

# HIGHLIGHTS OF THE OAKMONT PROTECTIVE RESTRICTIONS AND OAKMONT ARCHITECTURAL GUIDELINES & STANDARDS

Applicable to all Oakmont Residents (Owners and Renters)

**PRIMARY RESIDENT** must be 55 years or older.

\* Live-in guests are limited to 90 days total residency each per year.

**PETS** are limited to only two - dogs, cats or other household pets.

\* No dog may be outside its owner's property unless on a leash. Outdoor cats must be spayed or neutered.

**HOMES** as stated in Article 3, Section 2 of the Protective Restrictions require residential use only.

\* Exteriors to be kept painted and all structures to be in good condition and repair.

\* No visible clothesline or rack except where such clotheslines shall be adequately concealed so as to screen its view from any portion of the adjacent property.

\* No temporary structure or vehicle (tent, trailer, boat, truck or RV) outside on your lot.

\* Use your carport or garage to park the number of vehicles for which it was designed (if you have that many).

NOTE that facilities are available in and near Oakmont for storage and parking of vehicles.

**LANDSCAPING** and all changes in drainage or grade MUST be approved by the Architectural Committee before any work is begun.

\* No more than 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.

\* Landscaping is to be clean, neat and well kept, as well as disease and pest free per new maintenance standards.

\* Store firewood above ground level and out of sight; keep your front and back yards free of rubbish and debris.

## **PRIOR APPROVAL** by the Architectural Committee is required for:

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| * Landscaping  | * Fences and Hedges | * Structural additions & garage changes |
| * Exterior paint   | * Decks and Patios  | * Drainage and fill                     |
| * Roofing and vents  | * Patio covers      | * Air conditioners/solar equipment      |
| * Any other work that changes the exterior appearance of your property, including repairs or replacements. |                     |   |

The Oakmont Village Association (OVA) and its Architectural Committee (AC) are charged with the duty to keep Oakmont as attractive as it was when you decided to join us. We do this in order to enhance the quality of your life here and the value of your property and your neighbors' lives and property. To help us achieve this for you, please observe these essential GOOD NEIGHBOR practices:

- \* Take pride in your property and its appearance and in your Oakmont community.
- \* Put out no food for Oakmont's quail, deer or other animals; they are well fed already.
- \* Drive carefully and observe our speed limit at all times.
- \* Keep your vehicles inside the garage or carport when parked and keep the door closed.
- \* Observe carefully all requirements of your Protective Restrictions, Oakmont Architectural Guidelines & Standards and the Architectural Committee for the benefit of the Oakmont community.

Sample copies of the Oakmont Protective Restrictions are available in the OVA Office. Copies of the Oakmont Architectural Guidelines and Standards are available in the Architectural Office (further information on the reverse of this sheet). If you have any questions, please call the Architectural Office at 707 539-0701.

Oakmont is a planned community of more than 3000 homes. Each home is subject to a recorded Declaration of Protective Restrictions for the governance of the community. Generally speaking, there are two basic forms of these Protective Restrictions, even though there are over 50 separate sets. One basic form covers all the homes in each of the 36 separate homeowners' associations (called "association-maintained areas") in Oakmont and provides in each association-maintained area for a board of governors which is charged, among other duties, with the maintenance of the Common Area (that is, the land of the homeowners' association other than the individual homes and their private patios). The other basic form of Protective Restrictions applies to all the homes and lots in Oakmont's "owner-maintained area" (that is, homes and lots maintained directly by the individual owners rather than by a board of governors). Both basic documents provide for an Oakmont Village Association (to which all Oakmonters must belong) governed by a board of directors. This Board is responsible for the OVA common facilities (that is, the Central Activities Center, Central (Berger) Auditorium, West and East Facilities) and has certain other duties. Both basic documents provide for an Architectural Committee responsible for the appearance of the Oakmont community. (Recent subdivisions, the Orchard and the Meadows, has Protective Restrictions which are substantially more detailed than, but are fully compatible with, the older Protective Restrictions described above.)

Under the Oakmont Protective Restrictions and their companion Oakmont Architectural Guidelines & Standards, the owner of a home in Oakmont is required to apply for and receive Architectural Committee approval before any construction or alteration of the exterior of a structure or the interior of a garage, exterior re-painting or re-roofing, installation of exterior air conditioners and other equipment, construction of any fence or screen, including golf screens and hedges, most landscaping, including tree planting or removal, repairs or replacements and other miscellaneous matters (listed in the Oakmont Architectural Guidelines & Standards). The Committee has established forms for the use of homeowners, and copies are obtained from the Architectural Committee Office. These forms include:

- \*\* "APPLICATION FOR APPROVAL" (buff paper) to be used by any individual owner who wants to do work requiring approval (call us at 707 539-0701 if you are uncertain).
- \*\* "STATEMENT BY BOARD OF GOVERNORS TO APPROVE APPLICATION BY HOMEOWNER" (orange paper) to be completed by the Board of Governors (where the proposed work is located in an association- maintained area) and attached to the "Application For Approval".
- \*\* "HOMEOWNERS' ASSOCIATION BOARD OF GOVERNORS APPLICATION FOR APPROVAL" (pink paper) to be used when the proposed work will be by the Board of Governors for an association-maintained area.
- \*\* "COMPLAINT" (green paper) to be used when a homeowner wishes to complain about a condition which may be contrary to the applicable Protective Restrictions or Oakmont Architectural Guidelines & Standards.

The Architectural Committee is composed of up to three volunteer residents appointed by the OVA Board for three-year terms, and one Architectural Administrator, Christel Antone. She will be happy to help you at the Architectural Office Monday through Thursday from 9:00 A.M. to 12 Noon and 1:00 - 5:00 P.M. Or, you may call the office at 707 539-0701.