITECTURAL STANDARDS

A. Structural or Material Additions or Alterations

Exteriors of any building shall conform to the material, colors, character and detailing as established on the existing Residential Lot within the respective Tract for which an application is submitted.

1. Structures shall conform to the original structural character of the existing Dwelling Unit.
2. Patio sun shades, patio covers, arbors and trellis structures shall be in compliance with the County of Los Angeles, Planning Department.
3. Structures under this section will be stained or painted to match or be complimentary with colors used on its appurtenant Dwelling.
4. Structures in this section shall either have flat or shed roofs, or a form consistent with the existing roof lines.
5. No Improvement shall exceed the roof height of the existing dwelling.
6. In designing this addition, intrusion upon a neighbor’s privacy, or the passage of light or air to a contiguous Dwelling, shall be kept to an absolute minimum.

B. Landscaping and Other Related Improvements

No Owner of a Residential Lot shall make any alteration to the Association Property, or Improvements installed by the Declarant, or remove, plant or replace any landscaping, planting, structure, furnishings, or other object within the Association Property or the Association Properties except with the written consent of the Board.

C. Owner’s Duty of Maintenance of the Residential Landscape Easement Areas

No portion of a Residence or the Residential Lot landscaping viewable from the Association Property shall be permitted by the respective Owner to fall into disrepair. Subject to the requirements herein and the jurisdiction conferred on the Committee as to maintenance standards to be met, each such exterior portion of a Residence and or the Residential Lot landscaping shall, at all times, be kept in good condition by and at the sole expense of the Owner.

D. Drainage

Owner of a Residential Lot will in no way interfere with the established drainage of his or her Residential Lot from adjoining or other Residential Lots, Association Property or other property unless adequate provisions have been made for proper drainage. "Established drainage" is defined as the drainage which existed at the time the final grading of the Residential Lot was originally completed, and refers to both surface drainage and subsurface drainage, if any.

E. Gutters and Downspouts

No gutters, downspouts or scuppers to control water shed from roofs shall be installed without prior approval of the Committee. Such Improvements shall be primed and painted to match the surface color of its appurtenant Dwelling. Each Owner shall also ensure that the gutters and downspouts serving his/her Residential Lots are kept clean and free of debris.

F. Antennas, Solar Energy Panels, etc.

No antenna for radio or television reception or transmission, including so-called satellite dish antenna, and no air-conditioning unit, solar or energy panel or other appliance or apparatus, or like item shall be placed within the Community so as to be visible from Association Property, except (i) as a result of Declarant's original construction or (ii) upon approval of the Committee, or (iii) as authorized by law. The restrictions of are intended to apply to all antennas, specifically including antennas with a diameter or diagonal measurement of thirty-six (36) inches or less, to the full extent permitted by Civil Code Section 1376 or other applicable law.

G. Line of Sight Obstructions Prohibited

No fence, hedge, or planting which obstructs line of sight at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any intersection of the private streets within the Property within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or, in the case of a rounded corner, from the intersection of the street property lines extended. The same line of sight limitations shall apply within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such lines of sight.

H. Retractable Awnings

1. *Awnings shall be allowed for rear yard use only unless approved by Architectural Committee.*
2. Awnings must be affixed to the dwelling and cannot exceed a total projection of ten (10) feet from the wall to which it is attached.
3. Awnings must be of a solid, neutral color to coordinate with the home exterior color and is subject to AC approval.
4. Homeowner understands that retractable awnings will not remain permanently extended.

I. Lighting – Decorations

Seasonal Christmas/Holiday decorative lighting and decorations may be installed without Architectural Committee review. Christmas/Holiday lights shall be permitted not earlier than Thanksgiving and must be removed no later than January 31st. Christmas/Holiday and other seasonal displays which, in the opinion of the Architectural Committee, create traffic congestion or become an annoyance to adjacent property owners, shall not be allowed. ***Other seasonal decorations are permitted provided they are installed no earlier than 15 days prior to the holiday and removed 15 days after the holiday.***

J. Dog Houses/Dog Runs

Construction of dog houses and dog runs requires Architectural Committee approval. Plans should consider the following guidelines:

1. Dog houses and dog runs are to be located in rear or side yards only.
2. Dog houses and dog runs are also to be located out of sight or screened from surrounding property.
3. Noise attenuation for neighboring owners must be a consideration.

K. Screen Doors

Plans and specifications for screen doors must be submitted to the Architectural Committee for approval. The information provided shall specify the proposed location of the screen doors, materials and trim. Screen doors should conform to the following guidelines:

1. All screen doors must be installed within the existing doorjamb or a suitable trim provided which matches existing dwelling unit trim.

2. ***Design of doors is subject to approval.***
3. Standard brushed aluminum finish doors are prohibited.

L. Tool/Storage Sheds

1. The location, design and material of the shed are subject to review and approval by the Architectural Committee.
2. The shed shall be of a color and style that matches the dwelling unit.
3. Prefabricated metal or aluminum sheds are prohibited.

M. Exterior Painting

Any change in the color of the exterior of a building or of a single family Residence, submitted by an Owner, must receive the written approval of committee. Approval will not be necessary if the exterior color is to be the same as the original exterior color.

N. Landscape/Hardscape

1. ***All landscaping, plantings, and installation of permanent irrigation systems by an Owner shall remain aesthetically consistent with the design and plan of the community.***
2. ***Trees, hedges, and shrubs, which restrict sight lines from neighboring units, shall be cut back or removed.***
3. ***Drainage: There shall be no interference with the established drainage patterns over any Lot, or Common Area, unless an adequate alternative provision is made for proper drainage. The landscape irrigation system should be designed to prevent excessive saturation of soils.*** Planters created by walkways next to a Residence should be lined with an impervious surface and should contain drainage outlets for excess water.
4. ***Trees: All trees installed shall be maintained, repaired and irrigated by the Owner, unless otherwise approved by the Committee.*** An Owner must obtain written approval from the Committee for all Improvements including trees or other landscaping which will grow to a height in excess of fifteen (15) feet.
5. ***Artificial Turf may be installed in lieu of real grass; provided, however, that the following guidelines are followed:*** An Architectural Application must be submitted, along with a 12" x 12" labeled sample of the desired turf. The artificial turf must resemble live fescue type green grass in appearance, have a minimum face weight of 70 oz., have a minimum pile (blade) height

of 1.75", have varying blade heights and thatch to enhance realism, and must not be overly reflective in appearance. Only artificial turfs with multi- height, width, textured, and color blades will be approved for use in front yards. For back and side yards, any turf product may be used as long as your adjacent neighbors sign their approval on your Architectural Application (which must include a description of the side/back yard turf if different from the front). Installation of turf must use a zipper seam installation. A planter area with a minimum one foot (1') width, filled with living plant materials, must be installed in areas between artificial turf and any neighboring front yard property to separate the artificial turf from living turf or other artificial turf lawns (if applicable). If the color of the turf changes or fades over time, the Homeowner will be responsible for replacing it. As with any element of the design and aesthetic of residences within the Community, the Homeowner will be responsible to follow the proper maintenance regime to ensure quality appearance and environmental impact of the artificial turf to comply with all maintenance regulations set forth within the Association's governing documents, policies, and guidelines.

6. ***Decorative Rock, gravel, etc.:***

- a) Rock and/or gravel must not be the dominant or the primary feature in the front yard. Rock must be secondary to the landscape.
- b) Any proposal to use rock, gravel or boulders in the front yards shall be submitted with exact specifications of material, size, color and location.
- c) Colors must be used which blend with the natural landscape.
- d) Bark will be considered the same as rock and gravel.

O. Right to Adopt Additional Architectural Standards

The Board of Directors may, from time to time, adopt and promulgate additional Architectural Standards to be administered through the Committee_ Copies of such additional Architectural Standards, together with any Rules and Regulations adopted and promulgated by the Board of Directors ***shall be on file at the office of the Property Management Company.***

P. Temporary Structures and Residences Prohibited

No structure of a temporary character, including, without limiting the generality of the foregoing, a recreational vehicle, tent, shack, house trailer, garage, barn, shed,

or other outbuilding shall be located anywhere on the Property without written approval of the Committee, and in any event may not at any time be used as a temporary or permanent residence anywhere within the boundaries of the Property.

Q. Limitation on Basketball Hoops

No Owner shall place a basketball hoop anywhere in or on the Property, unless the Board gives its prior written consent to the location.

R. Windows

Windows may not be covered in any manner with materials such as metal foil, newspaper, reflective tint or paint. Temporary window coverings are allowed for no longer than ninety (90) days after first occupancy of any respective Residence.

IV. GENERAL CONDITIONS

- A. An oversight of a Covenant, Condition or Restriction, or a Committee policy does not constitute waiver of that rule and therefore, must be corrected upon notice.
- B. Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, dumpsters, sand and building materials may not be stored on streets, sidewalks, or Property.
- C. ***Any damage to Association Property will be replaced or repaired by a licensed contractor.*** All applicable charges for restoration will be charged back to the responsible Owner and is due and payable within thirty (30) days from notification or assessment of penalties.
- D. Approval of plans is not authorization to proceed with Improvements on any Property other than the Residential Lot owned by the Applicant.
- E. An Improvement may be repainted without Committee approval, so long as the Improvement is repainted the identical color with which it was last painted in compliance with all applicable restrictions.

**CAGNEY RANCH ESTATES HOMEOWNERS ASSOCIATION
REQUEST FOR ARCHITECTURAL APPROVAL**

- 1) Please return this completed application and all required forms to the Architectural Committee at:

**Cagney Ranch Estates HOA Architectural Committee
c/o Robert Minsky, Chairperson
18523 Oldenburg Lane
Granada Hills, CA 91344-2022**
- 2) This application must be filled out completely and include all plans, colors, and supporting documents before it will be considered. Please include all dimensions, heights, colors, drainage, equestrian easement compliance, etc. for your proposed improvements. Failure to fully complete this application may inconveniently lengthen the process.
- 3) The average application processing time is less than 30 days. The response time will be in accordance with applicable provisions of the C.R.E. CC&Rs (see *Section 5.17* and *Article 6*).
- 4) If a homeowner does not seek architectural approval from the Association's Architectural Committee, the Association has certain rights specified in the CC&Rs. Please review the CC&Rs pertaining to the rights of the Association regarding improvements, specifically *Articles 5* and *6*.
- 5) As a homeowner, you have the right to appeal the Architectural Committee's decision to the full Board of Directors.
- 6) An example of a proposed plot plan is included in these pages, as well as a section to indicate the colors of paint used.
- 7) The final product may be inspected for conformity to your application. Applicant agrees to allow the Association and/or the Architectural Committee access for such inspection.
- 8) Some improvements or additions may require a separate application to the appropriate City and/or County agencies to obtain building permits. It is the responsibility of the homeowner to obtain all necessary approvals, including building permits, etc. The approval of the Architectural Committee does *not* constitute any express or implied City or County approval of your construction.
- 9) If you have any questions, please feel free to contact the Architectural Committee by e-mail at rminsky55@gmail.com, or contact the Cagney Ranch Estates Property Manager, Tony Barbarotto, at tbarbarotto@rossmorganco.com.

**CAGNEY RANCH ESTATES HOMEOWNERS ASSOCIATION
ARCHITECTURAL SUBMISSION FORM**

Date: _____ Homeowner: _____
 Phone (home): _____ Property Address: _____
 Phone (alt): _____ Lot #: _____
 e-mail: _____ Granada Hills, CA 91344- _____
 Submittal For Landscape Hardscape Pool Spa Patio Cover
 Other: _____
 Proposed Start Date: _____ Anticipated End Date: _____

Adjacent Neighbors' Approval:

Neighbor on Left Side _____
 (when facing your house) Please print name

 Address

 Signature _____ Date _____

Neighbor on Right Side _____
 (when facing your house) Please print name

 Address

 Signature _____ Date _____

Neighbor at Rear or Front _____
 of Your Property Please print name

 Address

 Signature _____ Date _____

I UNDERSTAND AND AGREE THAT no work on this request shall commence until written approval has been granted by the Architectural Committee. I agree to complete all improvements and maintain my lot in accordance with my approved plans and with the CC&Rs of the Cagney Ranch Estate Homeowners Association.

 Primary Owner's Signature Date _____ Co-Owner's Signature Date _____

FOR ARCHITECTURAL COMMITTEE USE ONLY:

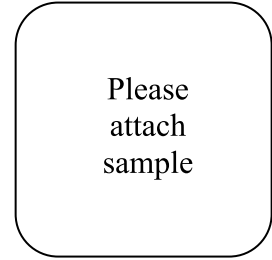
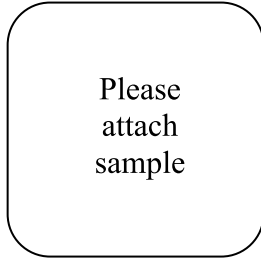
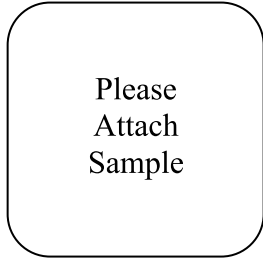
[] Approved [] Denied [] More information required

COMMITTEE COMMENTS OR CORRECTIONS:

1. _____
2. _____
3. _____

Architectural Committee Signature: _____ **Date:** _____

PROPOSED PAINT COLORS



Surface to be painted: _____

Surface to be painted: _____

Surface to be painted: _____

Color name: _____

Color name: _____

Color name: _____

Brand name: _____

Brand name: _____

Brand name: _____

PLOT PLAN

All applications must have a plot plan submitted, which should represent the shape and size of the lot being considered, and include the following:

- 1) Dimensions of structure(s).
- 2) Details of construction.
- 3) Relation to existing structure(s).
- 4) Type of material(s) used in construction, type of trim(s), color of structure(s), and any other pertinent details.
- 5) Plotted locations of trees, shrubs, sprinklers, drains, etc. Indicate species, installed size, and maximum size of all plantings (e.g., "King Palm tree, 36-inch box, 16-ft tall, 40-ft max height").
- 6) Location of pool controls & other "noisy" items, and whether such equipment will be low-decibel.
- 7) Plotted location of 10-ft equestrian access from front yard, horsekeeping area, and stable (per the equestrian easement you agreed to upon close of escrow).

*****SAMPLE PLOT PLAN*****

