

OAKMONT ARCHITECTURAL
GUIDELINES AND STANDARDS
for
Residential Property

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If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, 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. 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.

These Oakmont Architectural Guidelines and Standards for Residential Property are an interpretation of the powers and duties given to the Oakmont Architectural Committee under the Oakmont Protective Restrictions, also known as Covenants, Conditions and Restrictions, abbreviated as "CC&Rs".

PLEASE READ THESE GUIDELINES AND STANDARDS CAREFULLY
PRIOR TO MAKING ANY ARCHITECTURAL OR LANDSCAPING CHANGES

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OAKMONT ARCHITECTURAL GUIDELINES AND STANDARDS

I. GENERAL

The Architectural Committee of Oakmont Village Association (“Oakmont”) is composed of three (3) Oakmont residents who are unpaid volunteers and are concerned for the preservation of Oakmont. In addition, the Architectural Committee may establish up to four (4) advisory volunteer positions and a paid employee administrator, none of whom shall be members of the Architectural Committee. **For purposes of these Guidelines & Standards, any reference to the Architectural Committee shall be construed to include the advisory volunteers or the paid administrator described above, subject to the fact that neither the advisory volunteers nor the paid administrator have decision making authority** and shall not have the right to vote on Architectural Committee matters nor shall their actions be permitted to bind the Architectural Committee or Oakmont. The Architectural Committee seeks to enable the owners’ associations and residents of Oakmont to comply with the Oakmont Protective Restrictions (“CC&Rs”) and these Guidelines & Standards to maintain the beauty of Oakmont. An “owners association” shall refer to an individual association composed of owners of properties located within an individual project (as defined in the individual association’s governing documents, including their CC&Rs) and subject to the CC&Rs and these Guidelines and Standards. The Architectural Committee understands that many architectural issues may be considered a matter of opinion; however, the Architectural Committee’s responsibility is to apply these Guidelines and Standards, and any other architectural requirements then in effect, equally, fairly and consistently to all owners’ associations and homeowners.

The Architectural Committee's major responsibility is to assure a continuity of design of Oakmont residential properties and preserve the open space which will maintain or improve the appearance and enhance the overall value of every residential property in Oakmont, including the Oakmont Gardens. The Architectural Committee also seeks to ensure that each residential property is adequately maintained and that each building, structure and associated landscaping is kept in good condition, adequately

painted and not permitted to fall into disrepair so that it does not detract from said residential property or its neighbors. The Architectural Committee further ensures that all landscaping, modification of structures, materials and painting colors are compatible with the aesthetic character of Oakmont.

The Architectural Committee is also responsible for ensuring fair, equal and consistent treatment of all resident and/or owners' associations' applications and complaints, according to a basic set of rules. This booklet provides that set of rules in the form of these Architectural Guidelines & Standards used by the Architectural Committee in performing its function. Except where these Guidelines & Standards clearly make reference to an individual owner's association board of governors, all capitalized references to the "Architectural Committee" or the "Board of Directors" in these Guidelines and Standards shall refer to the Oakmont Architectural Committee or Oakmont Board of Directors.

Written approval from the Architectural Committee is required prior to the start of work on additions or modifications to any Oakmont residential property.

This includes but is not limited to:

- All exterior structures, attached or detached, and roofing: additions, changes, repairs, replacements and painting.
- All mechanical equipment: air conditioners, external electrical generators, spa/pool equipment, etc.
- All fences, gates and screens: includes plantings that serve as a fence or screen.
- All landscaping projects. (This includes front, back and side yards and the staining/coloring of driveways and sidewalks.)
- Anything that changes the exterior appearance of a residence (e.g. window/door replacement).
- Structural alterations of garage interiors.

The Architectural Committee acts **only** upon written applications for approvals of proposed architectural applications. In **all** cases, statements and material lists provided in writing with the application and with

accompanying documents, plans, contractor bids, etc., will be the **only** basis for acceptability and approval of an application. **No assumptions will be made.** No verbal requests or comments will be considered. Only those items specifically labeled and defined on a drawing, plan, or similar document will be considered by the Architectural Committee for approval.

Failure to obtain the necessary approvals prior to performing a modification of an Oakmont residential property constitutes a violation of the CC&Rs and these Guidelines and Standards and **may require modification or removal of the unauthorized work at the sole expense of the homeowner, and may result in any disciplinary action available to the Board of Directors of Oakmont.** In addition, homeowners should be aware that construction permits or other similar approvals may be required to be obtained from the City of Santa Rosa Building Division, Public Works or other governmental agencies. The obligation to obtain such permits or governmental approvals is the sole responsibility of the homeowner, and the approval of any application may be revoked or rescinded if it is determined that the proper permits or governmental approvals were not obtained by the homeowner. Notwithstanding the obligation, as applicable, to obtain building permits and/or governmental approvals, obtaining such building permit(s) and/or governmental approvals does not mean that the Architectural Committee approves of same.

The Architectural Committee has the responsibility to develop changes in policies and changes to the Guidelines and Standards. All changes are subject to review and affirmation by the Board of Directors of Oakmont in accordance with the operating rule requirements set forth in applicable California law. **PLEASE READ THESE GUIDELINES AND STANDARDS CAREFULLY PRIOR TO MAKING ANY ARCHITECTURAL OR LANDSCAPING CHANGES.**

II. APPROVAL PROCEDURE

Homeowners should refer to these Guidelines & Standards when submitting applications for approval and should contact the Architectural Committee for any additional questions or issues.

To begin the approval procedure, you must determine if you live in an association-maintained or owner-maintained area of Oakmont. Next, obtain the form(s) needed for approval of your project. The Architectural Committee uses three colored forms to process applications. These forms are available at the Architectural Committee's office and on the Oakmont Village Association website at www.oakmontvillage.com. All forms and accompanying documents submitted to the Architectural Committee are considered confidential and shall remain so unless an owner violates the CC&Rs and these Guidelines and Standards. Changes to the color of any of the herein referenced forms shall not constitute changes to these Guidelines and Standards requiring homeowner comment prior to enforcement. The forms are additionally set forth and described in further detail in the Forms Appendix enclosed with these Guidelines & Standards. Upon receiving a completed application form, the Architectural Committee may proceed with the following procedures in effect:

A. NEIGHBORS

The Architectural Committee may contact neighbors of the applicant if the Architectural Committee believes the proposed project may impact neighbors' property. If the Architectural Committee believes a neighbor awareness letter is warranted, letters will be issued to the appropriate homeowners with a copy sent to the applicant. Input from neighbors may be considered; however, all decisions are made in accordance with the Guidelines & Standards, and any neighbor awareness letter will not be deemed to be a request for consent or approval from such neighbor(s).

B. RIGHT OF INSPECTION

Upon reasonable notice by the Architectural Committee, the Architectural Committee or any designated representative of same may inspect any portion of an Owner's property and the exterior of the buildings and improvements thereon for the purpose of ascertaining whether or not the proposed modifications are in compliance with the CC&Rs and these Guidelines and Standards. No Architectural Committee member or designated representative shall be deemed guilty or liable for trespass or any other tort by reason of any inspection pursuant to this provision.

C. STANDARDS FOR APPROVAL AND DISAPPROVAL

Approval of any project by the Architectural Committee **does not waive the requirement** to obtain a required City and/or County permit. Conversely, obtaining City and/or County permits does not constitute Architectural Committee approval. The Architectural Committee will disapprove an application submitted if any or all of the following are applicable:

1. The application does not comply with all of the provisions of the CC&Rs and these Guidelines & Standards.
2. The proposal is not in harmony with the general surroundings and open space or with adjacent buildings or structures.
3. The application or attached plans and specifications are incomplete.

D. REVIEW PROCEDURE FOR APPROVAL AND DISAPPROVAL

1. RECEIPT OF APPLICATIONS

The Architectural Committee will receive and date stamp each application submitted by an Oakmont homeowner or individual association board of governors. The Architectural Committee will review the application for use of the correct form(s), completeness of required information, usage of pre-approved materials (paint, roofing, fence design, etc.) and accuracy/consistency of the request as compared to the contents of the homeowner's property file. If the application is **incomplete**, the applicant will be contacted by telephone, or notified by mail (or email if consented to by the owner or association) as soon as possible.

2. APPROVAL PROCESS

- The standard procedure for processing an application begins with a thorough review of the request to determine compliance with the CC&Rs and these Guidelines and Standards. In order to clarify questions, it may be necessary for members, or designated representatives, of the Architectural Committee to

make a site visit and/or discuss the proposed project with the applicant(s). Complex projects (i.e. extensive remodeling/landscaping) may require the involvement of experts. Determination by the Architectural Committee will be made within thirty (30) business days of receipt of a **COMPLETE** architectural application from the applicant; provided, however if no approval is given within such thirty (30) day period, the request or application will be deemed disapproved. (Business days refer to days during which the Architectural Office is open for business.)

- Notwithstanding the foregoing and in accordance with state statute, if an application for the installation and use of an electric vehicle charging station or a solar energy system is not denied in writing within forty-five (45) days from the date of receipt of the application by the Architectural Committee, the application shall be deemed approved, unless that delay is the result of a reasonable request by the Architectural Committee for additional information from the applicant.
- Any decision of the Architectural Committee shall be in writing and shall include both an explanation of why the proposed change was disapproved, if applicable, and a description of the procedure for reconsideration by the Architectural Committee and the Oakmont Board of Directors.

E. CONSTRUCTION DRAWINGS

Plans/drawings must be prepared in accordance with applicable building codes and with clarity and completeness. Work involving major additions or requiring variances may be submitted at the preliminary drawing stage for initial comment by the Architectural Committee. Final approval will only be given based upon complete and numbered plans/drawings, including all dimensions and applicable labels.

F. VERBAL STATEMENTS

The Architectural Committee will take action based only on written submissions by the applicant. Verbal statements or requests will not be considered. Verbal statements made by an Architectural Committee

member are not binding on the Architectural Committee, Board of Directors or Oakmont. You may only rely on the Architectural Committee's written approval or disapproval of an architectural application.

G. HEARINGS

If the Architectural Committee denies an application or states that it will approve the application upon certain conditions, and you do not agree with the Architectural Committee's decision, you may request, in writing within fourteen (14) days of the written decision notice, an Architectural Committee Work Review Meeting. The Work Review Meeting will be scheduled for the next available Architectural Committee meeting date. The procedure is available in the Architectural Committee Office.

H. APPEALS

Following the Work Review Meeting with the Architectural Committee, the applicant, if not satisfied with the Architectural Committee's final decision, may request, in writing within thirty (30) days of the Architectural Committee's final decision, an appeal to Oakmont's Board of Directors for reconsideration by the Board of Directors. The appeal procedure is available in the Architectural Committee Office and online at Oakmont's website. The appeal will be heard in an open meeting by the Oakmont Board of Directors at its next regularly held Board meeting. The appeal/reconsideration decision by the Oakmont Board of Directors shall be final and binding.

III. COMPLAINTS

Oakmont homeowner/residents may report to the Architectural Committee suspected violations of these Guidelines & Standards (or violations of the architectural sections of the Oakmont CC&Rs) by filing a written complaint. To submit a complaint, use the **green** form available at the Architectural Committee's Office or online at the Oakmont website. If an owner has previously agreed in writing to communicate with Oakmont using email communications, complaints set forth via email will be accepted as a

writing. Verbal complaints will not be considered. Complainant's names will be kept confidential unless a demand, based on due process rights, is lodged by the allegedly violating Oakmont homeowners/residents. After receiving a complaint as described above, the Architectural Committee will investigate, research and document the facts pertaining to the applicable complaint.

Complaints concerning property in an association-maintained area (an individual owner's association) must be submitted in writing to the board of governors of that owner's association. If not satisfied with the board of governors' response (or lack thereof within thirty (30) days) of the submission date, or if the complaint is against the board of governors itself, a homeowner may submit the complaint with all supporting documentation to the Architectural Committee Office, stating the reason for the referral. Such complaints that would be handled by the Architectural Committee against the board of governors of an owner's association would be for the investigation of such board of governor's alleged failure to comply with and/or enforce the CC&Rs governing an owner's property or the common area of the owner's association.

Nothing in this section shall prevent or be construed to limit Oakmont, including without limitation its Architectural Committee or Board of Directors, from investigating or commencing the disciplinary process against a homeowner or owner's association without the submission of a complaint described herein.

A. ARCHITECTURAL COMMITTEE'S PROCEDURE

When the Architectural Committee receives a complaint or conducts its own investigation, it will make a preliminary determination of whether an architectural or related violation exists and will notify the applicable owner or owner's association in writing of same. If the violation is not corrected with evidence of same provided to the Architectural Committee within the amount of time required by the Architectural Committee, the matter will be referred to the Oakmont Board of Directors for handling.

B. OVA BOARD OF DIRECTOR'S PROCEDURE

When the Architectural Committee refers a violation to the Oakmont Board of Directors for enforcement, the owner or board of governors of the applicable owner's association will be notified in writing, in accordance with Oakmont's Hearing Procedure, Enforcement and Fine Policy, of their right to attend a hearing at which they will be provided with an opportunity to be heard before Oakmont's Board of Directors. Please refer to Oakmont's Hearing Procedure, Enforcement and Fine Policy for all procedures relating to the Board's disciplinary hearings.

IV. STANDARDS

The following list of standards is not exhaustive but includes several of the requirements and general approaches to comply with the Oakmont CC&Rs applicable for an individual owners' association. The Architectural Committee will evaluate all requests for upgrades, modifications and changes to residential properties in a fair, equitable and consistent manner that meets the requirements and the intent of the CC&Rs.

It is a homeowner's duty to verify and present any documentation required by the City of Santa Rosa to the Architectural Committee before construction commences, which includes, without limitation, demolition.

A. SET-BACKS

Set-backs of all buildings/structures from property lot lines must be in accordance with the CC&Rs and City of Santa Rosa Zoning Code, as follows:

1. FRONT LOT LINE

- No building nearer than fifteen (15) feet.
- No building set back further than thirty (30) feet.
- No accessory structure nearer than twenty (20) feet.
- No garage door nearer than twenty (20) feet from front lot line or rear of public sidewalk, whichever is greater.

2. EXTERIOR (STREET) SIDE LOT LINE

- No building/structure nearer than fifteen (15) feet. (Per City of Santa Rosa Zoning Code. Should such Code change regarding the fifteen (15) feet requirement, such change will be deemed to be changed in these Guidelines and Standards without requiring homeowner comment prior to enforcement. Notwithstanding the foregoing, if the City of Santa Rosa reduces its minimum requirement to less than fifteen (15) feet, Oakmont's current fifteen (15) foot requirement shall remain in effect.

3. INTERIOR SIDE LOT LINE

- No building/structure nearer than five (5) feet (Per City of Santa Rosa Zoning Code, specific by parcel. Should such Code change regarding the five (5) feet requirement, such change will be deemed to be changed in these Guidelines and Standards without requiring homeowner comment prior to enforcement) Notwithstanding the foregoing, if the City of Santa Rosa reduces its minimum requirement to less than five (5) feet, Oakmont's current five (5) foot requirement shall remain in effect.

4. REAR LOT LINE

- No building nearer than fifteen (15) feet.
- No detached accessory structure nearer than five (5) feet.

5. SPECIFIC RULE FOR A LOT ABUTTING A GOLF COURSE

- No structure, wall, deck, balcony, fence (or landscaping used as a fence) nearer than twenty-five (25) feet from the golf course boundary line will be considered **without the specific, written approval of the Architectural Committee for a variance of same.**
- The Architectural Committee recognizes that many homeowners on the golf course have plantings equivalent to fences at their lot lines abutting a golf course, and these may be allowed to remain PROVIDED THEY ARE WELL

MAINTAINED AND APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE.

- Notwithstanding the foregoing, patios at ground level are permitted within the twenty-five (25) foot set-back.

For purposes of determining a set-back, eaves, steps and open porches are not part of a building. Distance is measured from the wall of the building, at ground level. In measuring for front yard set-backs (and side yard set-backs on corner lots), measurements should be taken from the inside of the sidewalk (side away from the street). If there is no sidewalk, measurements are taken from the curb line. For golf course lots, rear set-backs should be taken from the golf course boundary, which is delineated by rows of white stakes.

B. VISION TRIANGLE

Landscaping on **vision triangles** must be maintained on lots located at intersections of streets. The Vision Triangle Policy, Illustration, is available at the Architectural Committee Office.

C. MAINTENANCE OF PROPERTY

Buildings and structures on Oakmont residential property may not be permitted to fall into disrepair. Property must at all times be kept in good condition and adequately painted.

All work contemplated on the exterior of a structure in an association-maintained area must have the approval of the board of governors of the applicable owner's association as well as the approval of the Oakmont Architectural Committee, along with all applicable City of Santa Rosa building permits.

D. WORK HOURS

Contractors, landscapers and gardeners may not start before 8:00 AM and all work including cleanup must be completed by 5:00 PM, Monday through Saturday. No work is permitted on Sundays or federal holidays.

E. WORK SITE

1. Trash dumpsters should be placed on the property, preferably in the driveway.
2. If dumpsters must be placed in the street, they must be protected with safety cones and/or reflective tape if left overnight.
3. Portable toilets must be placed on the property and out of sight to the extent possible.
4. All vehicles must be parked on paved driveways or streets.
5. The work site must be maintained so as to reduce dust or odors to neighbor properties.
6. Work site (and sidewalk/street) must be cleared of rubbish and/or building materials each evening. No temporary structures are allowed to remain overnight without the specific advance written approval of the Architectural Committee.
7. Construction noise must be minimized.
8. No advertising signs are permitted on the property.
9. Construction workers may not bring their pets on to Oakmont property.
10. Construction workers may not use Oakmont's common areas during their work day other than to access the property on which they are to work.
11. Any and all terms and requirements set forth in Oakmont's "Project Construction Conditions" which is available in the Architectural Office and required to be signed and returned by the applying owner prior to commencement of any project. As a courtesy, the Architectural Committee will attempt to deliver a copy of the Project Construction Conditions; however, it is the sole responsibility of the applying owner to obtain, sign and return the Project Construction Conditions prior to the commencement of any work being commenced. The Architectural Committee is not responsible for ensuring the delivery of such document to any owners.

F. ADDITIONS AND ALTERATIONS

All additions, modifications or alterations to a homeowner's landscape or residence or placement of a structure on the homeowner's lot that will

change or impact the exterior of the residence in **any** way requires prior written approval from the Architectural Committee before work commences. Without any limitation to the forgoing such limitation additionally includes demolition of an existing structure on the homeowner's lot.

Without limitation of any items described herein such approval applies to solar tubes, sky lights, air turbines, weather vanes, mailboxes and flagpoles. Solar panels and antennas are unique and are considered in greater detail in Section IV. F. herein. Homeowners are required to submit complete, detailed, fully labeled and signed plans to the Architectural Office along with the appropriate Application For Approval.

All additions and alterations should be compatible, architecturally and aesthetically, with other homes in the respective subdivision and with the consideration of preserving Oakmont's ongoing commitment to open space. To that end and without limitation roof lines, outside wall heights and other external features must be compatible with the respective subdivision neighborhood. (See Section IV. A. Set-Backs) The following structures or items represent a non-exhaustive list of specific architectural standards applicable at all times:

1. AWNINGS

- Awning materials must complement the existing architecture, aesthetics and color scheme of the dwelling.
- The materials selected must be maintained in an attractive, clean and un-faded condition.
- Notwithstanding the obligation to obtain prior written Architectural Committee approval, acceptable awning materials include wood, pre-finished aluminum and appropriate fabric and colors; provided, however, that aluminum window awnings in the front of a dwelling/residence shall not be permitted nor approved by the Architectural Committee.
- Notwithstanding the obligation to obtain Architectural Committee approval, roll-up awnings are permitted.

2. PATIOS

- A patio is defined as a recreational area adjacent to a dwelling and is usually paved.
- All patio covers require written Architectural Committee approval on an individual basis.
- Notwithstanding the obligation to obtain Architectural Committee approval, patio, sunshade, arbor, trellis and gazebo structural members must be made of wood or comparable man-made materials (e.g. Nexwood, Trex, etc.), with the exception of vertical supports which may be made of metal or masonry and painted or covered to match or be compatible with the adjoining dwelling.
- Notwithstanding the obligation to obtain Architectural Committee approval, if redwood is used, it may remain in its natural state.

3. BALCONIES

- A balcony is defined as a platform that projects from the wall of a building and should be enclosed by a railing. Balconies are generally of wood construction. However, new manmade materials (e.g. Nexwood, Trex, etc.) are becoming available and may be requested. Colors must be the same as, or compatible with, the dwelling to which the balcony is attached.

4. DECKS

- A deck is defined as a flat floored, roofless area either attached or adjacent to a dwelling. Decks are generally of wood construction. The foundation of decks, if applicable, must be screened with lattice type construction. New man-made materials (e.g. Nexwood, Trex, etc.) are becoming available and may be requested. Unpainted redwood is acceptable. If painted or stained, the color should closely match and be compatible with the color of the dwelling.

5. TRELLISES, ARBORS AND GAZEBOS

- All trellises, arbors, gazebos and similar structures require Architectural Committee approval. Trellises attached to the face of a building may be as high as the eaves. Free-standing trellises and arbors follow the general rules for external structures. The height of these structures may be restricted so as to be architecturally and aesthetically consistent with their surroundings, but in no event may such structures exceed twelve (12) feet in height.

6. EXTERIOR EQUIPMENT

- Exterior equipment such as air conditioners, power ventilators, spas, pools, landscape ponds with pumps for circulating water, electrical generators, etc. require written Architectural Committee approval prior to installation.
- Window air conditioners are not permitted.
- Complete plans with dimensions, showing the location of the equipment along with the method and type of screening and appropriate noise reduction, should be submitted along with the Application For Approval.
- Placement of motors, blowers, etc. should be as far as possible from neighboring properties.
- Special consideration will be given to keeping "noisy" equipment away from neighbors' bedrooms.
- It is recommended that equipment not be ordered until final approval, as applicable, is granted by the Architectural Committee as the homeowners' ownership of the equipment will not be a factor in the Architectural Committee's decision.

7. ANTENNAS AND SATELLITE DISHES

- The installation of radio and/or television antennas (exclusive of satellite dishes) requires an approved application from the Architectural Committee.
- Satellite dishes which are or are less than thirty-six (36) inches in diameter or diagonal measurement which are designed to receive video programming services via multi-point distribution services, including multichannel multipoint

distribution services, instructional television, fixed services and local multipoint distribution services may be erected, placed or installed on a lot, provided that: (a) any such permitted device is placed in the least conspicuous location on the residence at which an acceptable quality signal can be received and is either not visible from neighboring property or is reasonably screened from view from streets of any neighboring lot or common area; and (b) reasonable restrictions which do not significantly increase the cost of installation of a permitted device or significantly decrease its efficiency or performance, including, without limitation, screening material, location or complimentary color painting of the permitted device, may be imposed as a part of these Guidelines and Standards. Oakmont or the Architectural Committee may impose a pre-installation design review process, on a case by case basis, to determine the location, angle, and visibility of a permitted device.

- Inoperable satellites dishes or satellites dishes otherwise in violation of these Guidelines and Standards or applicable law must be removed in accordance with the procedures required by the Architectural Committee and/or Board.

8. SOLAR ENERGY

- The installation of any type of solar energy system, whether for heating water or for producing electricity, requires an approved application from the Architectural Committee. Such installations should be flush-mounted on the roof and any flashing must be painted or angled so as to eliminate any problem of glare to neighboring properties. A four-page guide, "Solar Energy for Oakmonters", is available in the Architectural Committee Office. To the extent the roof of any Oakmont residential property is required to be maintained by an individual owners' association, the Architectural Committee may limit or restrict the installation of a solar energy system on an owner's roof.
- In all other respects, refer to Sections 714 and 714.1, or any successor statutes, of the California Civil Code for restrictions, as applicable.

9. EXCAVATION, DRAINAGE AND FILL

- No grading, cuts, fill or excavation may be performed, changed or altered, and no change may be made in the grade of any property without the prior written consent of the Architectural Committee and shall be consistent with the following requirements:
 - The original course of surface water flow must not be altered to create the potential for adversely affecting neighboring property.
 - All downspouts must be connected to the street or designated drainage area.
 - Homeowners should notify the Santa Rosa Department of Public Works directly of water problems within a residential property or on Oakmont streets.

10. FENCES, HEDGES AND BOUNDARY PLANTS

- For purposes of these Guidelines & Standards, a “fence” will include a hedge or line of shrubs, or any material used to indicate enclosure of residential property. It does not include trees or golf screens. The Architectural Committee acknowledges the difference between “enclosure” and “decorative” fencing.
- On lots that border a golf course, (also see Section IV.A. Set-Backs), fencing of four (4) feet in height, in an open design such as, without limitation Fence Type 11 or any other open design as set forth in the Fence Designs policy, may extend beyond the rear of the dwelling only upon the prior written approval of the Architectural Committee.
- Enclosure fencing may not be placed beyond the most forward portion of the dwelling.
- Further, all fencing must conform to the then current design, material and colors established by the Architectural Committee. Approved specifications and designs may be obtained from the Architectural Committee Office. Electrified fences, which do not include electronic pet-containment fences, will not be approved under any circumstances and

are prohibited. Electronic pet-containment fences require prior written Architectural Committee approval.

- Other than the exceptions listed above or in Section 3 directly below, the standard height of fences in Oakmont is six (6) feet. Any fence above six (6) feet in height requires both Architectural Committee approval and a City of Santa Rosa Building Permit. In all circumstances, the portion of the fence above six (6) feet must be lattice fencing only.
- Height measurements will be made from the lowest natural grade which may be the bottom of a retaining wall on which the fence is built. Subject to the prior written approval from the board of governors of the individual owners' association and the Oakmont Architectural Committee, the following requirements shall be applicable.

11. ASSOCIATION-MAINTAINED AREAS

- Fencing is allowed only around private patio areas.

12. OWNER-MAINTAINED AREAS

- Side fencing may not exceed three (3) feet in an exterior (street) side yard within the fifteen (15) foot setback and may not extend beyond the most forward portion of the dwelling.
- Enclosure fencing may not be placed beyond the most forward portion of the dwelling.

13. NON-ENCLOSURE FRONT YARD FENCES, ALSO REFERRED TO AS DECORATIVE FENCES

- Non-enclosure front yard fences and fence-like structures whose purposes are strictly decorative or a form of landscape design, including hedges or lines of shrubs, must be approved in advance in writing by the Architectural Committee. Such decorative fences may be placed in front of the most forward portion of the dwelling.
- The proposed decorative fencing designs must be attractive, reflect Oakmont's ongoing commitment to openness and open spaces, and enhance the character of Oakmont.

- Such structures may not be higher than three (3) feet and also must comply with the standards for intersection vision triangles.
- Applicants should request the current Non-Enclosure Front Yard Fence Policy along with their Application For Approval.
- The Architectural Committee will determine whether or not the application for all of the above meet the approval criteria.

14. NON-ENCLOSURE FRONT YARD REFUSE CONTAINER FENCES

- Refuse container fencing may not extend more than five (5) feet forward from the front of the residence structure nor more than twelve (12) feet horizontally.
- The fence, depending on location, may be four (4) feet to a maximum of six (6) feet in height.
- The fence must be compatible with the siding and painted to match the body paint color of the residence.
- Applicants should request the current Non-Enclosure Front Yard Refuse Container Fence Policy along with their Application for Approval from the Architectural Committee.
- All applications are subject to a site review.

15. MAINTENANCE AND REPLACEMENT

- Fences should be properly maintained and if in poor condition, replaced. Applications for repair and/or replacement must be made to, and approved in writing by, the Architectural Committee before the commencement of work which includes, without limitation, demolition of the homeowners' current fences.

16. PLANT ENCLOSURES

- Roses and other plants are attractive to deer so many homeowners use plant enclosures. The required specifications for such enclosures are available at the Architectural Office.

17. GOLF SCREENS

- Screens must be constructed in accordance with the standard design adopted by the Architectural Committee, copies of which are available at the Architectural Committee Office. A drawing showing size and location of the installation or changes must be submitted with the Application for the Architectural Committee's approval.

18. LANDSCAPING

- Landscaping of front, side and back yards requires prior written approval by the Architectural Committee and must be completed within ninety (90) days from the date the application is approved. This includes, without limitation, both planting and removal of trees. Landscaping rules refer to those areas of your lot not covered by structures, walks, driveways, decks or patios. Creek bed landscaping is not a responsibility of the Architectural Committee. Creek bed landscaping is governed by California and Federal agencies and requires permits from the applicable agency(ies).
- Landscaping should present an attractive appearance. No more than fifteen percent (15%) (exclusive of driveways and walks) of the front yard, side yard areas adjacent to the street or areas adjacent to a golf course boundary line, may be covered in gravel or rock. A combination of lawn, ground cover, shrubs and flower beds may be used.
- Bark or mulch cannot exceed fifty percent (50%) of landscaping without prior written approval of the Architectural Committee.
- Knowing the watering requirements of trees and plant material before planting is essential. Watering should be kept to a minimum consistent with our climate. A copy of Landscape Criteria for Drought Conditions is available in the Architectural Committee Office. Any laws, regulations or otherwise imposed by the State of California or any agency thereof regarding water conservation and drought conditions shall at all times supersede any requirements set forth in the CC&Rs or these Guidelines and Standards.

- Oakmont's Artificial Turf and Plant Criteria is available in the Architectural Committee Office and the selection and installation of artificial turf must be submitted to the Architectural Committee for prior written approval.
- The Architectural Committee will not approve plants considered invasive or having a tendency to run through properties.
- In order to maintain and improve the appearance of Oakmont residential properties, minimum landscape maintenance standards are enforced. Copies of minimum landscape maintenance standards are available in the Architectural Committee Office.

19. TREES

- Prior written approval must be obtained from the Architectural Committee before purchasing a tree to plant or removal of a tree on your property. Please consider its growth habits and mature size. It should not infringe on the house or street, or block driveway exits or the vision triangle on corner homes.
- Lines of trees and trees that are not appropriate for the location will not be approved by the Architectural Committee. The Architectural Committee will not approve eucalyptus, redwood or lines of cypress trees.
- Lists of recommended trees are available in the Architectural Committee Office, along with a hand-out on Tree Care and Selection.
- Removal or altering of Heritage Trees require written evidence of City of Santa Rosa approval and written Architectural Committee approval. Written approval is also required for pruning or trimming Heritage Trees. Information concerning Heritage Trees in Santa Rosa is available in the Architectural Committee Office.
- There is no legal right in Oakmont to protect or ensure scenic views from or for any property.

20. PAINTING

- An acceptable palette of body colors and trim colors is available at the Architectural Committee Office. The paint color and the application must be approved in writing before work has begun which includes without limitation preparing the area that will be painted once approved by the Architectural Committee. Unless one of the palette colors has been selected, the paint manufacturer, its product number and a sample must accompany the application.
- In association-maintained areas, the board of governors of the applicable owner's association is responsible for selecting approved paint colors; provided, however, that each board of governors shall be required to obtain the prior written approval of the paint colors from the Architectural Committee prior to enforcement of the paint colors. All units of a duplex, triplex, or four-plex must be painted the same color at the same time.
- A palette of colors specifically related to the painting, coloring and/or staining of residence driveways is available at the Architectural Committee Office.

21. PARKING AND STORAGE

- Pursuant to Article 3, Section 2 of the CC&Rs, the following rules relating to vehicle parking shall be in effect:
 - The use of carports and open garages shall be limited to the storage of vehicles, provided, however, that storage of other items will be permitted within the enclosed closed storage areas therein.
 - No trailer, boat or commercial truck (or other similar commercial or recreational vehicle/equipment) shall be permitted to be parked on any lot, nor shall any structure of a temporary/permanent character be permitted on any lot, unless approved in writing in advance by the Architectural Committee.
- Oakmont may adopt rules relating to parking in or on any "community facilities" as that term is defined in the CC&Rs,

and may enforce such rules to the extent permitted by the CC&Rs and/or California Vehicle Code Section 22658.

- To best maintain the aesthetic harmony and character of the community, it is encouraged that owners park the maximum number of vehicles possible within their garages at all times and do not park their vehicles or perform repairs to their vehicles on their driveways.

22. USE OF RESIDENTIAL PROPERTIES

- See Article 3, Section 2 of the CC&Rs.

23. ROOFING AND SIDING

- When submitting an Architectural Application to the Architectural Committee for re-roofing or siding, homeowners are required to attach a copy of the contractor's bid describing the materials, roof life and color to be used. All roofing must be rated for at least a thirty-year (30) life. Roofing materials, including patio roofs, must be of a color and material approved in writing by the Architectural Committee in advance. Vents and other items, on/or protruding through a roof, must be painted to match the owner's residence with flat paint so as to blend in with the roof. Exterior work on all units of a duplex, triplex or four-plex must be done at the same time.

24. SIGNS

- Commercial and contractor signs are prohibited in Oakmont. Real Estate signs advertising residential property for sale, rent or lease, of reasonable size and construction, may be placed on private property, with the property owner's permission, in reasonable locations in plain view of the public, and must be removed the next business day after the close of escrow or when a rental/lease agreement is signed.
- Security signs are limited to ninety-six (96) square inches, no more than three (3) feet above grade, two (2) per property and a maximum of five (5) feet out from the house foundation.

- Noncommercial signs or flags may only be posted or displayed in accordance with California Civil Code Section 4710.
- Contact the Architectural Committee Office for a copy of the complete Sign Policy.

25. FLAGPOLES, MAILBOX POSTS, WEATHER VANES

- All flagpoles, mailbox posts, weather vanes, and similar structures require the prior written approval by the Architectural Committee. Paint colors of flagpoles, weather vanes and rural-type mailboxes and posts also require prior written approval by the Architectural Committee.

26. TRASH, GRASS, WEEDS, OTHER NUISANCES

- Residents must keep their property “neat, clean and well-kept”. If a complaint is made to the Architectural Office, the Architectural Committee will inspect the property and, if a violation is found, the CC&Rs will be enforced.
- Containers for garbage and large containers for yard trimmings must be stored in the homeowner's garage or appropriate storage area out of public view, or in the back yard within the property line.
- No container may be stored in the common area of an association-maintained area.
- The use of leaf blowers in a resident's yard is permitted between the hours of 8:00 AM and 5:00 PM only, Monday through Saturday; no such work is permitted on Sundays or federal holidays. The Architectural Committee strongly recommends that, for the consideration of all neighbors and residents, electric powered leaf blowers be used. If a resident, landscaper or gardener is unable to use an electric powered leaf blower, the Architectural Committee strongly advises that a four (4) stroke gas powered leaf blower be used by all residents.
- Without limiting the permitted hours of leaf blowing described above, please note that pursuant to Santa Rosa City Code, it is unlawful for any person to operate any gas-powered leaf blower or lawn broom in a residential district between the

hours of eight p.m. and eight a.m. Monday through Friday or between the hours of eight p.m. and nine a.m. on Saturdays and Sundays. Any violation of the foregoing ordinance shall constitute an infraction with a maximum penalty of a fine not to exceed \$100.00, as enforced by the City of Santa Rosa; provided, however that the Association shall enforce the foregoing rule against an owner in accordance with the Association's disciplinary notice and hearing procedures.

27. SHEDS

- A shed is an attached or non-attached accessory structure used only for storage. The maximum size permitted for a shed shall be: One hundred twenty (120) square feet of enclosed area; and may be up to nine (9) feet high from grade but it is recommended to be kept as low as practicable. The Shed Policy is available in the Architectural Committee Office.
- Notwithstanding the foregoing, no shed may be placed in or upon any residential property area in a manner which violates any setback requirement or land use regulation set forth in the City of Santa Rosa Code and/or these Guidelines and Standards. The Association shall enforce the foregoing rule against an owner in accordance with the notice and hearing procedures described in these Guidelines and Standards.

28. HOLIDAY LIGHTING, DECORATIONS, DISPLAYS

- Holiday lighting, decorations, and displays (that are exterior or visible from the exterior) may not be permanent, but may be set up from November 1 to January 15 each year.

G. PRIVATE SALES

- All residents must notify the Architectural Committee in writing prior to any sale, stating the date, time and address of the sale and the Architectural Committee shall provide written approval for such sale conditional upon the Owner's execution of a waiver and indemnity agreement in favor of Oakmont. Such

waiver and indemnity shall ensure that if any third parties sue Oakmont as a result of the resident's garage sale, the responsible owner shall indemnify and release Oakmont from and against any such legal actions. Any waiver and indemnity agreement shall only be applicable for one sale; any additional or future sale(s) shall require the execution of a new agreement.

- Items sold are to be limited to personal and household items and shall not include items obtained for resale or which are commercial in nature.
- Household item sales (garage sales) are temporary and shall not exceed seventy-two (72) hours in duration or occur more than three (3) times each year at any residence.
- Only one on-site sign, not to exceed four (4) square feet in area, shall be located on the site to give notice of a household item sale (garage sale). Any off-site signs (if located within Oakmont's premises), attached to poles or trees, shall be removed each evening and discarded by the owner.
- All items for sale shall be kept within the garage area.

H. ESTATE SALES

- All residents and professional estate sales businesses must notify the Architectural Committee in writing prior to any estate sale, stating the date, time and address of the sale and the Architectural Committee shall provide written approval for such estate sale conditioned upon the Owner's execution of a waiver and indemnity agreement in favor of Oakmont. Such waiver and indemnity shall ensure that if any third parties sue Oakmont as a result of the resident's estate sale, the responsible owner shall indemnify and release Oakmont from and against any such legal actions. Any waiver and indemnity agreement shall only be applicable for one resident estate sale; any additional or future estate sale(s) shall require the execution of a new agreement.
- Notify adjacent neighbors of the pending sale.
- Enforce the parking, i.e., no blocking of streets or driveways.
- Establish and maintain crowd control.
- During the sale, collect any outside debris.

- Remove signs each evening.
- All items for sale shall be kept in enclosed areas

V. LIST OF POLICIES

NOTE: At the time of this revision, separate written policies of the Architectural Committee are listed below. Changes to or creation of new written policies and procedures shall not result in a rules change to these Guidelines and Standards but will be subject to these Oakmont Guidelines and Standards (Copies are available in the Architectural Committee Office):

- Artificial Turf Criteria
- Enclosures for Plants and Bushes
- Fence Designs
- Flagpole & Flag Guidelines
- Golf Screen Policy
- Landscaping
- Landscaping Criteria for Drought Conditions
- Lot File Information Policy
- Lot File Information Request
- Minimum Landscape Maintenance Standards
- Non-Enclosure Front Yard Fence Policy
- Non-Enclosure Front Yard Refuse Container Policy
- Painting Guidelines
- Plant List for Low Maintenance/Low Water
- Project Construction Conditions
- Shed Policy
- Sign Policy
- Solar Energy Information
- Tree Care and Selection Guidelines
- Tree List
- Tree Planting/Removal Policy
- Vision Triangle Guide

Forms Appendix

The following are the types of forms to be used for architectural applications:

- **APPLICATION FOR APPROVAL** The buff form is used by homeowners in both association-maintained and owner-maintained areas for submitting a project for approval.
- **STATEMENT BY BOARD OF GOVERNORS TO APPROVE APPLICATION BY HOMEOWNER.** The orange form is used by the board of governors of an association-maintained area (an individual owner's association) and must accompany the homeowner's Application For Approval (buff) when delivered to the Architectural Committee.
- **APPLICATION FOR APPROVAL BY BOARD OF GOVERNORS.** The pink form is submitted only by the board of governors of an association-maintained area (an individual owner's association) for projects the board of governors of an individual owner's association plans on behalf of the applicable owner's association.

When all necessary forms are compiled by the applicant, the applicant must proceed as follows:

ASSOCIATION-MAINTAINED AREA: Use the buff Application For Approval form. Be specific; describe the project in detail; include a drawing with dimensions and all elements labeled, when applicable. Submit the application and documentation to your individual owner's association's board of governors. If that board of governors approves the application, two (2) governors will sign the Statement by board of governors form and submit the package to the Architectural Committee. If the individual owners' association board disapproves your application and you believe your application should have been approved, attach a separate page with your specific reason for your position and submit all of the documents to the Architectural Committee for review and consideration.

OWNER-MAINTAINED AREA: Use the buff Application For Approval form. Be specific; describe the project in detail; include a drawing with

dimensions and all elements labeled, when applicable. Submit the application and documentation directly to the Architectural Committee. If you are not certain whether your planned project will require Architectural Committee approval, please contact the Architectural Committee before proceeding.