



AMENDED & RESTATED DESIGN GUIDELINES SUN CITY PALM DESERT

A Planned Residential Development

Approved May 7, 2019*

IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955 OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE BY SUBMITTING A “RESTRICTIVE COVENANT MODIFICATION” FORM, TOGETHER WITH A COPY OF THE ATTACHED DOCUMENT WITH THE UNLAWFUL PROVISION REDACTED TO THE COUNTY RECORDER’S OFFICE. THE “RESTRICTIVE COVENANT MODIFICATION” FORM CAN BE OBTAINED FROM THE COUNTY RECORDER’S OFFICE AND MAY BE AVAILABLE ON ITS INTERNET WEBSITE. THE FORM MAY ALSO BE AVAILABLE FROM THE PARTY THAT PROVIDED YOU WITH THIS DOCUMENT. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

***Updated to incorporate amendments adopted June 7, 2022 and October 4, 2022**

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AT A GLANCE

DO YOUR CHANGES NEED APPROVAL--*OR NOT???*

As a general rule, Homeowners must obtain Lifestyle Enhancement Committee (the “LEC”) approval and a permit for any changes made to the exterior of their home or lot. The exterior of the home includes the front, side and rear yards, patios, and courtyards.

**SEE CRITICAL CHEAT SHEET!!! APPENDIX A
ATTACHED!**

These Design Guidelines are the key to success in getting approvals.

INTRODUCTION

Sun City Palm Desert Community Association ("Community") is an active adult community designed to respect the visual character of its site, minimize environmental impacts and maximize water and energy conservation. In order to promote these goals, the Design Guidelines are established, in part from the Restated CC&Rs, to allow for the Community's orderly and cohesive enhancement.

Community's Architectural Style

The SCPDCA developer established an overall architectural style with a California Spanish theme. Any structural or landscape modifications or improvements must be compatible with this established architectural design ("Design Compatible"). (See Appendix Z, definitions, of "California Spanish" and "Design Compatible".)

Role of Design Guidelines

These Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, and mode of architecture, mode of landscaping and relevant criteria for the construction of improvements of any nature. They also establish a process for judicious review of owner-proposed improvements and changes. The Design Guidelines have been adopted by the Board of Directors of the Sun City Palm Desert Community Association (the "Association" or "Community Association") and the Lifestyle Enhancement Committee (the "LEC") pursuant to the Sun City Palm Desert Restated Master Declaration of Covenants, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements, recorded November 7, 2003, with the Riverside County Recorder (the "Restated CC&Rs").

Unless otherwise stated herein, capitalized items shall have the same meaning as those terms defined within the Restated CC&Rs. Other defined terms can be found in the attached Appendix Z.

Amendment of Design Guidelines

These Design Guidelines may be amended from time to time by the Board of Directors, consistent with California Civil Code Section §4355, et seq., with the dates of revision noted. Changes to these Design Guidelines (other than the forms contained within Appendices B, B.1, B.2, B.3, B.4, D, F, F.1, F.2 and F.3 which merely serve to facilitate the LEC's review and processing of proposed modifications) may be proposed from time to time by the Board of Directors of the Community Association and the LEC. Additionally, any Owner may submit suggested changes to the LEC for review and consideration. Any LEC recommendation to amend the Design Guidelines must be approved by a majority of the LEC Main Committee members and be forwarded to the Board of Directors for consideration. If the Board approves of the proposed amendment, it shall provide written notice of the proposed amendment to Owners at least 28 days before adopting the proposed amendment. Such adopted amendment shall be promptly distributed to the members consistent with California Civil Code, Sections §4040, §4045 and §4050. All amendments shall

become effective upon adoption by the Board of Directors. Such amendments shall not be retroactive to previous work or approved work in progress. In no way shall any amendment to the Sun City Palm Desert Design Guidelines change, alter, or modify any provision of the Restated CC&Rs, any Supplemental Declaration or the Articles or Bylaws of the Community Association.

Enforcement of Design Guidelines

The Design Guidelines are enforced by the LEC (established pursuant to Article 10 of the Restated CC&Rs) as well as the Board of Directors (the “Board”). To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Design Guidelines or the Restated CC&Rs, the government standards will prevail. To the extent that the local ordinance is less restrictive than these Design Guidelines or the Restated CC&Rs, the Design Guidelines and the Restated CC&Rs shall prevail. The Community Association is the Declarant under the Restated CC&Rs.

Requests for Residential Alterations

Pursuant to Section 10.5 of the Restated CC&Rs, prior written approval by the LEC shall be required of all construction in Sun City Palm Desert (with the exception of an appeal/variance granted by the Board of Directors). In addition, no alteration to an existing Lot or other structure previously approved by the LEC shall be constructed and no alteration of the established drainage or grading shall be made unless complete plans and specifications have been first submitted to and approved in writing by the LEC. All such approvals by the LEC must be in writing; oral approvals shall not be deemed effective. All such changes, improvements and alterations should conform to and harmonize with the existing surroundings, Dwelling Units, landscaping and structures. After receiving the LEC approval on a submission, the Owner shall complete the approved changes within one year from such approval date (unless an extension request is made by the Owner and approved by the LEC), or the approval shall thereafter be deemed null and void and the Owner will be required to resubmit any such submission for LEC approval.

Request for Variance from Design Guidelines

NOTE: A VARIANCE FROM THE DESIGN GUIDELINES (WHICH REQUIRES APPROVAL BY THE BOARD OF DIRECTORS) SHALL BE REQUIRED FOR ANY ARCHITECTURAL/LANDSCAPE SUBMISSION WHICH SEEKS MODIFICATIONS THAT: (A) DO NOT CONFORM TO THE DESIGN GUIDELINES; OR (B) ARE NOT SPECIFICALLY IDENTIFIED WITHIN THE DESIGN GUIDELINES.

Homeowners have the right to request LEC reconsideration and/or to appeal LEC decisions to the Board of Directors as provided in Section 2.6 and Section 2.7, respectively. The Board of Directors may authorize variances from compliance with any of the Design Guidelines based upon circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations. A variance request shall be submitted in a form approved by the Association with all requisite material and, thereafter, submitted to the LEC for comment. After the LEC has had an opportunity to review the variance request and submit its comments to the Board of Directors, the

Board of Directors will consider the variance requested by the Owner. Any variance approved by the Board of Directors must be in writing and, if so granted, no violation of the Association's governing documents shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of a variance does not waive any provisions of the Governing Documents for any purpose except as to the particular property and the particular provision of the Governing Documents covered by the variance.

Contractors

The Association recommends that owners check references of prospective contractors and hire licensed and insured contractors. Per the California Contractors State License Board, anyone performing home improvement work valued at \$500 or more must be licensed by the Contractors State License Board. Owners can check the contractor license number at www.cslb.ca.gov to ensure a potential contractor is current and in good standing.

Required Conformity with Design Guidelines

In the event of an audit, resale or special inspection of the lot/unit, the property shall be brought into conformance with the Design Guidelines, excluding any approved variances.

1. LIFESTYLE ENHANCEMENT COMMITTEE

- 1.1 Purpose.** The LEC has been appointed to ensure that the integrity of the architectural and landscape design, aesthetics and character are Design Compatible within the Community, as established by the developer as California Spanish, (the terms of which are defined within Appendix Z). To this end, as part of its duties, the LEC has been authorized by the Restated CC&Rs to enforce the Design Guidelines. Article 10 of the Restated CC&Rs sets forth provisions with respect to the LEC, including appointments to the LEC.
- 1.2 Composition.** A Lifestyle Enhancement Committee and Subcommittee shall consist of the number of members indicated in its charter. At least two (2) LEC members must be members of the LEC Subcommittee and the two (2) members shall act as Chairperson and Co-Chairperson of the Subcommittee. Appointees to the LEC Subcommittee need not have any special business or professional qualifications except such as the LEC may, in its discretion, require. They must, however, be residents and owners in Sun City Palm Desert. The Board of Directors shall give final approval for committee membership. The LEC may, as it deems necessary, establish and disband subcommittees to perform specific duties.
- 1.3 Authority for Inspections and Approvals.** Any authorized agent of the LEC or any subcommittee established by the LEC shall be authorized to perform the plan review and inspection of Lots required pursuant to these Design Guidelines. The LEC shall investigate, review and recommend appropriate courses of action. Approval or denial authority shall rest with the LEC or any subcommittee the LEC so designates. The LEC, or its designated subcommittee members or authorized agents, may at any time audit any Lot for compliance with the Restated CC&R's and these Design Guidelines. This inspection may include the front, side and rear yards, courtyards and patios. A thorough audit review is conducted when the home is in escrow.

2. APPLICATION PROCESS – HOMEOWNER RESPONSIBILITY

- 2.1 Homeowner Responsibility.** Homeowners are responsible for applying for permits for any additions or changes to the outside of the home. This includes front, side and rear yards, patios and courtyards. To apply for permits, homeowners are required to submit plans to the LEC for review and written approval *prior to initiating* the construction and/or installation of any (1) additions, alterations, or modifications to existing Dwelling Units as well as Accessory Dwelling Units and Junior Accessory Dwelling Units, (2) landscaping, (3) pools, spas, Jacuzzis, walls, fences, simple freestanding arbors, (4) any exception to or deviation from the Design Guidelines (5) any concrete work, auxiliary equipment, or signage that does not comply with these Design Guidelines and (6) other improvements to the Residential Lot (not

including improvements inside the Dwelling Unit that do not impact an attached Dwelling Unit) not listed in the Design Guidelines. However, it shall be the responsibility of all Lot Owners to comply with all standards and requirements of these Guidelines, as well as Restated CC&Rs.

2.2 Application Submittal Options. Homeowners may submit plans directly to the LEC, or may appoint an authorized representative to submit the plans to the LEC (such Authorization must be in writing by the Homeowner on Appendix B.2), or homeowners may contact an LEC staff member to make alternate arrangements for submittals.

2.3 Form Requirements - General. The following are requirements pertaining to all applications. Homeowners shall refer to The Application Form Checklist - Appendix B for detailed instructions for applying for all landscaping, architectural and other changes.

2.3.1 Two (2) copies of Application Forms, plans and supporting documents; printed photos or catalogue cuts and samples must be provided as required in the detailed instructions;

2.3.2 Applications must be signed by the Homeowner.

2.3.3 Landscaping. See Landscape Requirements and Guidelines Section 6 for detailed rules on minimum number and sizes of plants and trees, irrigation and drainage requirements. Applications for landscaping must include a drawing/plot plan of the proposed landscape showing location of all existing and proposed items (trees, plants, turf, hardscape, concrete, stones, rocks, boulders or other materials). New and existing items must be differentiated. A legend on the side of the drawing must list the names, sizes and types of all plants, trees, hardscape, rocks and boulders.

2.3.4 Architectural Changes. All architectural changes or additions to the Dwelling Unit must include a plot plan. A copy of the floor plan for the model and elevation with the proposed changes, including setbacks and the location of any doors, windows and equipment, must be indicated on the plan. Illustrations or photos of like changes may be included.

2.3.5 County Permits. Owners are advised that Riverside County requires certain permits, including a grading permit, irrigation permit and a landscaping permit. Owners should contact Riverside County Building and Safety Department for further information. If the plans submitted by an Owner require a building permit, the approval by the LEC is not a guarantee that such plans will be approved by Riverside County. If Riverside County requires modifications to such plans, such modifications must also be approved by the LEC.

2.3.6 Good Neighbor Notification Form. Each immediate adjacent neighbor (this includes side, catty-corner and rear neighbors) shall be notified of the intended improvement. To expedite the review process, the homeowner shall notify the neighbors by providing a copy of the proposed plan and the "Good Neighbor Notification of Proposed Improvement" form. (Refer to Appendix B.3 for details). Each neighbor must acknowledge receipt of the plan by completing their portion of the Form. Completing and signing the form does not indicate

approval merely that the neighbors have been made aware of the intended improvement. The LEC reserves the right to request a Good Neighbor Form on all project applications.

2.4 Potential Owner Liability. The LEC disclaims liability or responsibility for the approval of plans and specifications contained in any request by an Owner, per Article 10.8, of the Restated CC&Rs. This disclaimer is detailed on the back of the Application Form, Appendix B.1, which the Owner applicant must read and sign prior to submitting plans. The homeowner should read this disclaimer.

2.5 LEC Application Review. (The “Application” includes the Application Form and all supporting documents.)

2.5.1 Timing. Every effort will be made by the LEC to respond as soon as possible, but no later than thirty (30) days.

2.5.2 Decisions. Upon completion of the review by the LEC, one set of plans shall be returned to the Lot Owner accompanied by an indication of the Committee's decision, which shall be rendered as one of the following:

- **"Approved as Submitted"** - The entire Application submitted is approved in total;
- **"Approved subject to conditions"** - The Application submitted is partially approved. An Owner may proceed with the work; however, the owner must comply with any and all conditions;
- **"Held Over"** - The Application is held over pending receipt of additional information as noted within the Committee review section on the Application Form;
- **"Denied"** - The entire Application as submitted is not approved and no work may commence. Notations on the submittal shall indicate why it was not approved;

2.6 Homeowner Request for LEC Reconsideration. Any Owner or authorized representative aggrieved by a decision of the LEC may request the LEC reconsider its decision. However, the LEC will only grant a reconsideration if the Owner has modified the original requested action or has new information, which would, in the LEC's opinion, warrant reconsideration.

2.7 Homeowner Appeal to the Board of Directors. Pursuant to Section 10.10 of the Restated CC&Rs, an Owner may appeal a decision of the LEC provided a written request is received by the Board of Directors, in care of its General Manager, within thirty (30) days of the date of mailing of the LEC's decision. The Owner who is the applicant seeking approval of the proposed modification shall receive written notice of the LEC's decision. However, no written notice shall be provided to any adjacent, adjoining and/or other Lot Owner. Nevertheless, the thirty (30) day appeal time will

start from the date of the LEC's decision and, accordingly, impacted Owners should contact the LEC or the General Manager to ascertain whether or not the LEC has made a decision on any proposed modification and the date of that decision (to ascertain when the thirty (30) days appeal timeline expires).

- 2.8 Work Permit.** Upon approval of an Application for structural/landscape changes or additions, the homeowner will be provided a work permit by the LEC (Refer to Appendix B.4 for details), which must be posted during work so that it is clearly visible from the street.

2.8.1 Permit Form. The permit will incorporate a property ID number as the official permit number.

2.8.2 Expiration date. The permit expires one (1) year after the date of issuance. Homeowners will need to reapply for a new permit if the project is not completed within one (1) year. A shorter period may apply if the permit is for a resale check or for a correction of an audit violation.

2.8.3 Completion. Upon completion of the project, the owner must notify the LEC for the final inspection by returning the signed work permit to the LEC office.

- 2.9 Effect of Building Permits.** If the plans submitted by an Owner require a building permit, the approval by the LEC is not a guarantee that such plans will be approved by Riverside County. If Riverside County requires modifications to such plans, such modifications must also be approved by the LEC.

- 2.10 Stop Work Orders.** In the case where a project appears to be in progress and in violation of the Application or without the permit clearly visible, a stop work order will be hand delivered to the owner or contractor by the Association. When a Stop Work Order is issued, work will not be allowed to resume until fines are paid, LEC approval is obtained and a work permit is issued. Non-compliance shall be handled in accordance with the Association's Compliance Procedures, and fines for violations may be assessed. (The Association's Compliance Procedure is available at the front desk or online.)

3. CONSTRUCTION ADDITIONS, ENHANCEMENTS, AND REPLACEMENT GUIDELINES

- 3.1 General – Design Compatibility.** The architectural design of any and all additions, alterations and renovations to the exterior of an existing detached home shall be Design Compatible, as that term is defined in Appendix Z, conform to the design of the original home in style (California Spanish theme), detailing, materials and current LEC-approved color scheme and shall be approved in advance by the LEC. All materials used in the maintenance, repair, additions and alterations shall match the original construction used by the Developer as to color, composition, type, and method of attachment. The LEC may allow substitute materials if such materials are

deemed by the LEC (and approved by the Board of Directors) to be Design Compatible with the California Spanish theme of the Community. The products must be properly maintained after installation of the materials.

3.2 Attached (Duplex) and Maintained Homes. Generally no exterior alterations or additions will be allowed on any maintained homes (where the Association maintains some of the exterior surfaces of the maintained home and/or landscape (“Maintained Home”) or duplexes (“Duplex”). Refer to Appendix J. All work done on the outside of the home must be approved by the District Landscape Committee, the Association General Maintenance Directors, and if applicable, Association Legal Counsel, and signed by the District Delegate prior to submittal to the LEC for final approval. Guidelines for Duplex and Maintained Homes may be more restrictive than those for single-family homes. If Lot Owner builds any approved alteration on the outside, the Lot Owner is responsible for any maintenance, repair or replacement related to such changes.

3.3 Construction Additions, Enhancement, Replacement Guidelines – *Detached Single Family Homes.*

3.3.1 Structure Height. With the exception of chimneys, the height of any addition and/or any other architectural improvement to an existing detached home shall not be higher than the original roof ridgeline.

3.3.2 Setbacks. All additions to the single family detached home shall be built within the setback lines originally established by the Developer, or as changed by the Community Association with the requisite approval of Riverside County regardless of more lenient requirements of any local government authority. These setbacks are set forth below and are contained in Ordinance 348 and Zoning Ordinance 460.3388 specifically applicable to Sun City Palm Desert.

Front Yard	20’0” minimum
Side Yard	5’0” minimum
Side Yard – Corner Lot	10’0” minimum
Rear Yard	15’0” minimum
Building Height	24’0” maximum
Pool, spools, spas*	3’0” minimum
Patio Covers	Refer to Appendix I

*When a rear yard abuts the golf course or green belt, the pool setback may be up to zero (0') feet from the rear yard property lines, and all knee walls must remain in place.

3.3.3 Side Yard Access. Notwithstanding any provisions contained herein, no wall, fence, gate, mechanical equipment, structure or landscape feature may be erected, installed or maintained on a side yard if it does not allow access to all mechanical

equipment, side yard or rear yard of an adjoining home, unless reasonable and ready access to such mechanical equipment, side yard or rear yard is available from the opposite side of such adjoining home.

4. CONSTRUCTION GUIDELINES BY CATEGORY

4.1 Arbors, Gazebos, Pergolas - Accessory Dwelling Units and Junior Accessory

Dwelling Units -- Freestanding. Gazebos, pergolas with pediments, trellis screens and/or rafters are prohibited.

- One (1) simple freestanding arbor, limited to two columns with an arch, is allowed within the side or rear yard only;
- Arbor location, size and materials must be approved, in writing, by the LEC;
- Arch may not exceed the following dimensions inclusive of any and all plant material: nine (9') feet in height, nine (9') feet in width and six (6') feet in depth.
- **Accessory Dwelling Units and Junior Accessory Dwelling Units** (hereinafter, "ADUs"). ADUs must comply with Riverside County Additional Residential Accommodations or any successor ordinance adopted by Riverside County for ADUs ("ARAs") which provide standards and criteria for the establishment of ADUs consistent with California Government Code Section 65852.2 provided, however, that the elevation of ADUs must be consistent with the elevation of the existing Dwelling Unit and the color of the ADU must be consistent with the color palette of the existing Dwelling Unit as well as comply with the Association's adopted Color Palette. A violation of the ARAs pertaining to ADUs shall be deemed a violation of these Design Guidelines.
- As part of the approval process, adjoining lot owners must be notified in advance of the intent to install a freestanding arbor and/or an ADU on a "Good Neighbor Notification Form" (Refer to Appendix B.3 for details).

4.2 Barbecues. Barbecues may be installed in rear yards only and are limited to thirty-eight (38") inches in height from ground level, not including a hood. A splashboard may be no higher than an additional six (6") inches above the thirty-eight (38") inch height of the basic barbecue.

4.3 Bridges. See Section 6.3 Landscaping requirements and guidelines-Bridges.

4.4 Construction Fencing or Barriers (Temporary). To safeguard residential driveways during the time of major construction activity, residents may use a temporary barrier or fence, to be placed where the driveway meets the street without blocking the sidewalk. Once major construction activity is finished, barriers shall be removed. Each must be consistent with the architectural concept of Sun City Palm Desert and must be:

- No higher than six (6') feet;
- Beige or tan in color; or similar to stucco color or trim color;
- Poles or posts a maximum of three (3") inches in diameter or four (4") inches square;
- In place only during construction period;
- Any barrier not meeting the above guidelines must be submitted to the LEC Subcommittee for review and approval;
- No permanent driveway barriers are permitted.

4.5 Doors - Front Doors. All front door styles and colors need LEC approval prior to installation.

4.6 Doors – Garage. Homeowners must maintain garage door(s) or side doors to be free of blemishes, including but not limited to dents, scratches, stains, and oxidization. Unless otherwise approved by the LEC, replacement garage doors, golf cart garage doors and side garage doors shall match or be a close equivalent to the original door(s) installed by the Developer. Additionally, garage doors and golf cart garage doors shall match and be of the same style. No window panels or vents are allowed in front or side garage doors. For painting requirements, please refer to Appendix F for details.

4.7 Doors – Screens. Homeowners must submit a written request and catalogue cut with color choice for approval from the LEC prior to installation of requested screen and/or security type screen doors. Ornate designs such as figures of plants, animals, birds, etc. will not be approved. Colors of screen doors should harmonize with the color scheme of the house. Solid steel security doors are not allowed.

4.8 Drainage – Lot. When any additions, alterations, change of elevations or when renovations are performed, the established lot drainage shall not be altered. All new or altered roofs shall drain to the ground solely within the deeded lot area. No roof shall drain directly onto a neighboring property.

4.9 Driveways and Concrete Surfaces.

4.9.1 All colors and patterns must be submitted to the LEC for review prior to installation of a product.

4.9.2 For driveways, concrete surfaces or pavers, Kool Deck, epoxy coatings or equivalent overlay material as approved by the LEC may be used. Pavers may be used in lieu of poured concrete. Only DesertScape colors will be accepted.

4.9.3 Surface treatments and grout joints must use colors that harmonize with the color palette of the house; only DesertScape colors will be accepted.

4.9.4 Turf may not be used in driveways.

4.9.5 Stains on concrete driveways and walkways must be removed when excessive amounts of rust, oil or other substances are present as determined by the LEC.

4.9.6 Driveway and walkways must be maintained; any stains or damage must be repaired.

4.10 Flat Roof. No alterations or improvements shall be made which provide a flat "built-up" roof surface.

4.11 Painting – Exterior. The exterior of a house or the impacted portion thereof shall be repainted if any of the following are present (1) substantial fading, cracking, flaking or bubbling paint (these may indicate moisture seepage, solvable with a contractor-installed weep screed); (2) touched-up areas looking patchy, splotchy or discolored, (3) if an incorrect paint color had been used, or (4) if the homeowners wish to change the color scheme.

4.11.1 The exterior of houses must be painted in accordance with an LEC approved color scheme as well as the approved locations for each color. Schemes consist of three (3) colors and an optional accent color.

4.11.2 The same color scheme is not allowed on Dwelling Units located on adjoining lots.

4.11.3 An Application and plan indicating the placement of colors on an LEC-supplied form (Appendix F.2 Detailed House Painting Plan) must be approved by the LEC prior to painting.

4.11.4 Maintained District 14 homes are repainted by SCPDCA Maintenance, not by the homeowner, and do not require LEC approval for repainting. Schemes must be from the approved list and shall be selected by the Association's General Maintenance Director in consultation with the District Delegate.

4.11.5 Complete detailed rules and procedures pertaining to painting are contained within the Paint Guidelines and Procedures attached as Appendix F.

4.12 Patio Awnings - Retractable.

4.12.1 Awnings are only allowed in the rear of home.

4.12.2 Plans & fabric sample must be submitted to the LEC for approval prior to installation.

4.12.3 Must be retractable and motorized, to be activated by signal from automatic wind sensor.

4.12.4 Awning fabric must be made of acrylic fiber (no cotton is allowed). Awning fabric must be one solid color: white, cream, beige, tan, light taupe, or light gray.

4.12.5 Soiled, worn, faded or torn fabric must be replaced. The LEC shall make the determination regarding whether or not fabric needs to be replaced.

4.12.6 Valance must not exceed eight (8") inches.

4.12.7 All exposed metal must be painted to match the adjacent stucco.

4.12.8 Unit must be maintained in good working order at all times.

4.13 Patio Covers. Slatted, solid and variable louvered patio covers are allowed. All patio cover installations must be approved by the LEC, must have a building permit from

Riverside County and must be installed by a contractor with a valid patio cover license. (Refer to Appendix I for further information.)

4.14 Patio Enclosures. One (1) open end (side) of the patio between the house and column may be enclosed by stucco and painted to match the color of the existing area of the house; design of the addition must match the existing building.

4.15 Patio Roll Down Shades.

4.15.1 Shades must be approved prior to installation.

4.15.2 Exterior mounted roll-down shades are only permitted in the rear of the home and must be of an approved fabric, color and type.

4.15.3 Sun Sure fabric or equivalent is required.

4.15.4 Shades can be installed only in the rear patio windows and only on one (1) side of the patio; e.g., two (2) shades cannot be used to enclose the patio.

4.15.5 Color must be white, cream, beige, tan, light taupe, or light gray.

4.15.6 Plan must include a means of anchoring to prevent flapping in the wind. Examples are side rails, cables, etc. Any exposed metal must be painted to match screen color or adjacent stucco color.

4.15.7 Shades must be maintained in good working order at all times.

4.15.8 Soiled, worn, faded or torn fabric must be replaced.

4.15.9 Screening-in a porch or patio is not allowed; drapes and curtains are not allowed.

4.16 Pools, Spas, Jacuzzis and Spools (In-Ground).

4.16.1 All pools, spas, Jacuzzis and spools must be installed according to Riverside County ordinances and may require protective fencing or locked covers (Restated CC&Rs Paragraph 4.1.31).

4.16.2 The deck height of all pools, spas, Jacuzzis or spools shall not exceed two (2') feet six (6") inches above the finished floor elevation.

4.16.3 Rolling fences may be permitted provided the Owner receives approval from the Riverside County Transportation and Land Management Agency for the installation of the rolling fence and, thereafter, receives LEC approval prior to the installation of the rolling fence. The LEC may condition approval of the installation of a rolling fence upon the Owner maintaining a general liability policy in a minimum amount of \$1,000,000.00, keeping the rolling fence padlocked at all times when the Homeowner or Guest is not present in the yard ("Padlock Condition") and to permanently weld shut the movable section of the rolling fence if the Padlock Condition is not adhered to.

4.16.4 Additionally, County Ordinance requires pools and spools to be placed a minimum of three (3') feet from the property line, unless located on a golf course or greenbelt lot. Owners may apply to the County for a variance on this Ordinance. If the County approves the variance, the LEC will allow the pool placed in accordance with the setbacks described in Section 3.3.2- Setbacks.

4.16.5 Waterfall spills for pools, spas or spas, when constructed in the front, side or rear yards, are limited to a maximum of thirty-six (36") inches in height above the finished floor elevation of the Lot.

4.17 Spas, and Jacuzzis (Portable). The maximum height for portable, above-ground spas or Jacuzzis is thirty-six (36") inches above the finished floor elevation of the Lot. Owners may apply to the LEC to exceed this restriction if the above-ground spa or Jacuzzi is to be placed in rear yards enclosed by five (5') foot or higher solid block walls or with locking cover.

4.18 Pool and Spa Pumps. (Refer to Section 5.8 for details.)

4.19 Rain Gutters and Down Spouts. To obtain approval for installation of rain gutters and down spouts, Homeowners are required to submit a plan to the LEC showing the location and color, with catalog cut, of the proposed down spouts and gutters prior to installation. Colors must match the stucco color of the house or be white or cream. Drainage from downspouts must be directed to the street via swale or underground pipe.

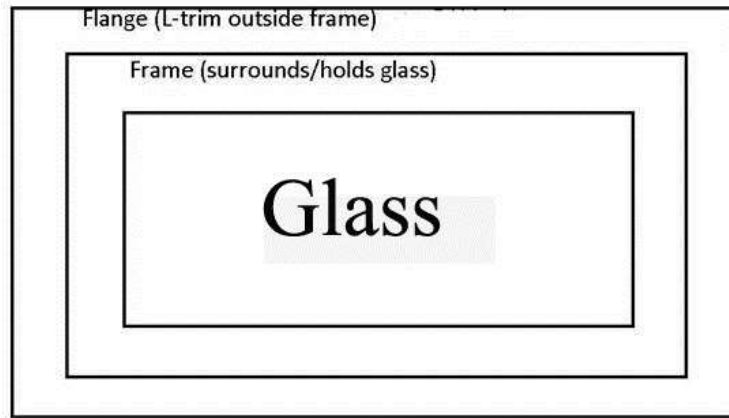
4.20 Solar Panels, Solar Pool Heating and Solar Tubes. Installation guidelines for rooftop solar systems. (Refer to Appendix G for details.)

4.21 Waterfalls. Waterfall features, including waterfall spills for pools or spas, when constructed in the front, side or rear yards, are limited to a maximum of thirty-six (36") inches in height above the finished floor elevation of the Lot. Waterfalls constructed in rear yards or courtyards enclosed by five (5') foot walls or higher can exceed the thirty-six (36") inch maximum height as long as they cannot be seen from Common Areas or neighboring Lots. See also Section 6.13 Landscaping requirements and guidelines – Waterfalls & Fountains – Portable Freestanding.

4.22 Windows, Awnings, Shades, Screens. Homeowners must submit a written Application with window specifications and catalogue cut for approval from the LEC prior to installation of any replacement, retrofit windows or casement windows.

4.22.1 Dimensions. The window must be the same dimensions both in height and in width of the existing windows; the total glass area of the new windows should not change substantially from the original window;

4.22.2 Frames and Flanges. The frame surrounds/holds the glass; the flange is the trim used to cover the rough-cut stucco around the window. The frames and flange combined must not be any wider than five and a half (5 ½') inches in total. The exterior color of the frame must be substantially similar to the existing color of the removed window frame and the glass color must be substantially similar to the glass being replaced.



4.22.3 Casement windows. Casement windows (hinged as opposed to sliding) are to be restricted to the current opening of the original unframed window opening.

4.22.4 Window Awnings – Retractable. Window awnings meeting the requirements of Section 4.12 are permitted. *Fixed* window awnings are not permitted.

4.22.5 Window Roll Down Shades. Exterior mounted roll-down shades are only allowed in the rear of the home. See Section 4.15 for details.

4.22.6 Window Solar Screens. Exterior mounted window solar screens are permitted on all windows; material and colors to be approved by the LEC. Worn, torn or discolored screens must be cleaned, removed or replaced.

4.22.7 Windows - Solid White Styrofoam Insulation. Solid white Styrofoam must be installed as not to be visible from the outside of the residence as determined and approved by the LEC.

5. AUXILIARY (MECHANICAL) EQUIPMENT GUIDELINES

5.1 General Guidelines

5.1.1 Installation of Auxiliary (Mechanical) Equipment. (Air conditioning, including ductless mini-split ac's, emergency power units, misting systems, swamp/evaporative coolers, pool, and spa equipment). Installation of a new unit should be on the same side of the house as the existing auxiliary equipment or inside a walled courtyard if not visible from the street. The unit should be set at least three (3') feet back from the front corner of the house. Other locations may be determined by the LEC.

5.1.2 Side and Rear Yard Access. Notwithstanding any provisions contained herein, no wall, fence, gate, mechanical equipment, or structure or landscape feature may be erected, installed or maintained on a side yard if it does not allow a minimum of three (3') feet access clearance to all mechanical equipment, side yard or rear yard of an adjoining home, unless reasonable and ready access to such mechanical equipment, side yard or rear yard is available from the opposite side of such adjoining home.

5.1.3 Screening is required for all mechanical equipment in order to hide the equipment from view from the street and to suppress noise created by the equipment when in operation. The three types of screening are all L-shaped, and are of lattice, masonry/stucco or Superlite block. Screening structures shall rise no higher than one (1') foot above the equipment, shall not exceed five (5') feet in height, and shall be of an approved material and color painted to match the main stucco. All screening shall allow a minimum of one (1') foot of clearance from the equipment to allow for adequate air circulation around the equipment. Screening types and applications:

- Masonry/stucco, used for ground-mounted AC units, solar heating units and most pool equipment;

- Superlite Purple Haze block (split finish or precision) that matches the property wall (in lieu of a stucco/masonry wall) must be used when pool equipment is located adjacent to the property wall in the rear yard;
- Lattice of wood or plastic, used for evaporative (swamp) coolers, mini-split ACs, wall-mounted ACs, misting systems, and side exhausting ACs if no noisier than developer installed main ACs.

5.1.4 Noise Level of Auxiliary Equipment is measured in units called decibels (dBA). dBA measurements may be made using a frequency weighting filter (the A filter). The A filter corresponds roughly to the average sensitivity of the human ear at low to moderate sounds. The dBA scale is used to describe noise of common equipment/machines.

- Sound ratings shall not exceed 64 dBA for the following mechanical equipment: pool and spa equipment, all types of air conditioning units, misting systems, ground mounted solar, and emergency power units.
- When measuring the sound rating (decibels), readings shall be taken standing on the complaining owner's lot and six (6') feet from the property line nearest the Unit or (if there is not six (6') feet of space available between the complaining owner's lot and the property line) taken standing on the complaining owner's lot immediately adjacent to the wall of the owner's home.
- If the decibel measurement of the Unit is 64 dBA or less, notice shall be directed to the complaining owner to advise that the Unit is compliant with the Association's Design Guidelines and the matter closed.
- If the decibel measurement of the Unit is above the maximum decibel limit of 64 dBA ("Noise Non-Compliance") the matter shall be referred to the Noise Advisory Committee. The Noise Advisory Committee will talk with both parties (i.e. the complaining owner and the owner of the Unit) in an effort to resolve the Noise Non-Compliance via maintenance of the Unit and/or other potential remedies.
- Absent a resolution of the Noise Non-Compliance, the Noise Advisory Committee shall provide recommendations to the Board of Directors for consideration prior to pursuit of a hearing. The next step is a hearing before the Board of Directors, at which the Board will consider the recommendations of the Noise Advisory Committee and any information/statements presented by the complaining owner and the owner of the Unit. The Board shall issue its rulings concerning actions required to resolve the Noise Non-Compliance, in accordance with the remedies set forth within the Association's Compliance Procedure.

- 5.2 Air Conditioning Units – Ground Mounted.** Grounded-mounted AC units were installed by the developer and screened by masonry/stucco walls, which must be retained in their existing location. Units in addition to developer installed require prior LEC approval.
- 5.3 Air Conditioning Units – Mini Split Ductless.** Mini-split ductless air conditioning systems are allowed. They consist of an exterior unit and interior unit connected by insulated coolant lines and electrical lines.
- 5.3.1** The exterior of the unit must be installed at ground level on a concrete pad or on a composite plastic pad.
- 5.3.2** The outside unit should be located as close to the wall as reasonable, as specified by the manufacturer. The interior unit may be mounted anywhere inside the room.
- 5.3.3** Connecting system lines on an exterior wall must be covered with a metal conduit or plastic channel painted to match the wall.
- 5.4 Air Conditioning Units – Roof-Mounted or Window-Mounted.** Neither roof-mounted nor window-mounted equipment is allowed.
- 5.5 Air Conditioning Units – Wall Mounted.** Wall-mounted equipment is only allowed on garage walls. The unit must be at least one (1') foot above the ground and may not exceed four (4') feet to the top of the AC unit.
- 5.6 Emergency Power Units (Generators) - Home Auxiliary.** Two types of permanently installed emergency power units are allowed: generators powered by natural gas or propane, and units powered by lithium ion batteries. Installation requires proper county permits and notification to local power and gas companies. See Appendix N for details.
- 5.7 Mistig Systems.** Motor-driven pumps for misting systems may be screened with lattice providing the noise level does not exceed 64 dBA. If the noise level is above 64 dBA, refer to Section 5.1.4 for details.
- 5.8 Pool and Spa Equipment.**
- 5.8.1** Pool motors and cleaning equipment should be installed in the same side of the yard as the main HVAC unit.
- 5.8.2** If a backyard is fully enclosed by a five (5') foot wall or higher, the LEC may allow the resident to install the pool and/or spa equipment any place within the enclosed rear yard subject to any regulations of Riverside County as well as restrictions within the Restated CC&Rs and the Design Guidelines. This shall be done only on an individual basis and only with LEC approval.

5.8.3 When pool equipment is located against the property wall in the rear yard, it must be screened with Superlite Purple Haze block (split finish or precision) that must match the property wall, in lieu of a stucco/masonry wall.

5.9 Swamp (Evaporative) Coolers. Swamp (evaporative) coolers are allowed when installed in accordance with Riverside County Code, including required building permits.

5.9.1 A blower type swamp cooler top must be no higher than four (4') feet above the ground, no wider than four and one half (4 ½') feet and must be ground mounted.

5.9.2 A fan type wall-mounted swamp cooler must be no higher than five (5') feet above the ground and project less than twelve (12") inches from the wall after installation. The unit must be a minimum of one (1') foot above the ground.

6. LANDSCAPING REQUIREMENTS AND GUIDELINES

The Community Association shall maintain the landscaping on all common areas such as green belts, golf courses and open areas. The Community Association shall also maintain the landscaping in the front, rear and side yards and/or common areas (but not patio or courtyard areas) of most of the 472 Neighborhood Cost Center homes (also known as Maintained Districts) for which these Homeowners pay an additional cost center assessment. Maintained District and Neighborhood Cost Center information is contained in Appendix J.

The Guidelines below describe the responsibilities of most Homeowners in the Community, that is, in the detached single-family homes.

6.1 General Landscaping Requirements.

All landscaping installed must be in accordance with the Restated CC&Rs and these Design Guidelines as adopted by the Board from time to time. Certain trees are prohibited as identified below in Section 6.11. All landscaping shall be maintained by the Owner. See Appendix H for additional details.

Given the long-term drought conditions in the state and the arid environment in Coachella Valley, the use of live turf is strongly discouraged. Artificial turf is encouraged if the look of green grass is desired.

It shall be the responsibility of the individual homeowner to maintain landscaping of the entire Lot (as provided in Article 4.1.7 of the Restated CC&Rs) in accordance with the requirements established by the Governing Documents. If the landscaping includes live turf visible from a Neighboring Property, the Owner shall maintain such turf by properly over-seeding, watering, cutting and trimming the turf. The Owner

shall also be responsible for watering and trimming of all bushes, trees, flowers, plants and shrubs, as well as removal of grass clippings, trash, debris and dead plant material. Fruit trees shall be cleaned of their fruit when it ripens or drops to reduce the problem of infestation by rodents or insects.

Notwithstanding any provisions contained herein, no wall, fence, gate, mechanical equipment, structure or landscape feature may be erected, installed or maintained on a side yard if it does not allow access to all mechanical equipment, side yard or rear yard of an adjoining home, unless reasonable and ready access to such mechanical equipment, side yard or rear yard is available from the opposite side of such adjoining home.

6.2 Re-Landscaping.

Owners may re-landscape their residential lot provided prior written LEC approval is obtained. (Minor changes such as plantings of annual flowers, removal or replacement of bushes or trees of like variety/kind will not require LEC approval). Applications shall require two (2) copies of all plans, drawings, pictures and specifications and two (2) copies of complete narrative description. See details in Section 2.

6.2.1 The LEC is the sole and final judge as to whether landscaping after installation has met the approved criteria and whether or not it is maintained properly to the standards established by the Restated CC&Rs and Design Guidelines. (See Section 4.1.7 of the Restated CC&Rs.)

6.2.2 Re-Landscaping shall be completed within the timeframe identified by the LEC.

6.3 Bridges. Landscape bridges of concrete or masonry construction are allowed. Wrought iron railing may be included and must be painted one of the scheme colors or the chosen accent color and must be the same color as courtyard gates.

6.4 Drainage. Lots have been designed and graded to provide positive drainage from the Lot to the street; in the event Owner's plan proposes to alter the grade of the Lot, the locations of all drainage structures and direction and slope of flow must be indicated on the plan. A concrete or impervious walk on either side of a house must have a minimum of five (5') feet between the outer edge of the walk and the side property line. For anything less than the five (5') feet, the homeowner shall provide a three (3") inch underground drainpipe with a minimum of three (3) drainage risers, to the ground surface, that allows drainage to the front sidewalk. Owners shall hold harmless the Community Association for any damage caused by the alteration of the grade by Owner in connection with the design or installation of Owner's landscaping, including damage to Owner's house and/or any adjacent Lot and/or Common Area.

6.5 Ground Coverings. The ground surfaces of yards shall be covered with sufficient rock or other approved materials. Lots shall be free of weed, leaf and seasonal flower debris and suckers, with no bare dirt. Excessive sand deposits (blow sand) must not be allowed to accumulate. Ground coverings are not required for seasonal flowerbeds or tree wells to a maximum of thirty-six (36") inches in diameter. Landscape fabric is allowed under the ground cover, but must allow for free flow of water, air and gases to and from the sod. The materials for landscape fabric must be included in the landscape plan to be approved by the LEC. Acceptable and unacceptable ground coverings are described below.

6.6 Ground Coverings - Acceptable

6.6.1 Artificial Turf (See Appendix D.) Artificial turf may be installed within front, side and/or rear yards in accordance with the following:

- Installed by licensed contractor;
- Replacing existing live turf and/or gravel;
- Covering front yard to a maximum of ten (10%) percent of the total square footage of the Lot;
- Not permitted as part of or included within any driveway.

6.6.2 Boulders/Cobble/Rocks/Ground Cover (See Appendix C – Approved rocks and stone for details)

6.6.3 Decomposed Granite – enclosed courtyard and rear yards only (Refer to Appendix K for details)

6.6.4 Live Turf

- If live turf is used, common Bermuda grass shall not be allowed. There are several hybrid Bermuda Sodds available from which to choose. Grass seed may not be used in lieu of sod.
- Live turf shall be limited to an amount not greater than twenty (20%) percent of the square footage of the Lot as described in the recorded tract map. No more than ten (10%) percent of the square footage of the Lot may be planted in turf in either the front or rear yards. Narrow or irregular shaped areas should be avoided because they are difficult to irrigate without encountering over-spray problems.
- Warm season grass such as hybrid Bermuda that goes dormant in winter shall be over-seeded with Winter Rye at the beginning of the fall season to maintain a consistent appearance. Perennial Rye seed is recommended.
- Live turf that abuts a patio edge is allowed provided that such turf is not within four (4') feet of dwelling unit, and two (2') feet of side and rear property lines, or any wall. Where turf is adjacent to sidewalks, designs should eliminate water over-spray onto the hardscape.

6.7 Ground Covering – Unacceptable.

6.7.1 Artificially colored rocks

- 6.7.2** Glass rocks
- 6.7.3** Ground covering that spells out names, nicknames, names of states, athletic teams, slogans, emblems or any other communication
- 6.7.4** Lava Rock
- 6.7.5** Topsoil, mulch of any type including wood chips, bark (wood attracts termites)
- 6.7.6** Solid plastic sheeting or polyethylene
- 6.7.7** Shiny and/or solid colored obsidian, red, green or blue, white or black rock

6.8 Irrigation Guidelines.

- 6.8.1** The use of native or compatible drought tolerant plant species is strongly encouraged. Plants that consume higher amounts of water should be used sparingly and grouped together in areas for efficient and proper irrigation.
- 6.8.2** All landscape plantings shall be maintained by a fully automatic underground watering system. The watering system's valves shall be brass and not plastic. The irrigation system must be equipped with an upstream pressure regulator. The drip system should also have a filter. When necessary to use sprinklers, care should be taken to avoid overspray on hardscape, structures, walls, and windows. Irrigation lines should not be exposed. All unused drippers or irrigation sprinklers shall be capped and buried. The automatic timer box should be placed on the outside of the house. Each tree, shrub and plant shall have at least one (1) emitter; larger trees may need two (2) or more emitters.
- 6.8.3** Any efflorescence (chalky white) deposits on surfaces of masonry, stucco or concrete shall be removed and irrigation systems adjusted to reduce further recurrences.
- 6.8.4** Small irrigation system sensors are allowed attached to the eaves of the home.

6.9 Plants, Shrubs, Bushes and Trees - Minimum Requirements.

- 6.9.1** One (1) shrub or plant [of at least five (5 gal.) gallon container size] for each two hundred 200-square feet, or any fraction thereof, of overall lot area with no less than one-half (1/2) of the minimum amount of required shrubs or plants located in the front yard, and no less than one-quarter (1/4) in the rear yard;
- 6.9.2** Temporary landscape shade cloth may be used during the summer months for non-sun tolerant trees/plants. Must be green or tan in color and be neatly installed.
- 6.9.3** All shrubs or plants must be at least a five (5 gal.) gallon container size. A tree shall be no smaller than a fifteen-gallon (15 gal.) container size;
- 6.9.4** Two (2) trees or two (2) large cacti in the front yard (15-gallon container size);
- 6.9.5** On corner lots, two (2) trees or two (2) large cacti in the front yard and two (2) trees or two (2) large cacti on the side yard facing the street;
- 6.9.6** Newly planted trees may require staking to protect them from high winds. Any form of tree support, other than staking, will require LEC approval;
- 6.9.7** Owners are responsible for removing and replacing dead shrubs or trees. The minimum amount of trees and shrubs must be maintained;

6.9.8 Owners may create flowerbeds of Annuals if desired. Flowerbeds may be bare for up to sixty (60) days during replanting cycles.

6.9.9 Certain trees are prohibited as identified in Section 6.11-Trees Prohibited.

6.10 Plant, Shrub and Bush Trimming - All plantings/Shrubs shall be kept trimmed and shall not look overgrown.

6.10.1 Cluster of Plants. A cluster of plant(s) is defined as any two (2) or more plants grouped together. Clusters shall not exceed six (6') feet in height or appear unkempt.

6.10.2 Courtyard Walls. All plants/bushes attached to and/or within three (3') feet of a courtyard wall shall not exceed one (1') foot above the courtyard wall nor five (5') feet above finished floor level if lower than five (5') feet.

6.10.3 Espaliers/Plants adjacent to house. A single plant/bush adjacent to a house or espaliered on a house shall be kept trimmed and not exceed the height of the lowest eave line. Landscape wire or trellis may also be used on walls or fences to guide growth and prevent encroachment.

6.10.4 Individual Plants. A shrub/plant/bush is defined as any one plant, which has foliage separated by a minimum of two (2') feet. A plant must not exceed six (6') feet in diameter or six (6') feet in height.

6.10.5 Living fences (Hedges). A living fence/hedge may not exceed six (6') feet in height.

6.10.6 Rear Yard - Golf course and Greenbelt Lots. All plants/bushes within three (3') feet of the property line shall not exceed thirty-six (36") inches in height or height of the fence.

6.10.7 Rear Yard - Privacy Lots. (Lots with privacy walls not located on a golf course or greenbelt.) No plants/bushes within three (3') feet of a wall/fence shall exceed the height of the wall. (If adjacent to a neighboring property, the height restriction may be exceeded if negotiated through a Neighbor Privacy Agreement. Plantings may not exceed one (1') foot above the wall/fence if the wall is facing a street.

6.10.8 Rear Yard- Interior Lots without Fencing. For homes having no fencing between properties, plants installed in the rear yards must be kept trimmed to not encroach on a sidewalk or neighboring lots and may be no higher than six (6') feet in height.

6.10.9 Side yards between homes. Plants/shrubs located in a side yard between homes shall not exceed a maximum height of nine (9') feet.

6.10.10 Transformers/Electrical boxes. Plants adjacent to transformers and electrical boxes shall be a maximum of six (6') feet in height, and a minimum twelve (12") inches from the side of the transformer to the plants. One (1) end of the box must be left exposed for access.

6.10.11 Trellis/Lattice. Wood and plastic lattice painted the same color as the main stucco is allowed in conjunction with plant material when installed flat against the house as a trellis, with a six (6') foot maximum height, inclusive of plant material.

6.10.12 Landscape Safety. No tree, shrub, or planting on any lot shall be allowed to impede vehicular or pedestrian traffic nor encroach on a neighboring property per the Restated CC&Rs. Any plantings deemed to impede visibility for vehicular or pedestrian traffic shall be trimmed and maintained at thirty-six (36”) inches in maximum height. Refer to Appendix H for details.

Note: Neighbor Privacy Agreements. Neighbor Privacy Agreements between neighboring lots shall be reviewed by the LEC and staff once presented in writing to the Administration Office at the Mountain View Clubhouse for approval by the LEC. Agreement continues unless revoked by either neighbor.

6.11 Trees Prohibited – Due to State Agricultural Restrictions and Allergic Reactions, Some Plants Are Prohibited. The list of prohibited trees may be modified from time to time by the Board of Directors pursuant to amendment to these Design Guidelines. Any addition to the list of prohibited trees shall not be retroactive.

The following trees **shall not be allowed** in Sun City Palm Desert:

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Canary Island Date Palm	Phoenix Canariensis
Cliff Date Palm	Phoenix Rupicola
Date Palm	Phoenix Dactylifera
Italian Cyprus	Cupressus Sempervirens
Mulberry	Morus Alba
Olive*	Olea Europaea
Pigmy Date Palm**	Phoenix Roebelenii
Senegal Date Palm	Phoenix Reclinata
Silver Date Palm	Phoenix Sylvestris
Small Canary Date Palm	Phoenix Loureiri
Tamarisk	Tmarix

**The above referenced Olive tree (olea europaea) is the type, which causes allergic reactions in some people. The Swan Hill Fruitless Olive Tree (olea europaea Swan Hill) does not cause allergic reactions and is approved.*

***The Pygmy Date Palm is allowed with the proper certification from the Agriculture Department.*

Note: Any existing date palms installed by the developer must have the dates removed by June 30 each year.

6.12 Tree Trimming and Height Requirements.

6.12.1 All trees must be trimmed, pruned, thinned, laced, etc. at least one (1) time per year unless the species of the tree requires a different tree trimming cycle. Branches and limbs must not touch the ground or be allowed to grow into other

plants or trees. All debris/clippings/trimming shall be removed immediately after trimming is complete from all lots, neighboring lots, and common area.

6.12.2 Trees shall have at least three (3') feet of exposed trunk.

6.12.3 Trees shall have a minimum of one (1') foot separation of foliage from any other tree/shrub/bush.

6.12.4 Trees shall be trimmed to allow for a minimum of seven (7') feet above a public sidewalk and twelve (12') feet clearance above the street. Plants shall not grow over or encroach upon any sidewalk or over property lines into neighboring lots. Refer to Appendix H for details.

6.12.5 Palm Trees below the height of the roofline must be maintained regularly. If higher than the roofline, they shall be trimmed annually by August 31. Trimming should include removal of flower stalks and dead fronds. Any existing date palms installed by the developer must have the dates removed annually by June 30.

6.12.6 House numbers must be visible at all times and free from obstruction by trees or other plantings.

6.12.7 Street signs must be visible from all sides and free from obstruction by trees or other plantings.

6.12.8 Landscape Safety. No tree, shrub, or plants on any lot or side wall shall be allowed to impede vehicular or pedestrian traffic nor encroach on a neighboring property per the Restated CC&Rs.

6.13 Waterfalls and Fountains - Portable Freestanding. Freestanding portable waterfalls and fountains shall be limited in height to five (5') feet above the natural grade of the lot, unless otherwise approved by the LEC. Material shall be approved by the LEC and must be Design Compatible (as that term is defined within Appendix Z) with the California Spanish architectural theme. Except for fountains previously approved by the LEC, in writing, fountain installations shall be permitted only in walled courtyards and rear yards. See also Section 4.21 for Construction – Waterfalls (permanent).

7. GATES, FENCES AND WALLS

7.1. Access Requirement. Notwithstanding any provisions contained herein, no wall, fence, gate, mechanical equipment, structure or landscape feature may be erected, installed or maintained on a side yard if it does not allow access to all mechanical equipment, side yard or rear yard of an adjoining home, unless reasonable and ready access to such mechanical equipment, side yard or rear yard is available from the opposite side of such adjoining home.

7.2 Gates

7.2.1 Gate Coverings. Certain materials have been approved as screening on gates for privacy or to contain pets. These materials must be painted the same color as the gate. Refer to Appendix M for further information.

7.2.2 Gate Designs. New Designs for wrought iron courtyard gates will be considered by the LEC on a case-by-case basis, depending on the overall design and how well the gate will be design-compatible with the architectural theme (California Spanish) of the Community.

- Gates shall be metal or wrought iron and shall be powder-coated or painted.
- The color shall be an approved color from the home's scheme or an approved accent color. In order to receive LEC approval, a picture or sketch is required including the material, pattern, color and dimensions of proposed gate.
- Designs such as figures of plants, animals, birds, etc., will not be approved.
- Gates generally shall not exceed the height of the courtyard pillars, but if the gate has an arch, the peak of the arch can be a maximum of twelve (12") inches above the courtyard pillars.
- Gates may be allowed to extend to the height of an existing archway (present on certain models) of a courtyard entry.

7.3 Fencing/Wrought Iron may be placed in rear yards with LEC approval for a total height not to exceed six (6') feet. Color must be DE6054 or an approved equal.

7.3.1 Courtyard Fencing to match an approved new gate design is allowed to a height of five (5') feet or to the height of courtyard pillars. See Section 7.2.2 Gate Design, above.

7.3.2 Doggy Pickets or equivalent are allowed. These pickets are eighteen (18") inch tall bars inserted between the vertical fence risers; these can also be attached as pre-built panels.

7.3.3 Vertical risers must be four (4") inches on center unless otherwise approved by the LEC.

7.4 Wire Fencing. Chicken wire or other forms of wire fencing are not permitted.

7.5 Walls. No alterations, changes or additions shall be allowed to walls provided by the Community Association for any residence without prior written approval from the LEC. Where walls have not been provided by the Community Association, walls shall be allowed as provided in Sections 4.1.23, 4.1.20 and 4.3.1 of the Restated CC&Rs.

7.5.1 Corner Lot Walls. Walls on corner lots must be a minimum of eighteen (18") inches from sidewalks.

7.5.2 Courtyard Enclosures built in the front of the dwelling may not extend beyond the structure, either the garage or the house. Such enclosures are limited to a maximum height of six (6') feet, with pilasters and columns. The courtyard enclosure, pilasters, columns, and/or gates must be Design

Compatible, as that term is defined in Appendix Z. The wall must be a masonry wall covered in stucco that matches the color of the adjacent walls of the dwelling.

7.5.3 Golf Course and Greenbelt Walls. All walls abutting Community Association greenbelt areas shall have the same restrictions as those for golf course.

- Solid walls shall be limited to eighteen (18”) inches in height.
- Wrought iron fencing shall be limited to six (6’) feet in height.

7.5.4 Materials for Block Walls. The approved material for block walls is known as Superlite DW-5 Autumn for the darker block at the base of the walls, and Superlite Purple Haze for the lighter colored block. All walls less than forty (40”) inches in height shall be constructed with Superlite Purple Haze (or approved equivalent) only. Six (6’) foot walls shall be constructed with four courses of the darker block (Superlite DW-5) (or approved equivalent) on the bottom and five courses of Superlite Purple Haze on the top. All substitutions approved as equal shall be approved in writing by the LEC.

7.5.5 Party Walls. All walls built on property lines ("Party Walls") must also be approved in writing by the Owner of the adjacent Lot. The homeowner must enter into an easement agreement (to be recorded at the Office of the County Recorder, County of Riverside) with the adjacent neighbor for any walls that are constructed on the property line.

7.5.6 Proto II Walls. Any construction or repair of Proto-II walls must be done by a certified Proto-II contractor or licensed masonry contractor.

7.5.7 Rear Yard Walls. Rear yard walls may be constructed on lots which are not on a golf course, greenbelt, or within Maintained Districts.

- Owners may construct a wall around their rear yard to an elevation of not more than thirty (30”) inches above the finished floor elevation of the house.
- The rear and/or side yard wall adjacent to a higher lot ("Higher Lot") may exceed thirty (30”) inches with the written authorization from the owner of the Higher Lot.
- All Higher Lot Walls shall step down to a standard thirty (30”) inch wall where they adjoin together.

7.5.8 Rebuilding Walls/Fences. If a block wall or fence must be temporarily taken down (i.e. to install a pool), the plans submitted to the LEC must include the temporary removal of the wall and reinstallation specifications. The walls must be rebuilt by a certified Proto II contractor or masonry contractor.

7.5.9 Retaining Walls. Retaining walls must be a minimum of two (2’) feet from the sidewalk.

7.5.10 Street-Side Walls. Walls that face streets shall be constructed with split-face finish blocks from the approved masonry material described in Section 7.5.4. NOTE: Side yard walls placed adjacent to the street on corner lots are within the dedicated public utility easements. Owners should be aware that in the unlikely event that underground electric, TV, or gas utilities require excavation for repairs, the utility

company is not required to replace these walls and all replacement or repairs shall be at the expense of the homeowner.

- 7.6 Waterproofing.** Waterproofing with “Thoroseal” or equivalent or by using a waterproof barrier is required when soil is mounded against walls above the original grade or raised planters are constructed against walls. Waterproofing may reduce damage, efflorescence or mineral discoloration caused by landscape irrigation water.

8. DECORATIONS, FLAGS, BANNERS AND SIGNAGE

8.1 Decorative Items

8.1.1 Artifacts (Decorative Objects). Decorative Objects are prohibited in front yards, portico architectural accent areas and on top of block and courtyard walls, except for holiday decorations as identified in *Section 8.1.6* below. Decorative objects are allowed in rear yards and enclosed courtyards, and must be under five (5') feet tall.

8.1.2 Artificial Plants. Artificial plants are only allowed in pots and must be maintained in good condition.

8.1.3 Bird Baths, Bird Feeders and Bird Houses. Are only allowed in courtyards and rear yards in limited numbers and shall not cause a nuisance.

8.1.4 Decorative Wall Art. One plaque or decorative wall art is allowed on the front wall of the garage, house or courtyard. An additional plaque or decorative wall art item is allowed in the entryway of the home. The plaque or wall art on the front of the house must be less than three (3') square feet. Such plaques must be in good taste and harmonize with house colors. (Note: murals, drawings, or paintings on walls are not allowed.)

8.1.5. Gate Decorations. Two (2) decorative matching items associated with the current season are allowed on front gates.

8.1.6 Holiday Decorations. Holiday decorations are permitted for a limited time as described below:

- The design and quantity shall be in good taste, and the LEC, in its sole discretion, has the right to determine if such decorations are contrary to good taste;
- May be put up thirty (30) days prior to the holiday and must be removed within ten (10) days after the holiday;
- Should not cause light glare or other safety hazards related to vehicular or pedestrian traffic.

8.1.7 Lighting – Outdoor Fixtures. All installed outdoor lighting, including security lighting, must receive prior LEC approval, with the exception of temporary holiday lighting. In general, all exterior lighting should be Design Compatible with the architectural style of the home (California Spanish) and harmonize with the colors of the home. Light intensity should be low enough so as not to spillover on neighboring homes and no light should be aimed at another’s property. No installations should

cause extreme light glare or other safety hazards related to vehicular or pedestrian traffic. It is recommended that a licensed contractor be used for proper installation. See Appendix L for details.

String accent and rope accent lights of many colors are allowed during the holiday period between Thanksgiving and January 10th. These lights may be temporarily installed elsewhere in landscaping, on walls, structures or in the branches of trees only during this holiday period.

8.1.8 Murals. No exterior walls, including block walls, shall be painted with murals, drawings or paintings.

8.1.9 Pots. All empty pots are considered Decorative Objects; however, pots used as a landscaping point of interest (for example: pots lying on their side with rocks flowing out or containing plants) are normally acceptable in landscaping when included in an LEC approved landscaping plan. Pots must harmonize with house colors.

8.1.10 Statuary and Topiaries. No statues or topiaries such as squirrels, frogs, rabbits, figurines, religious symbols and windmills, etc. are allowed unless in a walled courtyard or in a backyard. No statuary items may be used as light fixtures. A reasonable amount of statues and decorative objects are allowed in the courtyard and backyard as long as they do not exceed five (5') feet in height measured from the finish floor elevation to the top of the statue or decorative object.

8.2 Displays - Posters, Flags, Banners and Signs. The following regulations pertain to the display or posting of non-commercial signs, banners, flags and posters including, but not limited to, political campaign signs (hereinafter, collectively "Displays") other than those "For Sale", Security Company, and "Open House" signs discussed below in Section 8.5 for details.

8.2.1 No commercial Displays of any kind are permitted.

8.2.2 Signs or posters cannot exceed nine (9') square feet and flags or banners cannot exceed fifteen (15') square feet.

8.2.3 Displays cannot be made up of lights (except for exterior holiday decorations see Section 8.1.6), roofing, siding, paving materials, flora, balloons, or any other similar building, landscaping or decorative component or include the painting of any architectural surface.

8.2.4 Displays are only permitted on an Owner home or lot. Displays are not permitted on or in any common area

8.2.5 Displays that violate any local, state or federal law and/or adversely affect public safety, including traffic safety, are not permitted.

8.2.6 All displays must be maintained in good condition and any faded or torn displays must be removed immediately.

8.2.7 Displays that do not conform to the foregoing regulations shall be removed by the Association without notice.

8.2.8 Except for Association Displays, there shall be no other Displays whatsoever on Association Common Areas and/or Landscape Maintenance Areas.

8.2.9 Name and address Identification signs. (Plaques) - Refer to Section 8.1.4 for details.

8.3 **Flags and Banners – Permanent Freestanding Flagpoles.** Permanent flagpoles for the purpose of displaying one (1) U.S. Flag shall be approved by the LEC, provided they meet the following safety and public health standards:

8.3.1 Shall require a written Application to and approval from the LEC. The homeowner shall assume all liabilities associated with such installation and must keep the flagpole and U.S. Flag in good repair and appearance;

8.3.2 Must be mounted in an approved footing, with a minimum dimension of twelve (12”) inches in diameter and twenty (20”) inches in depth;

8.3.3 Shall be painted white, silver, bronze, or constructed of silver colored galvanized steel. Guy wires are not permitted;

8.3.4 May not be taller than twenty (20’) feet from ground level or top of the ridgeline of home, whichever is lower, for safety;

8.3.5 Must not be installed or encroach upon common area and may not be installed in such a manner where it will have an impact on traffic and/or pedestrian safety;

8.3.6 Halyards must be of a type that do not make noise under any wind condition, and must be kept securely tied;

8.3.7 Only one (1) U.S. Flag, maintained in good condition, may be flown from such permanently installed flagpoles. The commonly accepted daytime U.S. Flag courtesies, procedure and etiquette must be strictly observed; the U.S. Flag must be lowered at sundown unless illuminated by a light, which must not create glare/light spillover, which could impact traffic and /or pedestrian safety, public health, and/or adjacent neighbors’ sleep or quiet enjoyment of their residence. All such illuminations of the U.S. Flag must be approved by the LEC.

8.4 **Flags and Banners –Bracket Mounted.**

8.4.1 One (1) flag or banner may be displayed on the front of the home. Showing the U.S. Flag requires observation of the courtesies and etiquette as described in Section 8.3.7.

8.4.2 Must be in good condition as determined by the LEC (not faded or torn).

8.4.3 May not advertise any commercial product or entity.

8.4.4 Flagpole holders shall be painted to match the adjacent stucco.

8.5 **Signs - For Sale/Rent/Lease Signs.**

8.5.1 “For Sale,” “For Rent” and “For Lease” signs shall be permitted within the Community. Such signs shall be located on the Lot being advertised.

8.5.2 Signs shall be limited to a maximum area of six (6’) square feet, plus one rider of one (1’) square foot, color to be Beige and Brown. The overall height from the finished grade at the top of the sign may not exceed four (4’) feet.

8.5.3 Only one (1) sign per residence shall be allowed; except, on golf course or greenbelt lots, one additional for sale sign will be allowed in the rear yard.

8.5.4 All "For Sale," "For Rent," and "For Lease" signs are to be placed on free-standing steel stakes and shall not be placed or mounted on any portion of the structure, walls, garage doors, mailboxes, etc.

8.5.5 Signs must be removed within two (2) working days following the closing of the escrow on the property, or the termination of the listing agreement.

8.5.6 Hand-held signs and/or the distribution of fliers outside of the lot being advertised for sale are not permitted. One flyer holder may be affixed to sign.

8.6 Signs - Open House Signs. An "Open House" sign is allowed on the property of the house during the open house showing.

8.6.1 "Open House" directional signs that give directions to a house that is for sale and open for public inspection are permitted with permission of the Lot Owners.

8.6.2 The "Open House" sign shall be limited to a maximum area of one and one half (1-½^{sq}) square feet and may be in any color due to its temporary status. "Open House" signs are prohibited in common areas.

8.7 Signs - Political Signs. The display of Political Signs may begin no more than ninety (90) days prior to Election Day and shall be removed within ten (10) days after any local state, regional or national official election.

8.8 Signs - Security Company Signs. Owners shall be permitted to post a sign from a security company.

8.8.1 One security sign may be placed in the front yard where it is visible to persons approaching the house, and a sign may also be placed in a window of the home.

8.8.2 Golf course, green belt and corner Lots may display up to three (3) signs, one in front, one on the side and one in the back.

8.8.3 The sign itself shall not exceed one (1') foot by one (1') foot in dimension and when placed in the ground on a stake shall not exceed thirty-six (36") inches in height.

8.8.4 Security sign in a window shall not exceed sixteen (16") inches square (i.e., four (4") inches by four (4") inches).

8.8.5 All damaged and/or faded signs shall be removed and/or replaced.

9. MISCELLANEOUS – ALLOWED

9.1 Clotheslines and Drying Racks. Towels or other items must not be hung on walls, fences or gates. A clothesline or drying rack (but not both) shall be permitted in accordance with the following (but may only be used during daylight hours for the number of hour's necessary to dry the items at issue):

9.1.1 For purposes of this section, "clothesline" includes a cord, rope or wire (no taller than one (1') foot below the height of the wall of the enclosed rear yard

surrounding the Lot at issue) from which laundered items may be hung to dry or air. A wall, railing, awning or other part of a structure or building shall not qualify as a clothesline;

9.1.1 For purposes of this section, “drying rack” means an apparatus less than three (3’) feet in height from which laundered items may be hung to dry or air. A wall, railing, awning or other part of a structure or building shall not qualify as a drying rack;

9.1.2 May only be placed in an enclosed rear yard;

9.1.4 May not be placed in an obtrusive location such that it can be seen from adjacent residence, the Association’s Common Area and/or golf course.

9.2 Patio Furniture. Patio furniture, including patio umbrellas, is allowed in backyards, courtyards and side yards as long as it is placed on an approved patio surface such as concrete, flagstone or tile. Patio furniture and umbrellas must be compatible with the general design tenor of the Community. Colors in Sunbrella fabric or equivalent which harmonize with the colors of the home are preferred.

9.3 Screens – Solar. Refer to Section 4.22.6 Window Solar Screens

9.4 TV Antennas - Satellite. In order to preserve the architectural character and appearance of the Community, the LEC requests residents follow the guidelines below when installing a satellite TV antenna or dish.

9.4.1 The LEC requests that the dish be placed below the roofline and in the least conspicuous location that will still provide adequate reception. Ground mounting is acceptable.

9.4.2 The TV dish must be thirty-nine 39.6 inches (1 meter) or less in diameter.

9.4.3 All mounting hardware, cables and wires servicing and/or associated with the satellite dish installation must be painted to match the background where it is mounted. The satellite dish need not be painted.

10. MISCELLANEOUS – PROHIBITED

10.1 Clothes Poles. Clothes poles are prohibited.

10.2 Detached Garages. Detached garages are prohibited.

10.3 Freestanding Roofed Structures. Gazebos, ramadas, pavilions, pergolas, accessory Dwelling Units, junior accessory Dwelling Units (except as set forth in Section 4.1) or any other freestanding roofed structures are prohibited. Refer to Section 4.1 for details.

10.4 Guesthouses or Casitas on Golf Course Lots or Greenbelts. Except for accessory Dwelling Units, junior accessory Dwelling Units (set forth in Section 4.1), Guesthouses or "casitas" located on the rear portion of golf course lots or Greenbelt lots are prohibited (except as previously built / approved by the Developer)

10.5 Screened-In or Draped Patios/Porches, Screening-in a patio or porch is not allowed; neither drapes nor curtains are allowed. Refer to Section 4.14 and 4.15.4 for more details.

- 10.6 Security Shutters.** Exterior security shutters are not permitted.
- 10.7 Sheds.** No storage sheds or outside storage buildings shall be visible from neighboring properties or common areas.
- 10.8 Storage.** Storage of any items which would impact the aesthetics of the Community and, in particular, the surrounding neighborhood as determined by the LEC, is not allowed on the outside of any Dwelling Unit.
- 10.9 Tents.** Tents are prohibited.
- 10.10 Weather Stations, Anemometers and Rain Gauges (Freestanding).** Weather stations, anemometers and rain gauges, etc. are not permitted. Irrigation system sensors and awning anemometers are allowed.
- 10.11 Wood Item Restrictions.** Certain wood items such as raised planter boxes, containers, borders and/or edging are not allowed due to the potential of providing a breeding ground for noxious insects such as termites and carpenter ants.

11. CARE FOR COMMUNITY PROPERTY DURING A PROJECT

- 11.1 Dumping of materials.** Dumping, spillage or storage of rocks or other landscape materials or construction materials on the streets or sidewalks is prohibited and may incur a \$250 fine.
- 11.2 Dumpsters/Storage Pod.** A dumpster or portable on demand storage container(aka “POD” or any other similar brand of storage unit) is permitted for a reasonable period of time upon compliance with the following:
- 11.2.1** Storage or dumpster container must be placed on a driveway and not in streets or allowed to encroach onto a sidewalk. Storage or dumpster container may remain on driveways as authorized, in writing, by the LEC.
 - 11.2.2** Owner shall be solely responsible for any damage resulting from installation/maintenance of the container.
 - 11.2.3** Storage or dumpster containers will not be permitted access into the Community without prior approval of the LEC.
 - 11.2.4** Prior to installation of the container, owner must submit to the LEC a written request seeking authorization of the location for placement of the storage container and the duration the storage container will remain within the Community.

- 11.3 Damage to Street and Sidewalks.** The owner and contractor shall take adequate measures to protect the street and sidewalk surfaces from any damage or debris during work. These measures shall include covering the surfaces with protective materials such as canvas tarps, sheet plastic, or plywood, whichever is deemed the most sufficient for the project. The immediate cleanup of all debris is required.
- 11.4 Portable toilets.** Portable toilets are allowed for a reasonable period of time during construction. If visible from common areas, they must be screened from view with construction barriers or fencing, and must be properly maintained for sanitary purposes.
- 11.5 Unsafe Conditions without Safety markers.** Adequate safety markings including caution signs, cones, and/or delineators shall be posted whenever vehicles or construction encroach on the streets or sidewalks. Should any vehicle, dumpster or trailer have to be parked on the street or block the sidewalk overnight, reflective cones and/or delineators must be used and a pass acquired from Compliance. Any sidewalk closure or disruption of pedestrian traffic shall have adequate safety markings on either approach.

**APPENDIX A
AT A GLANCE
CHANGES NEEDING APPROVAL--OR NOT**

As a general rule, Homeowners must obtain Lifestyle Enhancement Committee (the “LEC”) approval and a permit for any changes made to the exterior of their home or lot. The exterior of the home includes the front, side and rear yards, patios, and courtyards.

By way of example, but not necessarily all inclusive, the following require prior written approval:

- Awnings
- BBQs, built-in
- Building additions or changes
- Doors (Screen, storm, pet and replacement)
- Driveway (Walkway paint, resurfacing or pavers)
- Flagpoles (Freestanding)
- Fountains (Permanent)
- Gate coverings
- Generators & emergency power units(permanent)
- House painting
- HVAC—heating, ventilation, air conditioning
- Landscaping
- Lighting, all exterior
- Misting systems
- Patio covers
- Pool motors and equipment
- Rain gutters and down spouts
- Security systems with outdoor cameras
- Solar heating
- Solar panels and solar tubes
- Solar screens
- Solar shades
- Swamp (evaporative) coolers
- Swimming pools, spas and spools
- Stone façades
- Trellises
- TVs on golf course/greenbelt lots
- Walls and fences
- Window replacements/new frames

Exceptions not requiring LEC approval include:

- BBQs (only portable)
- Decorative Objects under five (5') feet tall in rear yards of privacy lots and enclosed courtyard
- Decorative Objects under 36" in rear yards of golf course and greenbelt lots.
- Doorbells
- Irrigation system sensors
- Patio ceiling fans (only rear covered patio)
- Patio furniture and umbrellas
- Repair and maintenance including minor paint touchup
- Replacement of dead trees/bushes with same variety of trees/bushes.
- Refurbishment of existing rock and ground cover (using the same material and color)
- Retractable screen doors
- Solar landscape lights (only removable and under 18" inches)
- TVs (only in rear yard privacy lots)
- Windows (only glass replacement)

APPENDIX B
GENERAL APPLICATION FORM CHECK LIST
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

Submit Applications -Tuesdays at the Sewing Room in the Mountain View Club House 9:30 -10:30 a.m.

The SCPDCA recommends homeowners check a contractor license number at www.cslb.ca.gov to ensure a potential contractor is current and in good standing. Construction hours are Monday-Saturday. *October thru May: 7:00 am to 5:00 pm, June thru September: 7:00 am to 6:00 pm.*

**All submittals to include Appendix B.1 Application (two copies)
and the items specific to the type of project below.**

└ **LANDSCAPING, ROCKS & STONE [Refer to Appendix C]**

└ **Plans (2 Copies)**

└ **Good Neighbor Notification Form [Refer to Appendix B.3] – large landscape projects (complete yard)**

- All clearance dimensions related to the property line and sidewalks must be on the drawings.
- Show items to be added, replaced, or removed.
- Must have a legend - Explain all materials, types & size of trees/plants, description including colors of inert ground cover, type of watering system, & drainage.
- Plans MUST be legible and easy to read.

└ **POOL/SPA**

└ **Plans (2 Copies)**

- Show location, design, and dimensions of pool/spa (clearance from property line).
- Show location of pool equipment and “L” shaped block wall screen (must be on the same side as the A/C equipment; block wall must have stucco & painted the ‘main stucco’ color).
- Show location, design, and county safety requirements, i.e. gate, fence. (Fence placement including measurement from property line to be included).

└ **Good Neighbor Notification Form [Refer to Appendix B.3]**

└ **Contractor Letter - On company letterhead and signed by owner/manager, stating how the street, sidewalk, common area, and neighboring yards will be protected during construction.**

└ **SOLAR PANELS (Photovoltaic (PV) Systems) [Refer to Appendix G]**

└ **Plans (2 Copies)**

- Must have a legend; be legible, and easy to read.
- Show location of panels on roof and an elevation showing the panels parallel to roof.
- Show location of conduit and electrical boxes (must be painted the same color as the stucco adjacent to items).

└ **Good Neighbor Notification Form [Refer to Appendix B.3]**

└ **ARTIFICIAL TURF [Refer to Appendix D]**

└ **Plans (2 Copies) Showing areas using Artificial Turf.**

└ **Application Checklist for Artificial Turf Installation**

└ **12" x 12" sample of turf material**

└ **MSDS Sheets for turf material and, if used, crumb rubber infill**

└ **Manufacturers Warranties for workmanship and materials**

└ **CONSTRUCTION (Additions, A/C's, Swamp Coolers, Wall, Fence, Windows, etc.)**

└ **Plans (2 Copies)**

- Plans and elevations are required
- Dimensions must be on the drawings (building to property line, walls, windows, etc.).
- Show items to be added or removed.
- Must have a legend, be legible, and easy to read
- Label all materials along with colors to be used (refer to paint).

└ **Contractor Letter - On company letterhead and signed by owner/manager, stating how the street, sidewalk, common area, and neighboring yards will be protected during construction.**

└ **Paint Application (Refer to Paint Section - Touch Up/Specific Areas or Full House)**

└ **Good Neighbor Notification Form [Refer to Appendix B.3]**

└ **PATIO COVERS [Refer to Appendix I]**

└ **Plans (2 Copies)**

- Must have a legend, be legible, and easy to read
- All clearance dimensions related to the property, including distance from the post to property line, must be on the drawings.

- └ Plan and Elevation - show location of connection to home and distance to property line.

└ **GATE COVERINGS & INSTALLATION [Refer to Appendix M]**

- └ **Type of Screening & Paint Color to be listed on Appendix B.1**

- All rear / side gate coverings must be painted DE 6054.
- All courtyard gate coverings must be painted the same color as the courtyard gate per the relevant house color scheme.

└ **A/C UNITS OR EVAPORATIVE COOLERS [Refer to Section 5]**

- └ **Good Neighbor Notification Form [Refer to Appendix B.3] must be obtained if the unit is to be installed on the opposite side of the house / casita as the existing main a/c units.**
- └ **Contractor Letter - On company letterhead and signed by owner/manager, stating how the street, sidewalk, common area, and neighboring yards will be protected during construction.**

└ **STONE FAÇADE INSTALLATION [Refer to Appendix E]**

- └ **Paint Color Scheme. Stone facades are for accent features only and must coordinate with the house color scheme.**
- └ **Sample of the relevant stone.**
- └ **Elevation / picture of the house showing where the stone is to be installed.**
- └ **Contractor Letter - On company letterhead and signed by owner/manager, stating how the street, sidewalk, common area, and neighboring yards will be protected during construction.**

APPENDIX B.1
APPLICATION FOR APPROVAL OF EXTERIOR WORK ON RESIDENCE
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

Complete all sixteen (16) sections (Must use ink – please print)

1) Date Submitted: _____ 2) Property ID _____ 3) District #: _____

4) Owner's Name(s): _____ (hereinafter "Applicant")

5) Property Address: _____ (hereinafter "Property")

6) Property Description: *Single Family* ☐ *Duplex* ☐

7) Is property on golf course or green belt? Yes ☐ No ☐

8) Local Phone: _____ Other Phone: _____

9) Mailing Address: _____
(If different from property address)

10) Architect/Contractor Name, Telephone & License # _____

The following described modification is proposed and approval is requested in accordance with the procedure outlined in the Association's *Design Guidelines*.

11) Nature of Request [*check one or more of the following*]:

- ☐ Initial submission
- ☐ Previously submitted - Appeal of a "Non-Approved" or "As Noted" submittal. Provide copy for reference.
- ☐ Updated application previously approved.

12) Description of Improvement for review and approval. (hereinafter "Improvement") [*Check one or more of the following*]:

- ☐ Landscaping plans
- ☐ Concrete work (walkways, patios, etc.)
- ☐ Walls, gates and/or fences
- ☐ Building additions or alterations
- ☐ Pools and spas. (NOTE: Existing walls taken down for pool/spa construction must be rebuilt using a Proto II-certified contractor or licensed masonry contractor, including documentation of inspection.)
- ☐ Artificial Turf

☐ Other: _____

13) Estimated Start Date: _____

14) Project Location: ☐ Front ☐ Courtyard ☐ Left ☐ Right ☐ Rear ☐ Roof

15) Project Description: _____

This Application Request form shall require two (2) copies of all plans, drawings, and specifications (and, if applicable, pictures), and two (2) copies of complete narrative description of the proposed modification, as enumerated in the Design Guidelines. **Building Materials are NOT permitted to be dumped on street or sidewalk. Mandatory \$250 fine. The Lifestyle Enhancement Committee may inspect your property or improvements between 8a.m. - 4p.m. Monday – Friday.**

THE APPLICANT UNDERSTANDS AND AGREES TO THE FOLLOWING:

1. The modifications will be made in strict compliance with the approved plans and specifications submitted with this Application. **Should any changes be required at any time during the project, those changes must be approved in writing by the LEC and noted on this Application.**
2. Owner shall indemnify for himself/herself/themselves, as well as for his/her/their successors and assigns, and covenants and agrees to hold Association harmless from all claims, demands or liability arising out of or encountered in connection with this Agreement or the Improvement, whether such claims, demands or liability are caused by Owner, Owner's agents or employees, or contractors or subcontractors employed on the project, their agents or employees, or caused by any products installed on the project by said contractor(s) or subcontractor(s), excepting only such injury or harm as may be caused solely and exclusively by Association's gross negligence or willful misconduct. Such indemnification shall extend to claims, demands or liability for injuries occurring during installation, as well as after completion, including, but not limited to, all of Owner's maintenance responsibilities provided herein. Owner shall further indemnify and hold the Association harmless from all liability related to any damage or relocation of existing sprinkler systems, underground utilities, exterior landscaping or any other damage to existing improvements (wherever located within the Community) resulting from the installation/construction of the Improvement.
3. Applicant shall comply with the Restated CC&Rs and *Design Guidelines* for Sun City Palm Desert Community Association and furnish copies of these documents to any contractor(s) engaged by Owner for the Improvement. Applicant further understands that it is Owner's responsibility to ensure that his/her contractor(s) also complies with the Restated CC&Rs and Design Guidelines.
4. Applicant shall secure proper building permits, if required by the local governmental entity. Applicant understands that the County of Riverside may not approve any plans, which have not yet been approved by the Association's LEC.
5. In accordance with Section 4.1.28 of the Association's Restated CC&Rs, Owner understands and agrees that the LEC, or its designated subcommittee members or authorized agents ("LEC Personnel"), may inspect the project for compliance with the Restated CC&Rs, Design Guidelines, Rules and Regulations and/or with any plans approved by the LEC for the project and Owner(s) hereby authorize such LEC Personnel to access the Property to facilitate such inspection(s). Said inspection(s) will be performed during normal business hours or, if after normal business hours or on weekends, the time for inspection must be agreed upon by the Owner and LEC Personnel. These inspections may occur until the project is completed and signed off by the LEC. If it is necessary for LEC Personnel to enter onto the Property, they shall ring the doorbell and introduce themselves (if door is answered) before proceeding to inspect the project.

The person(s) signing below hereby represent(s) that he/she/they is/are the/an Owner of the above-identified Property and, as such, has authority to execute this Application, which binds all such Owners ("Authorized Signatory"). If it is later determined that the signatory is, in fact, not an Authorized Signatory (as defined in this paragraph) then all approvals issued by the Association shall be null and void unless and until such time as the Owner(s) resubmit(s) an Application for re-review by the LEC and, if appropriate, re-issuance of approvals.

16) OWNERSIGNATURE(S) _____

[For Association Use Only]

COMMITTEE REVIEW

Meeting Date: _____

- ☐ **APPROVED as submitted**
- ☐ **APPROVED subject to the following conditions:** _____

- ☐ **DENIED for the following reasons:** _____

- ☐ **HELD OVER pending receipt of the following information from Applicant:** _____

Committee Member Signatures:

1) _____ 2) _____

APPLICANT NOTIFIED OF APPROVAL/DISAPPROVAL. Date: _____

WORK COMPLETED PER SUBMITTAL: ☐ Yes ☐ Yes (with Exceptions) ☐ No (attach notice)

Inspected on: _____ By: _____ %Completed: _____ Inspected on: _____ By: _____ %Completed: _____

Notes: _____

Verified by: _____ Date: _____

**APPENDIX B.2
REPRESENTATIVE AUTHORIZATION FORM
SUN CITY PALM DESERT COMMUNITY ASSOCIATION**

**AUTHORIZATION OF A REPRESENTATIVE TO SUBMIT AN APPLICATION TO THE LEC
ON BEHALF OF THE HOMEOWNER**

I/We hereby authorize the following representative to act on my/our behalf for the submittal of an Appendix B.1 Application as listed below for work at my/our residence at _____

Name of Representative: _____
(Please print)

Representative's Telephone Number: _____

Select Type of Application:

- ☐ Application/Appendix B.1 - **Application For Approval Of Exterior Work On Residence**
- ☐ Application/Appendix F.1 – **Full House Paint**
- ☐ Application/Appendix F.3 – **Partial House Paint**

I/We and the entity signing on my/our behalf understand and agree to follow this paint scheme and/or approval plan exactly as detailed with no exceptions. I/We further understand that any deviation from this paint detail and/or approved plan will subject me/us to a violation and expense of repainting/rebuilding.

Date: _____

Homeowner name *(Please print)*

Homeowner name *(Please print)*

Homeowner *signature*

Homeowner *signature*

Verbal authorizations will not be accepted.

APPENDIX B.3
GOOD NEIGHBOR NOTIFICATION OF PROPOSED IMPROVEMENT
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

Owner's Name: _____

Property ID: _____

Property Address: _____

We will be requesting that the Lifestyle Enhancement Committee (LEC) of the Sun City Palm Desert Community Association review the attached proposed plans for an improvement on the referenced lot. As part of the approval process and as a good neighbor policy, you, as an adjoining lot owner, are being notified that such approval has been requested.

Description of Improvement: _____

Estimated *Start* Date: _____ Estimated *Completion* Date: _____

By placing your signature(s) below, you are acknowledging that this notification has been made and you have reviewed the attached proposed plans. Your comments will be considered but approval/disapproval of any improvement to a Lot is the sole responsibility of the LEC. If you have any concerns regarding the planned improvement, you are encouraged to discuss the matter with the Owner(s) of the Lot seeking the improvement and/or the LEC Committee.

This notification will be kept on file with the LEC as part of the application for improvement.

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

**APPENDIX B.4
LEC APPROVAL WORK PERMIT
SUN CITY PALM DESERT COMMUNITY ASSOCIATION**

DATE: _____ **PROPERTY ID NUMBER:** _____

ADDRESS: _____

OWNER: _____

DESCRIPTION OF WORK: _____

Approved By: **LEC Member #1** _____

LEC Member #2 _____

**THIS WORK PERMIT MUST BE POSTED IN CLEAR VIEW FROM THE STREET
FROM THE START OF WORK UNTIL COMPLETION OF WORK.**

This work permit is valid for one year from the date of approval, unless prior conditions apply such as a resale check or audit violations.

Upon completion of work, this permit shall be returned to the LEC, either at the LEC Meeting or at the Front Desk of the Mountain View Clubhouse. The LEC will inspect the work soon after to ensure scope of work was installed per the specifications of the approved Application. Failure to comply may result in the levy of Compliance Assessments in accordance with the Association's Compliance Procedure, plus legal costs and any other remedies available to the Association.

By my signature below, I acknowledge that this project was completed as submitted and as approved by the LEC.

OWNER: _____ **DATE:** _____

PLEASE RETURN UPON PROJECT COMPLETION

WORK PERMIT – PAGE 2
CARE FOR COMMUNITY PROPERTY DURING A PROJECT

Dumping of materials. Dumping, spillage or storage of rocks or other landscape materials or construction materials on the streets or sidewalks is prohibited, and may incur a \$250 fine.

Dumpsters. A dumpster is permitted for a reasonable period of time if placed on a driveway and not allowed to encroach onto a sidewalk.

Damage to Street and Sidewalks. The owner and contractor shall take adequate measures to protect the street and sidewalk surfaces from any damage or debris during work. These measures shall include covering the surfaces with protective materials such as canvas tarps, sheet plastic, or plywood whichever is deemed the most sufficient for the project. The immediate cleanup of all debris is required.

Portable toilets. Portable toilets are allowed for a reasonable period of time. If visible from common areas, they must be screened from view with construction barriers or fencing, and must be properly maintained for sanitary purposes.

Unsafe Conditions without Safety markers. Adequate safety markings including caution signs, cones, and/or delineators shall be posted whenever vehicles or construction encroach on the streets or sidewalks. Should any vehicle, dumpster or trailer have to be parked on the street or block the sidewalk overnight, reflective cones and/or delineators must be used and a pass acquired from Compliance. Any sidewalk closure or disruption of pedestrian traffic shall have adequate safety markings on either approach.

APPENDIX C
APPROVED ROCK AND STONE GROUND COVER
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

SCPDCA's design philosophy is to use "Desertscape" Colors and materials for the stone groundcover. See Appendix Z-Design Guideline Definitions.

Colors and materials not allowed are set forth within Section 6.7 of these Guidelines.

The approved size for crushed rock is generally 3/4 inch. 3/8 inch is allowed in limited areas (see below). Decomposed granite is also allowed in limited areas. (See Appendix K).

The crushed rock materials and pebble available in the Coachella Valley come from various quarries throughout the Southwest. They are natural materials with differing degrees of durability. They are susceptible to a breakdown by the environmental influences that are characteristic of the Coachella Valley as well as other parts of the Southwest. Temperature differentials, excessive wetting and drying cycles and minerals inherent in our Southwestern soil and water all contribute to the breakdown of these rocks and pebbles.

In addition, when quarries put crushed rock through screens to sift materials of various sizes for sale, some smaller pieces get through the screens. Thus, 3/4 inch gravel may contain up to 40% smaller pieces.

It is recommended that each homeowner discuss the characteristics of the landscape stone they are considering with their supplier prior to selecting the stone. In general, the heaviest, most dense stones will prove to be the most durable; however, these products may not provide the landscape design characteristic you are attempting to capture.

Homeowners should also be aware that the LEC makes no representations or guarantees that the 12 colors listed below will match the samples available at the Community Association Administrative office.

Any problem with rock pebbles or any other part of the landscaping is between the homeowner and the contractor.

CRUSHED ROCK or GRAVEL

Samples of approved rocks are available for viewing at the Community Association Administrative office and during LEC Application review on Tuesday mornings.

ALL COLORS MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION AND MUST BE DESERTSCAPE COLOR, SUCH AS THOSE LISTED BELOW

1. Apache Brown (Southwest Brown)	7. California Gold (Rebel Rose)
2. Indian Gold	8. Desert Gold
3. Barkwood	9. Southwest Blond
4. Hickory Creek	10. Golden Fawn
5. Palomino Coral	11. Chamois Beige
6. Indian Red (Pink Coral)	12. Mojave Gold

Note: See Appendix K for decomposed granite guidelines.

THREE-EIGHTHS INCH (3/8") ROCK GUIDELINE

Rock installations of three-eighths inch (3/8") size is similar to other rock that is crushed and screened to size. Heavy rains, hard winds and gardeners blowers can move these small rocks around and, as such, three-eighths inch (3/8") rock will be allowed for use in limited residential areas and applications. All installations shall conform to the following minimum requirements.

1. Three-eighths inch (3/8") rock will be allowed only as an accent area in the front yards, rear yards and in courtyards.
2. Each area to be covered, including around plants (individually or as a group such as in a flowerbed) must use an impervious edging material to help contain the small 3/8" material. The top of the edging is to be a minimum of one (1") inch above the finished level of the rock. Without edging, the material could easily spill into adjacent areas of lawn, concrete, or other landscaping. (See comments about edging materials in Appendix K).
3. A plot plan drawing is required and must show the location and the approximate size of the area to be covered. The plan must indicate the rock color and the type and color of edging to be used. Additionally, please provide the installation depth specifications.
4. Colors of 3/8" rock allowed are the Desertscape Colors (as defined in Appendix Z). They are the same as described at the beginning of this Appendix C. All colors must be submitted for approval prior to installation.

As with any landscaping materials, 3/8" rock must be maintained by the homeowner. It should be recognized that even when the above guidelines are followed, 3/8" rock has the potential to become more difficult to maintain than the standard ¾-inch and larger rock and stone allowed. The rock will have to be refreshed periodically.

COBBLES, RIVER ROCK, RUBBLE, RIP RAP AND BOULDERS -These products must be desertcape colors. Size and color must be approved by the LEC. Acceptable colors are those similar to the gravel colors listed above.

APPENDIX D
ARTIFICIAL TURF-INSTALLATION GUIDELINES
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

The installation must be performed by a licensed contractor who holds a valid/active C27 (Landscaping Contractor license) and/or C61/D12 (Synthetic Product Installation) California license:

The Lot Owner shall submit an Application Form as provided in Appendix B.1 showing the plans for the proposed improvement as follows:

1. Plot plan-showing area to be covered including distribution of plants and trees in accordance with Design Guidelines and 12 X 12 inch sample of the artificial turf material proposed for installation.
2. Plan describing installation shall include information as to how the following requirements will be met. Such plan shall also identify all materials proposed for use. Installation requirements:
 - A. Materials Safety Data Sheets (MSDS) for both the artificial turf material and, if applicable, the Crumb Rubber infill material to be used.
 - B. Copy of manufacturer warranties for all materials.
 - C. Copy of contractor's warranty statement for workmanship (California Contractors are required to provide a minimum of 1-year workmanship warranty).
3. Plans must incorporate the minimum requirements for artificial turf system installations, as follows:
 - A. Primary layer on native soil must be non-woven, highly permeable soil stabilizing fabric for the soil type and conditions of the installation.
 - B. Fabrics must be porous and not impede infiltration of normal watershed to appropriate drainage solutions required by any other related CC&R of property.
 - C. Minimum 3"-5" of appropriate compactable aggregate base with subsequent or additional imported base materials and fabric layers, as required.
 - D. Acceptable artificial turf surface fibers include Polyethylene (PE) Polypropylene (PP), Nylon (PA) with a manufacturer warranty against UV degradation (fading & discoloration).
 - E. Style and color selection of artificial turf must compliment other adjacent natural lawn and landscaped grass within the Community and must meet or exceed ASTM standards.
 - F. Acceptable backing materials include perforated, vertically draining, latex or polyurethane coated materials to provide optimum tuft bind and maximum permeability. Horizontally draining backings must not be infilled; infill materials are prone to migrate into drainage systems.
 - G. Acceptable infill materials will include but are not limited to: acrylic coated silica sand, recycled PET bead lets, and thermo-plastic elastomer coated silica sand, semi-round silica sand. Sub-angular silica sand may not be used as infill materials. Recycled rubber crumb is an acceptable infill only when accompanied by a Materials Safety Data Sheet (MDSD) that certifies the level of hazardous materials is at or less than that allowed established within California State Code.

- H. All materials submitted for approval must be accompanied by test documentation, which declares that artificial turf yarn and backing materials are disposable under normal conditions, at any US Landfill Station (Total Content Leach Protocol (TCLP) test).
- I. Infill materials, type and amount, per square foot, installed, as suggested by the turf manufacturer or based upon standard industry guidelines. (ASTM maximum Voluntary Standards for lead (Pb), in artificial grass yarns & fibers, is 300ppm as determined by using ASTM & EPA acquisition and testing protocols—E1613 & 3050B/6010B. Total digested lead results should be notated in parts per million (PPM)).
- J. Surfaces must appear seamless and edges must appear natural and well groomed.
- K. Total surface installation must be water permeable with minimum 2.5 inch/Hour Permeability Rating
- L. All job materials used for surfaces must pass applicable fire retardancy ratings including pill burn test.
- M. The pile height of the artificial turf must be 1.5 inches minimum in exposed areas except putting surfaces may be shorter in rear yards.
- N. All installations must appear natural at all times. Any deviation from a natural look, from whatever cause (i.e. improper installation, lack of maintenance, etc.) is not permitted.

ARTIFICIAL TURF INSTALLATION CHECKLIST

Reminder: Please review this checklist to ensure you submit the following items:

- ☐ Contractor's C27 CA License#: _____ OR
- ☐ Contractor's C61/D12 CA License #: _____
- ☐ Plot plan showing finished landscaping*
- ☐ 12X12 inch sample of turf Material
- ☐ Plan describing/depicting installation
- ☐ MSDS for artificial turf material
- ☐ MSDS for crumb rubber infill (if used)*
- ☐ Manufacturer's warranties for materials
- ☐ Contractor's workmanship warranty statement*
- ☐ Contractor's Certification of compliance with Appendix D, Section 3 above*

*** Items to be attached to file copy of Application approval.**

Property Address: _____

NOTES: _____

APPENDIX E
STONE FAÇADE INSTALLATION GUIDELINES
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

This document provides guidelines for the installation of stone façades within the Community. The Lot Owner shall submit an Application Form, in duplicate, as provided in Appendix B.1, and detailed plans for the proposed Installation. Decorative Slump Stone/Ledger Stone or Front Façade Veneers (hereinafter, collectively referred to as “Stone Façades”) must comply with the following requirements:

- 1. WALLS/DWELLING UNIT EXTERIOR:** Modifications to existing walls or pillars must match the established architectural/engineering elements of the Dwelling Unit including similar quality of workmanship and materials, color to coordinate with the Dwelling Unit’s approved color scheme and construction details.

Due to multiple Stone Façade installation configurations possible, the LEC maintains sole purview over the approval/disapproval of all Stone Façade installation. The adage “Less is More” will apply for all proposed Stone Façades.

- 2. GENERAL SPECIFICATIONS FOR STONE FAÇADES:**

- 2.1 Placement:** All Stone Façades must be installed parallel to, and on the same plane as, the existing wall/masonry surface. Stone Facades must follow the contour of the existing wall/masonry surfaces to preserve the architectural symmetry of the building.

- 2.2 Industry Specifications:** Stone Façades must be installed in conformance with the manufacturer’s specifications and all applicable building codes and standards.

- 2.3 Corners:** Any corner/angle application of Stone Façades must be via miter cuts or overlapping methods of installation.

- 2.4 Visible Ends:** Visible cut lines are not authorized. All visible end stones must show finished stones.

- 2.5 Column Installations:** Stone Façade installation on all four sides of existing masonry columns is authorized.

- 3. APPLICATION SUBMITTAL PROCESS:** Stone Façade proposed for installation on any portion(s) of the Owner’s Dwelling Unit requires submission of a completed Application (Appendix B.1), architectural drawings and detailed plans (hereinafter, collectively referred to as the “Application”). The Application shall include the following:

- A) Drawings and Plans:** Stone Façade drawings and plans must include detailed specifications pertaining to the proposed location for the Stone Façades including: design, square footage of the area to be covered by the Stone Façades, a paint chip representing the basic color of the stucco and sample of the stone (along with color brochure/printed picture) that will be used. Additionally, any landscaping being removed/replaced must be clearly annotated on the Application. Landscaping may be removed to facilitate Stone Façade installation but must be replaced with similar materials unless specifically approved by the LEC. Landscaping removal and replacement must be clearly annotated on the drawings/plans submitted to the LEC.

- B) Location of Stone Façades:** Stone Façades will only be permitted on the front and rear of the Owner's Dwelling Unit. Permissible areas for installation include existing stucco areas and masonry walls/pillars, lower stucco under dwelling belt lines, on columns and pillars, and limited areas in and around courtyards. Stone Facades cannot be used to outline golf cart or garage doors or the dwelling front entrance. Stone Facades are to be a decorative feature only, as determined by and at the sole discretion of the LEC.
- C) Aesthetics:** To maintain the aesthetic continuity of the Community, all proposed installations of Stone Façade materials will be applied in a manner maintaining the structural integrity of the existing structure. Stone Façade materials must be installed in a linear dry stack installation (i.e. no visible mortar joints, no irregular or round stack stones).
- D) Installation/Maintenance Liability:** Owner and any subsequent Owners shall accept full responsibility for construction/installation of the Stone Façades, as well as all future maintenance and repair of the Stone Façades.

Introduction to Appendix F: LEC Paint Guidelines and Procedures

*Everything you need to know for painting
and touching up the outside of your house*

HOW TO BEGIN: Your first decision is whether to repaint the entire house or to undertake a small painting project. There are separate forms for full house paint (Appendix F.1) or Partial House Paint (Appendix F.3). See full list of relevant forms below. All forms mentioned in these guidelines are available at the front desk at Mt. View Clubhouse. They also can be found at scpdca.com, or they can be emailed to you by contacting LEC Office at LECprojects@scpdca.com

LEC Committees review and approve applications on Tuesday mornings at Mt. View Clubhouse. **You do not have to be present but paint applications must be submitted to the LEC office by 4 pm Friday** to be considered on the following Tuesday. Completed applications may take up to 15 business days for approval and processing. Ways to submit:

- Email to LECprojects@scpdca.com
- First class mail to 38180 Del Webb Blvd, Palm Desert, CA 92211, Attn: LEC
- Drop off at Mt. View Clubhouse HOA Dropbox

District 14 Maintained Homes: All District 14 homes were repainted with new colors in the summer of 2022. If paint repair or touch up is needed, please contact the General Maintenance Director at (760) 200-2233.

District 15 Villas: Both owners must agree on the color scheme with some variations allowed. The District 15 delegate must sign off on the application. Contact the LEC office for further guidance

QUESTIONS AND APPOINTMENTS. You can schedule an in-person meeting with the Paint Committee for **Tuesday** mornings by calling or emailing: Rebecca Parker, 760-200-2213, rebecca.parker@scpdca.com.-Staff members also make themselves available on Thursdays and Fridays, 1-3 pm. No appointment is necessary for these walk-ins.

APPROVALS AND INSPECTIONS: Once approved by the LEC, you will receive a RED Work Permit to post along with all signed documents. The paint plan will be entered into the database and will remain on file. These documents may be mailed, emailed or picked up.

The permit allows painting to begin and must be placed in a location visible from the street while work is underway. The permit is good for one year from the date it was approved unless prior conditions apply such as a resale check or audit violation. **Once the project is complete, you must sign the permit and return to the Mt. View front desk or HOA dropbox.** LEC volunteers will then check your project for accuracy and changes. LEC members may enter your property Monday-Friday, 7 am-4 pm, and try hard not to disturb you.

FORMS AND APPLYING FOR PERMITS: Applications and Paint Plan Forms are available from the LEC, at the main desk at the Mountain View Clubhouse, or online at www.scpdca.com

Appendix F.1	Full Exterior Paint Application
Appendix F.2	Detailed House Painting Plan
Appendix F.3	Partial Exterior Application to Paint Specific Areas
Appendix B.2	Representative Authorization Form
Appendix E	Stacked Stone Guidelines. Submit Appendix B.1

APPENDIX F
PAINT GUIDELINES AND PROCEDURES
SUN CITY PALM DESERT COMMUNITY
ASSOCIATION ("Association")

CAUTION: LEC approval *must* be obtained before painting the outside of the home. This document provides complete rules and procedures for selecting and placing paint colors and will guide you through the approval process.

All forms mentioned in these guidelines are available at the front desk at Mt. View Clubhouse or they can be emailed by contacting the LEC Office at LECprojects@scpdca.com.

You can also refer to the following pages on the Association's website at
www.scpdca.com/Administration/Lifestyle_Enhancement_Committee/Painting

When repainting the exterior of their homes, homeowners must use three or four colors as specified by the Association approved schemes and accent colors. Schemes can be viewed on the bulletin boards at Mt. View and Sunset View Clubhouse and online.

1. The paint guidelines are designed to maintain architectural style **and avoid a monochromatic look**. To accomplish that, scheme colors 2 and 3 should be used on eaves and trim.
2. Homes in our community have a variety of architectural features, which may require exceptions to the rules contained in these guidelines. The volunteer LEC Paint Committee is empowered to be flexible with the final plan as long as the specified scheme colors are used. Major variations to these rules will be referred to the LEC's Main Committee.
3. See p.4 of this Appendix F for photo examples of architectural variations and p.3 of this Appendix F for a chart detailing what colors to place where.
4. Homeowners should consider the color of the patio, driveways, walkways and roof of the home when considering a new paint scheme.
5. Homeowners may designate a representative to handle the application process (Appendix B.2 Representative Authorization Form), but the homeowners must personally sign the application form. (Appendix. F.1, Full House Paint or Appendix F.3 Partial Exterior Paint)
6. **District 14 Maintained Homes and District 15 Villas** have special requirements. See reference in the Introduction to Appendix For contact the LEC office for further guidance.

WHEN TO REPAINT: The exterior of a house or the impacted portion should be repainted if any of the following are present (1) substantial fading, cracking, flaking or bubbling paint (these may indicate moisture seepage, solvable with a contractor-installed weep screed); (2) touched-up areas looking patchy, splotchy or discolored, (3) if an incorrect paint color had been used, or (4) if the homeowner wishes to change the color.

PAINT MAINTENANCE AND TOUCHUP GUIDELINES: LEC approval is not required for touchup maintenance of the home's approved color scheme. However, it is critical to use the correct color. The LEC has the most accurate paint scheme records. Homeowners can obtain their current paint scheme by calling or emailing the LEC office LECprojects@scpdca.com. Homeowners are responsible for obtaining the correct paint colors. Neither SCPDCA nor its LEC members are responsible for any variances, such as incorrect color selection or non-matching colors. To ensure touch up paint or spot painting will match the existing colors, the LEC recommends full wall-to-wall and/or corner-to-corner painting to avoid a patched, blotchy appearance. It is strongly recommended that the homeowner take a sample of the paint or stucco to the paint store to have the color matched and to recheck the purchased color prior to painting.

General Requirements

1. No color substitutions are allowed.
2. **Homeowners may not use a color scheme identical to those on adjacent lots.** The LEC maintains a database of home schemes and can tell you the color on your neighbor's house.
3. An approved accent color is optional. When used on accent features, it can count as a third or fourth color, but only one accent color can be used.
4. Stone facade also may count as a third or fourth color. Refer to guidelines in Appendix E for details.
5. When an accent color is used, not all accent features need to be painted that color i.e. an accent color may be used only on the front door or front gate and not on the other accent features (casita/courtyard door, shutters, railings.)
6. When a custom front door has a wood color stain, an accent color may be used on other accent features.
7. Incidental features and decorative touches must be painted one of the scheme colors. No accent color can be used on these areas. Tile popouts can be left unpainted.
8. Homeowners with discontinued schemes must select from the approved schemes when repainting the entire home. Homeowners may touch up small areas in discontinued schemes or make minor adjustments using the scheme colors with LEC approval.

Specific Features

1. **Alumawood Patio Covers:** can be factory-finished in white, cream, beige, tan, taupe, gray or brown. If painted, one of the three colors in the home's scheme can be used. An accent color is not allowed.
2. **Block Walls:** Block walls can be painted but LEC approval is required. Two paint colors are available depending on the color of your blocks. Contact the LEC for the steps required for block wall painting and complete a project application.
3. **Eaves:** the stucco directly under the roof tile is the eave and must be color 2 or 3. Stucco tiers below the eave can be the same color or the main stucco color. Three colors in this area below the roof line are not allowed.
4. **Front doors:** When front doors do not have a stucco trim, then the door should be color 2 or 3. When there is trim around the door, the trim should be Color 2 or 3. The door can be Color 1, 2, 3, **an accent color or natural wood stain.**
5. **Garage Doors:** Factory-painted garage doors must closely match a color in the scheme and require LEC approval. When the garage door is Color 1, the trim should be Color 2 or 3
6. **Lattice, Rain Gutters, Downspouts, Conduit, Misters and Miscellaneous Hardware:** must be painted to match the adjacent stucco color. For rain gutters, the gutter should match the eave color, either Color 2 or 3 in the scheme. The downspouts should be the main stucco color. Factory-finished colors can be used if similar to the scheme colors. LEC approval is required.
7. **Paint Sheen:** stucco paint sheen shall not be greater than eggshell; the sheen on gates, shutters and garage doors shall not be greater than semi-gloss.
8. **Paint Brand or Company:** paint schemes are identified using Dunn Edwards paint numbers and samples. Residents are not obligated to use Dunn Edwards paint. However, the paint colors of other brands must be equivalent to the Dunn Edwards paint numbers or paint chips. Paint companies can identify their equivalent colors by using the Dunn Edwards number.
9. **Satellite Dishes:** do not have to be painted. However, the brackets and hardware mounting must be painted to match the stucco color upon which the bracket is mounted.
10. **Security Doors:** must be selected in a factory-finished color compatible with the paint scheme or painted to match a color in the home's scheme. LEC approval is required.
11. **Side Doors:** When the door to the garage is on the side of the house, homeowners may

choose to paint the trim and the door the main stucco color so as not to call attention to the door for security reasons.

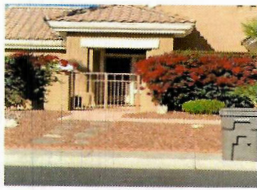
12. **Side Gates & Fences:** Fences and attached wrought iron gates must be painted the standard DE 6054. Side gates attached to walls can be painted the main stucco color.
13. **Upper Stucco, Dormers, Archways:** Color 1 is strongly recommended but Color 2 or 3 can be used with LEC approval

COLOR PLACEMENT OPTIONS: The chart below tells you what colors go where. Appendix F.2. Detailed

House Painting Plan will guide your color placement as well.

Main stucco, upper stucco*, courtyard walls* pillars, archways.	Color 1 * Homes with an upper stucco, dormers or archways can be painted Color 2 or 3 with LEC approval. *Low courtyard walls that connect to lower stucco may be painted with the lower stucco color with LEC approval
Garage door, side garage door, lower stucco, beltline, pillar caps, Alumawood patio covers*	Color 1, 2, or 3 * When the front door does not have stucco trim, the door should be Color 2 or 3. *Alumawood patio covers and garage doors can remain one of the factory finishes when the color is similar to one in the scheme and approved by the LEC
Trim for garage door, front door, courtyard and casita doors, side door*, back door.	Color 1, 2 or 3 * If you do not want to call attention to the side garage door, then the door and trim can both be Color 1. *When your door is Color 1, the trim must be Color 2 or 3.
Trim for eaves* and windows	Color 2 or 3 * Please note Rule 3 for eaves under Specific Features, page 2.
Accent features: Front doors, back doors, courtyard and casita doors, front courtyard gate, shutters, landscape and courtyard railings.	Color 1,2 ,3, and/or accent color, and/or natural wood stain. Only one accent color can be used.
Incidental stucco and other variations: i.e., window ledges, recessed windows, portico cutouts, tile* and rectangle popouts, square recesses, painted Alumawood patio cover	Color 1, 2, or 3 *Tile popouts can be unpainted.
Fences, Back & Side Gates	Fences and back gates on golf course and greenbelt must be painted the mandatory color DE 6054. Side yard gates can be either DE 6054 or the main stucco color.

Architectural variations



Rectangle



Window ledge



Popout over garage



Recesses



Beltline
separates
lower and
upper stucco



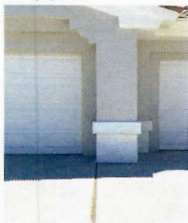
Upper & lower
beltline



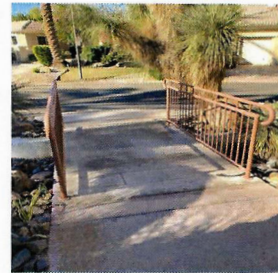
Eave, one color



Eave, two colors



Courtyard railing



Landscape railing



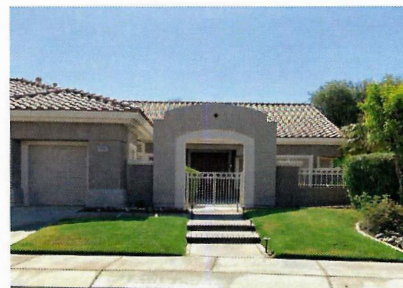
Upper stucco, Color 1



Archway, Color 1



Upper stucco, Color 2 or 3



Archway, Color 2 or 3

SUN CITY PALM DESERT - LEC
APPENDIX F.-2 DETAILED HOUSE PAINTING PLAN

Property ID #
Paint Scheme-
District-

Address-
Model-
Elevation-

Phase-

PAINT COLOR NUMBERS

1 _____
 2 _____
 3 _____
 4 _____ Optional Accent Color

AREA **Color Options** **1,2,3 or 4** **DE #**

Main Stucco	Color 1 MANDATORY		
Upper Stucco/ Dormer /Archway	Color 1 (see Rule 13, "Specific Features")		
Lower Stucco	Color 1, 2 or 3		
Beltline	Color 1, 2 or 3		
Eaves	Color 2 or 3 (see Rule 3, "Specific Features")		
Window Trim	Color 2 or 3		
Courtyard Walls & Pillars	Color 1 MANDATORY		
Courtyard Pillar Caps	Color 1, 2 or 3		
Garage Doors	Color 1, 2 or 3		
Garage Door Trim	Color 2 or 3 (see Rule 5, "Specific Features")		
Side Garage Door	Color 1, 2 or 3		
Side Garage Door Trim	Color 1, 2 or 3 (Note Rule 11 "Specific Features")		
Side Yard Gate	DE 6054 or Color 1		
Fence	DE 6054 MANDATORY		
Alumawood Patio covers	Factory Color or Color 1, 2, 3		
Front Door	Color 1, 2, 3 or Accent Color; Natural Stain		
Front Door Trim	Color 1, 2 or 3 (see Rule 3, "Specific Features")		
Courtyard/Casita Door	Color 1, 2, 3 or Accent Color		
Courtyard/Casita Door Trim	Color 1, 2, 3 (see Rule 7, "General Requirements")		
Back Door	Color 1, 2, 3 or Accent Color		
Back Door Trim	Color 1, 2, 3 (see Rule 7, "General Requirements")		
Front Gate	Color 1, 2, 3 or Accent Color		
Shutters	Color 1, 2, 3 or Accent Color		
Landscape/ Courtyard Railing	Color 1, 2, 3 or Accent Color		

NOTES:

For Architectural Exceptions, please submit exterior photos of your home.

HOMEOWNER SIGNATURE: _____

Date: _____

LEC REPRESENTATIVE: _____

Date: _____

LEC REPRESENTATIVE: _____

Date: _____

APPENDIX F.1
FULL EXTERIOR HOUSE PAINTING APPLICATION
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

Date: _____ **Property ID #** _____ **District #:** _____

Name: _____ **Phone:** _____

Address: _____

☐ Same Colors – Scheme # _____

☐ New Scheme -

Old Scheme #: _____

New Scheme #: _____

☐ Weep Screed

☐ UPDATE - Previously approved application. Date: _____

WORK PERMIT

The work permit is a separate document you will receive when this Application is approved. It must be posted in clear view from the street, from the start of work until completion of work. Upon completion of work, the permit shall be signed and returned to the LEC, either at the LEC Meeting or at the Front Desk of the Mountain View Clubhouse. The LEC will inspect the work soon after.

We, the LEC, are hereby notifying you that an LEC Representative may be entering your property for periodic inspections until the project is completed. You may call 760-200-2222 if you have any questions or to set up an appointment.

Notes: _____

Colors approved by LEC Member #1: _____

Colors approved by LEC Member #2: _____

Inspected On: __/__/__ By: _____ %Completed: _____ % Re-inspected On: __/__/__ By: _____ %Completed _____ %

Re-inspected On: __/__/__ By: _____ %Completed _____ % Re-inspected On: __/__/__ By: _____ %Completed _____ %

Notes: _____

Completion Approved by LEC Paint Committee Representative:

_____ Date: _____

THE APPLICANT UNDERSTANDS AND AGREES TO THE FOLLOWING:

1. The modifications will be made in strict compliance with the approved plans and specifications submitted with this application. **Should any changes be required at any time during the project, those changes must be approved in writing by the LEC and noted on this application.**
2. Owner shall indemnify for himself/herself/themselves, as well as for his/her/their successors and assigns, and covenants and agrees to hold Association harmless from all claims, demands or liability arising out of or encountered in connection with this Agreement or the Improvement, whether such claims, demands or liability are caused by Owner, Owner's agents or employees, or contractors or subcontractors employed on the project, their agents or employees, or caused by any products installed on the project by said contractor(s) or subcontractor(s), excepting only such injury or harm as may be caused solely and exclusively by Association's gross negligence or willful misconduct. Such indemnification shall extend to claims, demands or liability for injuries occurring during installation, as well as after completion, including, but not limited to, all of Owner's maintenance responsibilities provided herein. Owner shall further indemnify and hold the Association harmless from all liability related to any damage or relocation of existing sprinkler systems, underground utilities, exterior landscaping or any other damage to existing improvements (wherever located within the Community) resulting from the installation/construction of the Improvement.
3. Applicant shall comply with the Restated CC&Rs and *Design Guidelines* for Sun City Palm Desert Community Association and furnish copies of these documents to any contractor(s) engaged by Owner for the Improvement. Applicant further understands that it is Owner's responsibility to ensure that his/her contractor(s) also complies with the Restated CC&Rs and Design Guidelines.
4. Applicant shall secure proper building permits, if required by the local governmental entity. Applicant understands that the County of Riverside may not approve any plans, which have not yet been approved by the Association's LEC.
5. In accordance with Section 4.1.28 of the Association's Restated CC&Rs, Owner understands and agrees that the LEC, or its designated subcommittee members or authorized agents ("LEC Personnel"), may inspect the project for compliance with the Restated CC&Rs, Design Guidelines, Rules and Regulations and/or with any plans approved by the LEC for the project and Owner(s) hereby authorize such LEC Personnel to access the Property to facilitate such inspection(s). Said inspection(s) will be performed during normal business hours or, if after normal business hours or on weekends, the time for inspection must be agreed upon by the Owner and LEC Personnel. These inspections may occur until the project is completed and signed off by the LEC. If it is necessary for LEC Personnel to enter onto the Property, they shall ring the doorbell and introduce themselves (if door is answered) before proceeding to inspect the project.

The person(s) signing below hereby represent(s) that he/she/they is/are the/an Owner of the above-identified Property and, as such, has authority to execute this Application, which binds all such Owners ("Authorized Signatory"). If it is later determined that the signatory is, in fact, not an Authorized Signatory (as defined in this paragraph) then all approvals issued by the Association shall be null and void unless and until such time as the Owner(s) resubmit(s) an Application for re-review by the LEC and, if appropriate, re-issuance of approvals.

By my signature on this Application, I acknowledge that I have read, understand, and agree to the requirements set forth within this Application and the Design Guidelines (including the Appendix F – Paint Guidelines and Procedures).

OWNER SIGNATURE(S): _____ **DATE:** _____

APPENDIX F.2
SUN CITY PALM DESERT COMMUNITY ASSOCIATION
DETAILED HOUSE PAINTING PLAN

Property ID#: District: Paint Scheme:

	Del Webb Paint Info
Paint Color Numbers	1 _____ Dunn Edwards 2 _____ Dunn Edwards 3 _____ Dunn Edwards 4 _____ Dunn Edwards

SCHEME PLACEMENT			
Main Stucco			
Upper Stucco			
Lower Stucco			
Beltline			
Eaves			
Window Trim			
Front Door Trim			
Courtyard Wall			
Courtyard Wall Caps			
Garage Door			
Garage Door Trim			
Side Door			
Courtyard Doors			
Front Door			
Shutters			
Front Gate/Courtyard Fence			
Bridge Railing			
Casita Door			
Side/Rear Gate/Fences		DE 6054	

HOMEOWNERS ARE REQUIRED TO OBTAIN LEC APPROVAL PRIOR TO ALL EXTERIOR PAINTING

I understand and agree to follow and/or instruct the painter to follow this paint scheme exactly as detailed with no exceptions. I further understand that any deviation from this paint detail will subject me to a violation and expense of repainting.

Homeowner Signature: _____	Date: _____
LEC Representative: _____	Date: _____
LEC Representative: _____	Date: _____

APPENDIX F.3
PARTIAL EXTERIOR APPLICATION TO PAINT SPECIFIC AREAS
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

Date: _____ **Property ID #** _____ **District #:** _____

Name: _____ **Phone:** _____

Address: _____

Must Use Scheme Color #:

- ☐ Main Stucco
- ☐ Upper Stucco
- ☐ Lower Stucco
- ☐ Beltline Trim
- ☐ Eave Trim
- ☐ Window Trim
- ☐ Front Door Trim
- ☐ Courtyard Wall
- ☐ Courtyard Wall Caps
- ☐ Courtyard Doors
- ☐ Garage Door
- ☐ Garage Door Trim
- ☐ Side Door

- ☐ Touch Up ☐ Change Accent Color ☐ Weep Screed

NOTES: _____

We, the LEC, are hereby notifying you that an LEC Representative may be entering your property for periodic inspections until the project is completed. You may call 760-200-2222 if you have any questions or to set up an appointment.

WORK PERMIT

The work permit is a separate document that must be posted in clear view from the street from the start of work until completion of work. Upon completion of work, the permit shall be signed and returned to the LEC, either at the LEC Meeting or at the Front Desk of the Mountain View Clubhouse. The LEC will inspect the work upon receipt.

May Use Accent or Colors:

- ☐ Front Door
- ☐ Shutters
- ☐ Front/Courtyard Gate
- ☐ Bridge Railing
- ☐ Casita Door

- ☐ Side/Rear gates/fences (**Must be community Color Dunn Edwards DE6054**)

Colors approved by LEC Member #1: _____

Colors approved by LEC Member #2: _____

Inspected On: _____ By: _____ %Completed: _____ Re-inspected On: _____ By: _____ %Completed _____
Re-inspected On: _____ By: _____ %Completed: _____ Re-inspected On: _____ By: _____ %Completed _____
Notes: _____

Completion Approved by LEC Paint Committee Representative:

Signature: _____ **Date:** _____

THE APPLICANT UNDERSTANDS AND AGREES TO THE FOLLOWING:

1. The modifications will be made in strict compliance with the approved plans and specifications submitted with this application. **Should any changes be required at any time during the project, those changes must be approved in writing by the LEC and noted on this application.**
2. Owner shall indemnify for himself/herself/themselves, as well as for his/her/their successors and assigns, and covenants and agrees to hold Association harmless from all claims, demands or liability arising out of or encountered in connection with this Agreement or the Improvement, whether such claims, demands or liability are caused by Owner, Owner's agents or employees, or contractors or subcontractors employed on the project, their agents or employees, or caused by any products installed on the project by said contractor(s) or subcontractor(s), excepting only such injury or harm as may be caused solely and exclusively by Association's gross negligence or willful misconduct. Such indemnification shall extend to claims, demands or liability for injuries occurring during installation, as well as after completion, including, but not limited to, all of Owner's maintenance responsibilities provided herein. Owner shall further indemnify and hold the Association harmless from all liability related to any damage or relocation of existing sprinkler systems, underground utilities, exterior landscaping or any other damage to existing improvements (wherever located within the Community) resulting from the installation/construction of the Improvement.
3. Applicant shall comply with the Restated CC&Rs and *Design Guidelines* for Sun City Palm Desert Community Association and furnish copies of these documents to any contractor(s) engaged by Owner for the Improvement. Applicant further understands that it is Owner's responsibility to ensure that his/her contractor(s) also complies with the Restated CC&Rs and Design Guidelines.
4. Applicant shall secure proper building permits, if required by the local governmental entity. Applicant understands that the County of Riverside may not approve any plans, which have not yet been approved by the Association's LEC.
5. In accordance with Section 4.1.28 of the Association's Restated CC&Rs, Owner understands and agrees that the LEC, or its designated subcommittee members or authorized agents ("LEC Personnel"), may inspect the project for compliance with the Restated CC&Rs, Design Guidelines, Rules and Regulations and/or with any plans approved by the LEC for the project and Owner(s) hereby authorize such LEC Personnel to access the Property to facilitate such inspection(s). Said inspection(s) will be performed during normal business hours or, if after normal business hours or on weekends, the time for inspection must be agreed upon by the Owner and LEC Personnel. These inspections may occur until the project is completed and signed off by the LEC. If it is necessary for LEC Personnel to enter onto the Property, they shall ring the doorbell and introduce themselves (if door is answered) before proceeding to inspect the project.

The person(s) signing below hereby represent(s) that he/she/they is/are the/an Owner of the above-identified Property and, as such, has authority to execute this Application, which binds all such Owners ("Authorized Signatory"). If it is later determined that the signatory is, in fact, not an Authorized Signatory (as defined in this paragraph) then all approvals issued by the Association shall be null and void unless and until such time as the Owner(s) resubmit(s) an Application for re-review by the LEC and, if appropriate, re-issuance of approvals.

By my signature on this Application, I acknowledge that I have read, understand, and agree to the requirements set forth within this Application and the Design Guidelines (including the Appendix F – Paint Guidelines and Procedures).

OWNER SIGNATURE(S): _____ **DATE:** _____

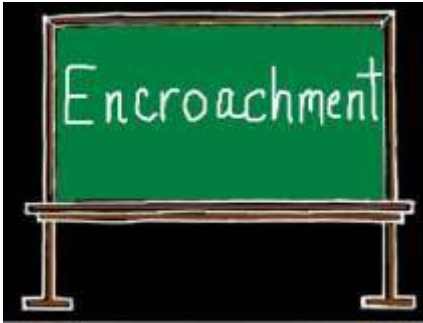
APPENDIX G
SOLAR SYSTEM INSTALLATION GUIDELINES
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

This document provides guidelines for the installation of roof-mounted solar energy and pool heating systems (“Systems”) and skylights/solar tubes within the Sun City Palm Desert Community (“Community”). The Lot Owner shall submit an Application Form, in duplicate, as provided in Appendix B.1 and detailed plans for the proposed Installation. Installation of Systems must be dealt with very carefully because roof-mounted Systems can adversely alter the look of the home from neighboring properties, the golf course and Community common areas. Although they can reduce electricity demands, they can distract considerably from the over-all look and beauty of the tile roofs. Thus, homeowners are asked to consider these factors prior to submitting an Application and plans for solar systems and skylights/solar tubes.

1. The Application shall include two copies of the plot plan showing the location, number, size and shape of the panels for the solar Systems and the square footage of roof area covered by the panels and pipes, location of the inverter (as applicable) and all conduit. For skylights and solar tubes, the location of the opening (to be covered) on the roofline must be shown. Solar tubes must be no larger than twenty-four (24”) inches in diameter.
2. Systems must be installed in conformance with the manufacturers' specifications and with all applicable electrical and building codes and standards.
3. Systems must be installed by a licensed contractor.
4. Maintained area homeowners must obtain permission from their District Delegate before LEC can approve any proposed solar Installation.
5. System panels and pipes must follow the contour of the roof and the ridgelines to preserve the architectural symmetry of the roof. Allowance for blocking out existing attic and utility roof vents should be considered when designing the System to insure they are in compliance with state statutes and local ordinances. The LEC must approve the siting of all panels.
6. The inverter for solar panel systems should be as close as possible to the existing utility meter and either placed in the garage, camouflaged by lattice, or landscaping, when possible, so that it cannot be seen from common area and/or other residential Lots.
7. All external plumbing, conduits, frames and/or piping associated with the System shall be painted the color of the stucco surface upon which they are attached. Frames and rack mountings on the roof shall be white, black, brown, or grey and non-reflective in color; panels shall be of the same color scheme. Color samples of panels, rack mountings and frames shall be submitted with the Application for review and approval by the LEC.
8. Due to risk of fire and/or explosion, storage of electricity from System panels on the Owner’s Lot in a bank of acid batteries is not permitted. Lithium ion batteries are allowed. Systems are only for residential use for the residence at issue and shall be not a commercial application.

9. SCPDCA is not responsible for trees or shrubs encroaching on panels, debris accumulating on or under panels or shadows cast on panels by adjoining trees or shrubs. Existing trees and other obstructions that may interfere with System efficiency cannot be removed without the written consent of the LEC (if on the Applicant's Lot) or the Board of Directors if on Common Area.
10. LEC must approve the removal of solar systems. Upon removal of solar panels, the homeowner must restore the home to its original state, i.e. replace roof tiles, remove conduit, remove electrical boxes, patch stucco and repaint.

APPENDIX H
ENCROACHMENT OF BUSHES, BRANCHES AND TREES
SUN CITY PALM DESERT COMMUNITY ASSOCIATION



Tensions mount when overgrown foliage encroaches into a neighbor's yard. The best advice is to try to work out the problem in a neighborly way, before taking this up with your Homeowners Association. We always encourage positive neighbor-to-neighbor interaction! This guide answers some of the most common questions asked by our homeowners about encroachment.

TIP: CHAT BEFORE YOU CHOP

GENERAL RULES & GUIDELINES. Trees shall be trimmed to allow for a minimum of seven (7') feet above a public sidewalk and twelve (12') feet clearance above the street. Trees, shrubs or bushes shall not grow over or encroach upon any sidewalk or over property lines into neighboring lots.

- Q:** What is the homeowner's responsibility for landscaping?
- A:** Homeowner shall be responsible for watering and trimming of all bushes, trees, flowers, plants and shrubs, as well as removal of grass clippings, trash, debris and dead plant material. Design Guidelines – 6.1)
- Q:** What is an encroachment?
- A:** Anything intruding on another property, etc. Shrubs or tree limbs cannot encroach over property lines into neighboring lots. (Design Guidelines – Section 6.12.8) No tree, shrub, or planting shall be allowed to impede vehicular or pedestrian traffic, or to encroach in a neighboring lot. (Restated CC&Rs – 4.1.22)
- Q:** How do I determine where my property line is?
- A:** Every Sun City home has a property line. Most have metal markers on the slope between the sidewalk and the street on both sides of the residence. Example:



- Q:** My neighbor's trees and branches are encroaching into my property. Do I have the right to cut or remove those branches from my property?
- A:** Surprisingly, the answer is "No." One solution is to kindly ask your neighbors to trim his/her own tree in the manner necessary to keep it from encroaching into your property.

- Q:** Where should I go to help if the neighborly approach does not work?
- A:** Fill out a Homeowner Concern Form and the Association staff will be in contact with you.

Avoiding Problems With Your Tree

- Avoid blocking visibility of traffic signs signs and intersections.



- Avoid planting trees too close together.

- Avoid planting too close to sidewalks, streets or driveways.

- Avoid blocking access to utility transformers.



- Avoid planting too close to house, chimney or other structure.

APPENDIX I
PATIO COVERS
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

All patio cover installations must be approved by the LEC. Solid, lattice, and variable louvered styles are allowed. A building permit from Riverside County is required for all types of patio covers that cover 120 square feet or more. The only approved material is Alumawood or equivalent. (Equivalent substitutions shall be submitted with material and color samples). Patio covers must be installed horizontally and no higher than the lowest eave in the rear of the house and must conform to the manufacturer's specifications and Riverside County's patio cover requirements. Homeowners should hire only contractors who hold a valid patio cover license with the classification of C61/DO3.

1. **Lattice Style**. This is a non-solid cover where there are slots or gaps between the upper slats (the most common type seen in Sun City). These slots allow wind to "pass through" which reduces the upward pressure on foundation, posts, and attachments. General requirements are:
 - A) Supply a plot map of house and backyard showing property lines and setback distances described in c) and d) below;
 - B) Submit structural plans of the cover showing overall measurements and major engineering design details including number and spacing of posts, foundations and/or attachments to the concrete slab, attachments to eave, and slat separation;
 - C) For rear yards, patio posts must be a minimum of fifteen (15') feet from the rear property line. Overhangs are three (3') feet maximum and must be a minimum of twelve (12') feet from rear of property line. Exceptions may apply to some golf course lots where the rear yard is very shallow. With LEC approval, patio posts may be located to within five (5) feet of the rear property line with a maximum of three (3') feet of overhang;
 - D) For side yards, patio posts must be a minimum of five (5') feet from any side yard property line. Overhangs are permitted on the sides of the patio covers provided they do not exceed three (3') feet beyond any post and, provided, further, that the overhangs must be a minimum of two (2') feet from any side yard property line;
 - E) Alumawood patio covers are not allowed in front of the house. A patio cover may be installed between a casita and the main house but cannot extend beyond the side of the casita and/or the main house;
 - F) A patio cover may only be installed in an area where the predominant location of the proposed patio cover shall be at the rear of the house. A patio cover will be allowed on the side of the house as long as it is contiguous to the rear patio cover;
 - G) Patio cover colors shall be white, cream, beige tan, light taupe, light grey, etc.
 - H) Fabric or other materials are not allowed on top of the Alumawood lattice slats.

2. **Solid and Variable Louvered Styles.** A solid cover style means there are no gaps in the top cover material, which is attached and sealed to the eave(s) of the house. Only Alumawood or equivalent materials are allowed as solid cover material. A variable louvered style means that the cover can be closed and/or partially opened mechanically (similar to the operation of wooden shutters on a window). This style must meet the same requirements as the solid type. A solid or closed louver cover can be subjected to tremendous forces from wind because it cannot escape through the cover as with a lattice type. Therefore, these types require more and stronger support posts, deeper and stronger post foundations, and stronger cover attachments than lattice style covers. This is why each cover must be individually designed for the homeowner's choice of cover style, size, and location. These additional design details must be shown on engineering drawings described in 1.B above. Riverside County requires that these covers be designed to withstand 110 mph wind speeds. In addition to the requirements listed above, the following items also apply to solid and louvered covers:
- A) The cover must have a minimum pitch of one-quarter (1/4") inch per foot, and a maximum of one (1") inch per foot to allow for proper rainwater runoff;
 - B) In addition to above, the drawings should indicate the type and material of the seal between the cover and the eave(s) to which it is attached;
 - C) The homeowner may wish to discuss with their contractor any manufacturer-approved options which may be able to mitigate blow sand buildup on top of the cover;
 - D) The Manufacturer will warranty their product as long as the cover is built to their engineering standards. The homeowner should ask for and receive said warranty as part of the completed job.

INSTALLATION CHECKLIST

Reminder: Please review this checklist to ensure you submit the following items:

- └ Contractor's Patio Cover C61/D03 CA License#: _____
- └ Plot plan showing finished property lines and setbacks
- └ Plan describing overall measurements and major engineering design details

*** Items to be attached to file copy of application approval.**

Property Address: _____

NOTES: _____

APPENDIX J
NEIGHBORHOOD COST CENTERS/NEIGHBORHOOD COMMON AREA
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

In neighborhoods where the landscaping and exterior maintenance of the Lot are provided by the Community Association, Owner shall not, in any Association maintained areas, modify, replant, change or otherwise assist in the maintenance of his yard, or the exterior of his/her/its Dwelling Unit without the express written consent of the Association. Certain designated Lots are provided maintenance and repair of exterior portions of the Dwelling Unit (including the roof and exterior walls), as well as landscape maintenance and/or other services.

District 14 and District 15 are considered Neighborhood Cost Centers and all alterations, enhancements, and changes made to the exterior of the home needs District Delegate approval and LEC approval.

District 14

1. Paint is maintained by the Association and follows a regular maintenance schedule.
2. Landscaping in the front and rear of the homes are maintained by the Association.
3. Roof tiles replacement and repair including the plywood deck is maintained by the Association.
4. Interior courtyard and patio areas are maintained by the homeowner.
5. Refer to Supplemental CC&Rs for matrix.

District 15

1. Duplex attached homes must have the same color scheme and both garages must be the same color.
2. Courtyard areas and patio areas are maintained by the homeowner and all exterior landscaping around the home is maintained by the Association.
3. Refer to Supplemental CC&Rs for matrix.

District 15-NCC 103

1. Neighborhood Cost Center 103 has pool maintenance only

Neighborhood Cost Centers

a) **Neighborhood Cost Center 100**-consisting of 100 Lots

Lots 23-42, 78-129 and 143-170 Willowrich Drive, Yucca Blossom Drive, Desert Willow Drive
(District 14)

b) **Neighborhood Cost Center 101**-consisting of 79 Lots

Lots 172-193, 194-216, 221-236, 327-336 and 357-364 Burgundy Lane, Quiet Springs Drive,
Orangecrest Road, Fallbrook Avenue, Putting Green, Fume Drive, Belek Drive
(District 14)

c) **Neighborhood Cost center 102-Vacation Villas**-consisting of 54 Lots

Lots 1-54 Breeze Way, Silent Drive, Blue Sky Avenue
(District 15)

d) **Neighborhood Cost Center 102-Old Model Park**- consisting of 18 Lots

Lots 1-18 Rainbow Drive and Breeze Way
(District 14)

e) **Neighborhood Cost Center 103- California Casuals**- consisting of 221 Lots

Lots 1-221 Hampshire Avenue, Somerset Avenue, Rockwell Circle, Glastonbury Way, Kent
Drive, Cardington Way, Postbridge Circle, Dorset Drive, and Devon Drive
(District 15)

APPENDIX K
DECOMPOSED GRANITE (DG) GUIDELINES
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

Decomposed Granite (DG) is a landscaping material that is composed of mostly fine granite particles, with some no bigger than a grain of sand. In residential use, it is regularly used in small accent areas, pathways, and as mulch material around plants.

Guidelines:

DG will be allowed for limited use in residential applications. Improved materials and application processes are now available to better contain DG. All installations require LEC approval from both the Subcommittee (Tuesdays) and the Main committee (every other Thursday). Installations should be completed by a licensed landscape contractor familiar with all STABILIZED DG applications. The following homeowner guidelines are intended to keep the DG in place once installed.

1. DG will be allowed only in small areas in rear yards and enclosed courtyards. It will NOT be permitted in the front or side yards of the home.
2. Each installation must use DG that is STABILIZED to aid in erosion and dust control. Natural (non-stabilized) DG will not be permitted. (See comments about stabilizers at the end of the guidelines).
3. Each area to be covered, including around plants (individually or as a group such as in a flowerbed) must use an impervious edging material to help contain the DG. The top of the edging is to be a minimum of one (1") inch above the finished level of DG. Without edging, the DG could easily spill into adjacent areas of lawn, concrete, or other landscaping. (See comments about edging materials at the end of guidelines).
4. A plot plan drawing is required and must show the location and the approximate size of the area to be covered. The plan must indicate the DG color and the type and color of edging to be used. Additionally, please provide a copy of the stabilizer manufacturer's specifications.
5. Colors of DG allowed are the Desertscape Colors. They are the same as described in Appendix C for rocks and stone.
6. As with any landscaping materials, DG must be maintained by the homeowner. It should be recognized that even when the above guidelines are followed, DG has the potential to become more difficult to maintain than the ¾-inch and larger rock and stone allowed in Appendix C. The stabilizer will have to be refreshed periodically, typically every one (1) to three (3) years. Check with your contractor or stabilizer manufacturer for guidance.

Additional Comments about DG

- Stabilizers are resins or other bonding agents used to "lock in" the DG. They are water activated and safe around plants and animals. DG with stabilizer can be ordered from the supplier already mixed with a powered stabilizer or the contractor can mix it on site before application. Other types of stabilizers are liquid and can be sprayed on after the DG is laid down. Check with your stabilizer supplier or manufacturer about the durability and cost of your proposed choice.

- Acceptable edging materials are black, grey, or brown metal strips usually about four (4) inches wide (aluminum or steel), extruded plastic “bender board” or equivalent material such as Trex, and tightly fitting pavers, bricks, or larger rocks. NO wood material is allowed.
- Pathways may need a compacted aggregate base below the DG. Check with your contractor for the appropriate design and follow stabilizer specifications, including curing times.

APPENDIX L
OUTDOOR LIGHTING GUIDELINES
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

All installed outdoor lighting must receive prior LEC approval. In general, all exterior lighting should be Design Compatible with the architectural style of the home (California Spanish) and harmonize with the colors of the home. Light intensity should be low enough so as not to spillover on neighboring homes and no light should be aimed at another's property. No installations should cause extreme light glare or other safety hazards related to vehicular or pedestrian traffic. It is recommended that a licensed contractor be used for proper installation.

1. DECORATIVE OUTDOOR ACCENT LIGHTING

- A) Wall Lights** may be installed in the entryway, courtyard, and backyard or over the garage sidedoor. They are **NOT** allowed on the front exterior walls of the home or on the front of the garage. Only white-light bulbs are allowed.
- B) Flush Mount Lights** may be installed on the ceiling of the entryway of the home or on the ceiling of the back-yard patio. Only white-light bulbs are allowed.
- C) Hanging Entryway Lights** are available in two main types—lantern/pendant type and the chandelier type. One (1) such hanging light is allowed in the front entryway of the home and can have only white-light bulbs. Either type may be installed by chain/wire method or by hanging rod method and should be mounted as near to the center of the entryway as possible. The fixture must be rated exterior/damp (for covered patios) or exterior/wet (for exposed areas). Hanging lights designed for interior use **ONLY** are not allowed.

Size Restrictions

- There is no height restriction for the fixture itself.
- The bottom-most part of the fixture must be a minimum of eight (8') feet from the entryway floor.
- The maximum width of the fixture is limited by the size of the entryway. This limit is one-third (1/3) of the width or length of the entryway, whichever is smaller. (Example: entryway is 6 feet wide by 8 feet long, so 1/3 of 6 feet is 2 feet or 24 inches. This equals the maximum width of the fixture).

Weight Restrictions

- The weight should be 40 pounds or less.
- Lantern/pendant type lights are generally much smaller and lighter than the chandelier type and should easily meet the above restrictions.
- Chandeliers tend to be heavier than lantern/ pendant types and are available in a wide variety of sizes and weights, depending upon the construction material—aluminum, resin, steel, cast iron or a combination of these.
- The suggested 40-pound weight limit fits with most reasonably sized chandeliers and should permit reasonable installation safety.

D) Rope Lights allowed wrapped neatly around the top rail of rear yard wrought iron fence- (They may not be used on any portion of the side fences or courtyard fences). They are also allowed on the base of rear yard trees, under patio umbrellas and neatly installed under rear yard patio covers on the inside of the patio cover beams/patio eaves, facing the home, such that the bulbs do not show from outside the property line. Rope lights cannot extend into the tree branches except during holiday period (Refer to Sections 8.1.6 and 8.1.7 for additional information on holiday lighting). Colored lights are allowed only during the holiday period. Only outside/weatherproof rated rope lights are allowed and must be WARM bulbs with less than or equal to 3000K color rating. Rope lights are prohibited anywhere else (walls, around windows, outside facing eaves, structures, etc.). An automatic timer is suggested to prevent the lights from being on all night. A Good Neighbor Notification form (Appendix B.3) from each adjacent neighbor is required with the LEC application. A picture and/or flyer of the proposed rope lights which includes the temperature color rating (warm bulbs with less than or equal to 3000K) is also required.

E) String/Café/Bistro Lights are allowed under rear patio covers neatly installed on the inside of the patio cover beams/patio eaves, facing the home, such that the bulbs and the string wires cannot be seen from common area and/or adjacent lots. Only outside/weatherproof rated lights are allowed and must be warm bulbs with less than or equal to 3000K color rating. Draping, dangling, or swaging of these lights is not allowed nor are they allowed on trees, fences, or draped between trees or other objects throughout the back yard. Lights cannot be colored, blinking, flashing or rating. Light intensity should be low enough to not spillover to any neighboring property. Lights must be installed such that no direct light falls outside of the property line; otherwise, they will need to be shielded or redirected. An automated interval timer is suggested to prevent the lights from being on all night. A Good Neighbor Notification form (Appendix B.3) from each adjacent neighbor is required with the LEC application. A picture and/or flyer of the proposed lights which include the temperature color rating (warm bulbs with less than or equal to 3000K) is also required. Note: Some of the string wires are available in a variety of colors and when possible they should harmonize with the home colors.

2. LANDSCAPE LIGHTING

Landscape Lights are ground-mounted for walkways and path lighting and are not to exceed eighteen (18") inches in height. Only white light bulbs are allowed. No colored or blinking lights or figurine lights are allowed. White-light solar powered lights are acceptable. Landscape spotlights can be used to accent a tree or special plant but must not cause spillover light to any neighboring properties or create a street safety hazard. Only white-light bulbs are allowed.

3. SECURITY CAMERAS AND SECURITY LIGHTS

3.1 General

3.1.1 Security cameras and security lights must be UL rated for exterior use and may be installed, with LEC prior approval, in entryways, courtyards, side yards and backyards. Security lights are NOT allowed in the front of homes or in front of garages.

3.1.2 Security cameras may be installed in the front of homes and in front of garages with the additional restrictions as provided in this Section 3.

3.1.3 All security cameras and security lights must use ONLY white light bulbs. No colored or flashing lights are allowed.

3.1.4 When motion sensors are used, they must be programmed to stay on for a maximum of three (3) minutes.

3.1.5 Cameras are to be positioned such as to ONLY capture images on the homeowners specific lot. They are NOT to capture images from adjoining neighbor's lots. If it is determined that a camera position is invading the privacy of another lot, the Association reserves the right to require readjustment of the camera, relocation of the camera or removal of the camera.

3.1.6 Security lights are to be positioned to light up the homeowners specific lot and NOT to spillover to any neighbors property, especially in backyards. Light intensity must be low enough so it does not cause an extreme glare situation.

3.1.7 Wires, cables, and conduit are to be installed so they are hidden from view. Where this is not possible, wires, cables, and conduit must be painted to match the adjacent surface.

3.1.8 Doorbell Security Cameras. Doorbell doorbell security cameras may be installed without LEC approval provided it complies with Section 3.1.1, 3.1.3, 3.1.5 and 3.1.7 above. The doorbell security camera may be installed at the front door or on the side wall 90 degrees from the front door.

3.2 LEC Applications Security camera and security light permit applications are to include the following:

3.2.1 The manufacturer's information including pictures, size, make, model, color, flood or spot light, and description of all functions including motion sensing, adjustable brightness and sensitivity, two way speakers, etc. (Note: Doorbell cameras DO NOT require an LEC permit if they comply with Section 3.1.8 above).

3.2.2 A plot plan that shows the location of each camera or light to be installed. (The LEC can supply a plot plan copy of your home model upon request.)

3.2.3 A photo (preferred) or sketch showing the horizontal and vertical locations of the cameras and/or lights to be installed.

3.3 Camera installation in Front of Home or Front of Garage

3.3.1 Must be located under an eave, in the upper corner of a garage door cavity, or above the home address sign.

3.3.2 Wireless battery systems are preferred but if solar powered, the camera solar panel shall be installed such that it is not on the front of home, i.e. in courtyard or side of home, and all wires must be hidden.

3.3.3 If the camera is hard-wired, all wires, cables, and conduit shall be installed so they are hidden from view. Where this is not possible, wires, cables, and conduit must be painted to match the adjacent surface.

3.3.4 If the factory color is not in the same color tone as the house color, the camera mount and body are to be painted to closely match the adjacent color surface. Colored silicone sleeves are available for some makes and models. If painting is not recommended by the supplier, the default color shall be white.

4. MAINTENANCE

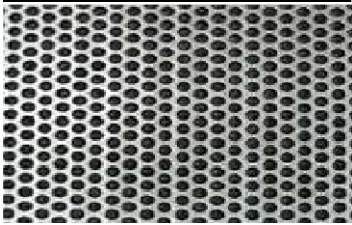
All lights shall be maintained in proper working order; i.e. no dead bulbs, no drooping, discolored or cracked rope light tubes and /or no dangling Café/Bistro light strings.

APPENDIX M
GATE COVERINGS & INSTALLATION
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

APPROVED MATERIALS AND PLACEMENTS: The materials below have been approved as screening for the use on gate for privacy or to contain animals.

1. Plans must be submitted to the LEC for approval before installation.
2. The screening material must extend from the bottom of the gate to either of the top existing horizontal gate bars. Screening materials other than hardware cloth may extend below the bottom rail of the gate.
3. The screening material must be painted the same color as the gate.

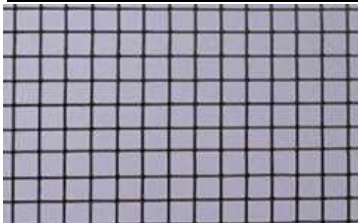
PUNCHED OUT METAL: Sheet metal with holes punched out to let air and light filter through.



EXPANDED METAL: Sheet of metal that contains diamond-shaped steel trusses, which have strands and bonds in an open pattern that add strength and rigidity.



1/4 OR 1/2 INCH STEEL HARDWARE CLOTH: Flexible wire mesh in a 1/4 or 1/2 inch square pattern.



SOLID SHEET METAL: Thin flat sheet of metal with no holes or pattern.



(SEE REVERSE SIDE)

SPECIFICATIONS FOR INSTALLATION MATERIALS TO AN EXTERIOR GATE

THE INSTALLATION IS AS FOLLOWS:

1. The material shall be installed on the inside of the gate.
2. The material shall be cut so that it does not overlap on top or side rails.
3. Only punched out metal, solid sheet metal or expanded metal (not hardware cloth) may extend below the bottom of the gate.
4. The material shall be fastened along the top rail, the bottom rail and on each side rail.
5. The material shall be securely fastened with sheet metal screws or by tack welding.
6. Fastening with wires or ties or anything other than sheet metal screws or with tack welding shall **not be** acceptable.
7. Material shall be fastened tightly so that it does not buckle or have waves.
8. The material shall be painted the same color as the gate.
9. Some gates have three (3) horizontal rails. In this case, the material need only be fastened to two (2) rails as in the photo below.

(Example)

OPTION: Fasten screening on either rail



APPENDIX N
HOME AUXILIARY EMERGENCY POWER UNIT INSTALLATION GUIDE
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

The homeowner must acquire approval from the SCPDCA LEC prior to installing a home Auxiliary Power Backup System (Unit). This Appendix provides installation guidelines for two types of electrical backup systems; 1) Electrical energy supplied by a generator powered by propane or natural gas and, 2) Lithium Ion battery(s) that stores electrical energy for future use. To apply for approval, the lot owner shall submit to LEC a completed Appendix "B.1", in duplicate, signed by homeowner, two copies of a detail plot plan, a photo showing the location where the unit will be installed in relation to the dwelling, a picture of the unit, and a manufacturer's fact sheet outlining the unit's operational parameters.

Items 1 and 2 below are guidelines that apply to propane or natural gas generator installation.
Items 1 and 3 below are guidelines that apply to lithium ion battery installations.

1. Installation guidelines that apply both to generator and lithium ion battery units:

- a) Installation requires the proper permits from the county of Riverside;
- b) Licensed contractor(s) must install the unit;
- c) The plot plan must show the current location of the dwelling's outside electrical panel, natural gas meter, air conditioner, swamp cooler (if present) and pool equipment (if present);
- d) The plot plan must show the property lines and distance from the dwelling to the property lines;
- e) Installing the unit in the front yard is prohibited;
- f) Homeowner must submit a picture of the unit and the units' height, width and length.
- g) All electrical connection boxes, switching boxes and conduit attached to the dwelling must be painted the same color as the house background stucco color;
- h) A good neighbor form Appendix B.3 is required from adjoining properties;
- i) Before installing a unit, the Community electric provider, Imperial Irrigation District, must be informed of the installation; they may have specific installation guidelines. If the unit runs on natural gas, Southern California Gas Company must be informed of the installation, they also may have specific installation guidelines.
- j) SCPDCA is not responsible for the unit's proper installation, operation or dependability.
- k) Access to the rear yard from the street cannot be blocked by the unit.
- l) It is the homeowner's responsibility to restore landscaping to original form after the unit's installation; this may include adjacent property also.
- m) Unit side yard installation setback must be followed as stated in LEC Design Guidelines, see Section 3.3.2.

2. Installation guidelines that apply to a propane or natural gas powered generator:

- a) Installation location of the unit depends on space available on the side of the house;
- b) Unit must be mounted on an approved slab;
- c) Unit testing and maintenance can only be performed between the hours of 7AM and 5PM, Monday thru Saturday;
- d) The unit must have an earthquake automatic gas shutoff valve installed in the natural gas line leading to the unit;
- e) Homeowner cannot alter unit's exhaust system after installation.
- f) A permanent propane storage tank installed on the homeowner's property is not permitted.
- g) Installed unit must be five (5') feet from doors or windows to prevent exhaust fumes from entering dwelling;
- h) When installation is complete, the unit must have an "L" masonry wall similar to the home air conditioner unit, or lattice screening, painted the same color as adjacent stucco;
- i) During unit's operation, the noise level cannot exceed 64 dBA;
- j) The installed Auxiliary Power Unit cannot be powered by gasoline or diesel.

3. Installation guidelines that apply to Lithium Ion battery units:

- a) If the lithium ion batteries are installed inside of the dwelling (garage), then this ends lithium ion battery installation guidelines;
- b) If the manufacturer permits, paint the battery covers the same color as the house stucco color;
- c) Installation location of the batteries depends on space available on the side of the house.
- d) If ground mounted the unit must be mounted on an approved slab.

Appendices O, P, Q, R, S, T, U, V, W, X and Y
are reserved for future use.

APPENDIX Z
DESIGN GUIDELINE DEFINITIONS
SUN CITY PALM DESERT COMMUNITY ASSOCIATION

For purpose of these Design Guidelines:

1. **Between the homes** means the area between two adjacent dwellings/structures.
2. **California Spanish style** is characterized by the following architectural elements borrowed from the Spanish Revival movement: stucco exterior, clay tile roofs, arches around entryways, wrought iron details, exterior shutters and interior and exterior courtyards.
3. **Cluster of plants** is defined as two or more same or similar plants any parts of which touch each other. The term "living fence," as used and defined in the Declaration of Covenants, Conditions and Restrictions, means a cluster of plants in excess of one hundred feet (100') in length.
4. **Desertscape Colors** are neutral tones (defined as muted, subtle colors) and do not include primary colors.
5. **Design Compatible** is defined as similarity of the proposed modification to the existing and surrounding architectural and/or landscape elements including similar quality of workmanship and materials, color and construction details. The primary concerns are visual harmony, location of the proposed improvement to surrounding structures and/or topography and drainage.
6. **Efflorescence** is the white chalky coating that appears on some cement walkways, patios, and block walls. It is caused by vapor migrating through the slab or blocks, bringing soluble salts to the surface.
7. **Finished Floor elevation** is defined as the elevation of the Dwelling Unit slab.
8. **Front yard** means that portion of a lot between the sidewalk and the front of the building structure and the invisible lines continuing therefrom and extending to the side lot lines. For a corner lot, the "front yard" shall be the side of the corner lot that contains the driveway for the lot at issue.
9. **Golf course lot and greenbelt lot** mean any lot that at any point and for any distance abuts common area consisting of a golf course or similar area containing a grassy or planted area.
10. **Height measurements:** For purposes of Article IV., section 4.1.23 of the Restated CC&Rs related to wall and fence height limitations, such measurements shall be taken from the finished floor elevation (as more particularly identified in Article IV., Section 4.1.21.1) to the top of the wall.
11. **Interior Lot** shall mean a residential lot having no enclosed rear yard and not adjacent to a golf course or green belt lot.
12. **Neighborhood Cost Centers or Maintained Districts** are contiguous groups of homes that pay a surcharge in addition to the regular monthly Homeowners' fee, benefits provided by the Association. Examples are weekly landscape maintenance, maintenance of pool reserved for their exclusive use, or exterior maintenance such as painting and roof replacement.

- 13. Portico architectural accent** refers to a cutout in the stucco above the entrance porch on certain models.
- 14. Proto II Wall** is an engineered masonry wall that uses post tensioning to structurally support masonry in lieu of rebar and grout, providing additional strength.
- 15. Privacy Lot** means a residential Lot that has a fully enclosed rear yard inclusive of a rear garden wall and who's rear Lot line is not adjacent to the golf course or a green belt.
- 16. Rear yard** means that portion of a lot between the rear lot line and the rear of the building structure and the invisible lines continuing therefrom and extending to the side lot lines.
- 17. Rope lights** are a series of tiny bulbs with wires encased in ½ inch flexible PVC tubing that can contour any angle and shape. They can have incandescent bulbs but the majority nowadays have LEC bulbs.
- 18. Shrub and bush** have their common meanings as used in common parlance. Generally, these terms refer to low, densely branched plants.
- 19. Side yard** means that portion of a lot between the side lot lines and the sides of the building structure. For corner lots, the side yard facing a street shall mean that portion of a lot between the sidewalk and the side of the building structure.
- 20. String lights** are often called **Café** or **Bistro Lights** and seem to be interchangeable with most manufacturers. For our purposes, they are strands of electrical wire with sockets and bulbs hanging down every two feet (2') to three feet (3') apart. Bulbs can be either incandescent or LED.
- 21. Top of the wall** shall mean the top of the finished wall surface excluding any cap on top of the wall.
- 22. Tree** means a perennial plant with elongated stem(s) or trunk(s), supporting branches and leaves, including overhanging branches, at least three (3') feet above the ground. [Note: some cacti may be approved by the LEC as "trees" for some purposes (e.g., minimum number of required trees, and subject to height restrictions).
- 23. Wattage ratings** determine the amount of power consumed and for incandescent bulbs give an indication of the brightness. **Lumens** measure actual brightness and are more accurate than using wattage. However, neither wattage nor lumen ratings are consistently supplied for rope lights or string lights. **Kelvin scale** is used to measure color temperature or the light appearance (basically intensity) and can normally be found for both rope and string lights. In short, the higher the Kelvin rating, the whiter the light will be. The lower end of the Kelvin scale is yellowish **warm** light, from 2000K to 3000K and is most desirable for evening residential use. The warm light makes architectural elements feel more inviting and comfortable.