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**ARCHITECTURAL GUIDELINES,  
STANDARDS AND USE RESTRICTIONS  
FOR RESIDENTIAL PROPERTY**

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**Oakmont Village Association  
Architectural Guidelines, Standards & Use Restrictions**

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## **I. GENERAL**

The Architectural Committee (AC) seeks to enable Oakmont Village Association (OVA) property owners and the Homeowner Associations and to comply with the Oakmont Protective Restrictions (CC&Rs) and these Guidelines & Standards to maintain the beauty of Oakmont. An HOA shall refer to a sub-association composed of owners of properties located within an individual project (as defined in the sub-associations governing documents, including HOA CC&Rs) and subject to the Oakmont Village Association CC&Rs and these Guidelines and Standards. The AC understands that many architectural issues may be considered a matter of opinion; however, the AC'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 property owners.

The Architectural Committee's primary responsibility is to assure 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. The AC also seeks to ensure that each residential property is adequately maintained and that each building, structure, and associated landscaping is kept in good condition, appropriately painted, and not permitted to fall into disrepair so that it does not detract from said residential property or its neighbors. The AC further ensures that all landscaping, modification of structures, materials, and painting colors are compatible with the aesthetic character of Oakmont.

The AC through the use of Oakmont Architectural Guidelines and Standards is also responsible for ensuring fair, equal and consistent treatment of all property owners and Homeowners associations applications and complaints; Except where these Guidelines & Standards refer to a sub-HOA's 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 AC or Oakmont Board of Directors.

**Written approval from the Architectural Committee is required before 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, such as air conditioners, external electrical generators, spa/pool equipment.
- All fences, gates, and screens include plantings that serve as a fence or screen.
- All landscaping projects. Including front, back and side yards, driveways, and sidewalks.
- Anything that alters the exterior appearance of a residence (e.g., window/door replacement, painting, color staining, etc.).

The AC 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

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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 reviewed by the AC for approval. Failure to obtain the necessary permission before 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**. Also, property owners 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, and other governmental agencies. The obligation to obtain such permits or regulatory approvals is the sole responsibility of the property owner, 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 property owner. Notwithstanding the obligation, as applicable, to obtain building permits or regulatory approvals, getting such building permit(s) or governmental approvals does not mean that the AC approves of the same.

The AC 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 following the operating rule requirements outlined in applicable California law. AC is aware that future regulations may change. The AC may establish reasonable restrictions necessary to protect the substantial interest of the Association while complying with all laws.

State Law requires that contractors performing work totaling \$500 or more (including materials and labor) must be licensed by the Contractors State License Board to work in California. For further information, contact the Contractors State License Board at [www.cslb.ca.gov](http://www.cslb.ca.gov) or 1-800-321-2752.

**PLEASE READ THESE GUIDELINES AND STANDARDS CAREFULLY BEFORE  
MAKING ANY ARCHITECTURAL OR LANDSCAPING CHANGES.**

## **II. APPROVAL PROCEDURE**

Only property owners and the HOA Board of Governors are allowed to submit applications and must comply with these Guidelines & Standards when submitting applications for approval and should contact the AC for any additional questions or issues.

The AC 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](http://www.oakmontvillage.com). All forms and accompanying documents submitted to the AC 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 before enforcement. The forms are additionally set forth and described in further detail in the Forms

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Appendix enclosed with these Guidelines & Standards. Upon receiving a completed application form, the AC may proceed with the following procedures.

**A. NEIGHBORS**

The AC may contact neighbors of the applicant if the AC believes the proposed project may impact 'neighbors' property. If the AC finds a neighbor awareness letter is warranted, letters will be issued to the appropriate property owners with a copy sent to the applicant. Input from neighbors may be considered; however, all decisions are made following 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 AC, the AC or may inspect any portion of an 'Owner's property and the exterior of the buildings and improvements thereon to ascertain compliance with the CC&Rs and these Guidelines and Standards. No AC member shall be deemed guilty or liable for trespass or any other tort because of any inspection according to this provision.

**C. STANDARDS FOR APPROVAL AND DISAPPROVAL**

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

1. The application does not comply with all the provisions of the CC&Rs and these Guidelines & Standards.
2. The proposal is not in harmony or esthetically pleasing 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 Administrator will receive, and date stamp each application submitted by an Oakmont property owner or sub-HOA's Board of governors. The Architectural Administrator will review the application for the use of the correct form(s), completeness of required information, usage of pre-approved materials (roofing, fence design, etc.), and accuracy/consistency of the request as compared to the contents of the property owner'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 property owner or HOA) 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. To clarify questions, it may be necessary for the Architectural Committee to make a site visit 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 AC

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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 application will be deemed disapproved.

- Any decision of the AC 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 AC and the Oakmont Board of Directors.
- With such a variety of developed areas in Oakmont, it is improbable that all regulations herein can be reasonably applied to every application. The AC reserves the right to use their best judgment when unusual circumstances warrant.

#### **E. CONSTRUCTION DRAWINGS**

- Any application requiring drawings to explain the details of the proposed project shall be drawn to a standard scale as "1 inch = 10 ft, 1/8 inch = 1ft, 1/4 inch = 1ft". If the project requires further approval by the City of Santa Rosa or other public authorities, the applicant should check for their requirements. Most projects will require drawings showing the subdivision lot with property lines, the house and other structures on the lot. Street frontage yard projects should show the entire street frontage yard even if only part of the street frontage yard is the project.
- Plans/drawings must be prepared following applicable building codes and with clarity and completeness. Work involving additions requiring variances or other jurisdictional permits 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, applicable labels, and evidence of other required permits.

#### **F. VERBAL STATEMENTS**

The AC will take action based only on written submissions by the applicant. Oral statements or requests will not be considered. Verbal statements made by an AC member are not binding on the AC or Board of Directors of Oakmont. Property Owners may only rely on the Architectural Committee's written approval or disapproval of an architectural application.

#### **G. HEARINGS**

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

#### **H. APPEALS**

Following the AC Work Review Meeting, the applicant, if not satisfied with the 'AC's final decision, may request, in writing within thirty (30) days of the 'AC's final decision, an appeal to 'Oakmont's Board of Directors for reconsideration. The appeal procedure is available in the AC Office and online at 'Oakmont's website. The appeal will be heard in a closed meeting by

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the Oakmont Board of Directors at its next regularly Executive Session Board meeting. The appeal/reconsideration decision by the Oakmont Board of Directors shall be final and binding.

### **III. COMPLAINTS**

Oakmont property owners or residents may file a complaint with the Administrative Office of suspected violations of these Guidelines & Standards by filing a written complaint. To submit a complaint, use the green form available at the Architectural Office or online at the Oakmont Village Association 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 writing. Verbal complaints will not be considered.

Complainant's names will remain 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 Administrative Office will investigate and research to determine if the complaint is a violation. Complaints concerning the property in HOA-maintained areas must be submitted in writing to the Board of governors of that HOA. 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 complainant may submit the complaint with all supporting documentation to the Administrative Office, stating the reason for the referral. Such complaints that are handled by the office against the Board of governors of a 'homeowner's Association will be investigated and will be reported back to the Homeowners association if any violation exists or not.

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

#### **A. ARCHITECTURAL COMMITTEE'S PROCEDURE**

When the Administrative Office receives a complaint or conducts its investigation, the AC will make a preliminary determination of whether an architectural or related violation exists and will notify the applicable property owner or HOA's in writing of the violation. If the violation is not corrected with evidence of the same provided to the AC 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 Oakmont Village Association Office 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, following 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.



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## 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 a sub-HOA. The AC 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 any applicable CC&Rs.

A property ' Owner must verify and present, to the AC, any documentation required by the City of Santa Rosa to the AC before construction commences, which includes, without limitation, demolition.

### A. SET-BACKS

Setbacks of all buildings/structures from property lot lines must be following 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 a front lot line or rear of the 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 before enforcement. Notwithstanding the preceding, 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 before enforcement) Notwithstanding the preceding, 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 closer than five (5) feet.

#### 5) SPECIFIC RULE FOR A LOT ABUTTING A GOLF COURSE

- On any lot abutting the golf course, no fence, wall, or other structure ( deck, balcony, fence (or landscaping used as a fence)) shall be constructed on the perimeter of a lot

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abutting the golf course closer than twenty-five (25) feet the lot line., if applicable, which abuts the golf course except with the approval of the Architectural Committee (Article III, Section 1(m)).

- The AC 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 preceding, patios at ground level are permitted within the twenty-five (25) foot setback.

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 setbacks (and side yard setbacks on corner lots), measurements should be taken from the inside of the sidewalk (the side away from the street). If there is no sidewalk, measurements are taken from the curb lines.

**B. VISION TRIANGLE**

- **Refer to The Vision Triangle Policy** - Included in the back pages of these Guidelines and Standards.

**C. MAINTENANCE OF PROPERTY**

All Oakmont residential property shall not fall into disrepair. The property must always be kept in good condition and adequately painted. All residential Oakmont property shall always be maintained in good condition, painted and free of trash and debris.

All work contemplated on the exterior of a structure in a sub-HOA -maintained area must have the approval of that sub 'HOA'S Board of governors as well as the approval of the Oakmont AC, and the when required.

**D. WORK HOURS**

Contractors, landscapers, and gardeners may not commence 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. WORKSITE**

1. Trash dumpsters, if used, shall be placed on the property, preferably in the driveway and removed upon completion of work.
2. If dumpsters must be placed in the street, they must comply with the City of Santa Rosa regulations.
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 to reduce dust or odors to neighbor properties.
6. Worksite (and sidewalk/street) must be cleared of rubbish and building materials each evening. No temporary structures can remain overnight without the specific advance written approval of the Architectural Committee.

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7. Construction noise must be minimized.
8. No advertising signs are permitted on the property.
9. Construction workers may not bring pets on to Oakmont property.
10. 'Oakmont's "Project Construction Policy" (which is available in the Architectural Office **and included in the back pages of these Guidelines and Standards**) are required to be signed and returned to the Architectural Office by the applying property owner before the commencement of any project.
11. It is the Property Owners' responsibility to ensure that contractors are made aware of and follow the rules in the Project Construction Policy.

## F. ADDITIONS AND ALTERATIONS

All additions, modifications, or alterations to a property owner's landscape, residence, or placement of a structure on the property owner's lot that will change or impact the exterior of the residence in any way, requires prior written approval from the AC. Without any limitation to the preceding, such restriction also includes the demolition of an existing structure or landscape on the property owner's lot.

Without limitation of any items described herein, such approval also applies to solar tubes, skylights, air turbines, weathervanes, mailboxes, and flagpoles. Solar panels and antennas are unique and are considered in greater detail in Section IV. F. herein. Property owners are required to submit a complete application to the Architectural Office.

All additions and exterior 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, rooflines, outside wall heights, and other external features must be compatible with the respective subdivision neighborhood. (See Section IV. A. Setbacks) The following structures or items represent a non-exhaustive list of specific architectural standards applicable:

### 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 AC 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 AC approval, roll-up awnings are permitted.

### 2) PATIOS

- A patio is defined as an at grade recreational area adjacent to a dwelling and is usually paved.
- All patio covers require AC approval and may require a City of Santa Rosa Permit/s.

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- Notwithstanding the obligation to obtain AC approval, patio, sunshade, arbor, trellis, and structural gazebo members must be made of wood or comparable manmade materials except for vertical supports which may be made of metal or masonry and painted to match or be compatible with the adjoining applicants dwelling.
- Redwood 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 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 manmade materials 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 AC approval. Freestanding trellises and arbors follow the general rules for external structures. The height of these structures may be restricted to be architecturally and aesthetically consistent with their surroundings.

**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 AC approval before installation.
- Generators – **Refer to Generator Policy**- Included in the back of these Guidelines and Standards.
- 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.

**7) ANTENNAS AND SATELLITE DISHES**

- The installation of radio and television antennas (exclusive of satellite dishes) requires an approved application from the Architectural Committee.

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- 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 multipoint 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 an approved device or significantly decrease its efficiency or performance, including, without limitation, screening material, location or complementary color painting of the device, maybe imposed as a part of these Guidelines and Standards.
- Oakmont or the AC 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 satellite dishes or satellite dishes otherwise in violation of these Guidelines and Standards or applicable law must be removed.

8) SOLAR ENERGY

- **Refer to the Solar Policy** - Included in the back pages of these Guidelines and Standards.
- Copies also available in the AC office and the Oakmont Village Association Website.

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 AC 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 the 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.
- 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-plan as outlined in the **Fence Designs Policy**, may extend beyond the rear of the dwelling only upon the prior written approval of the AC.
- 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 AC. Approved specifications and designs may be obtained from the

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AC Office. Electrified fences, which do not include electronic pet-containment fences, will not be accepted under any circumstances and are prohibited. Electric pet-containment fences require prior written AC approval.

- The standard height of fences in Oakmont is six (6) feet. Any fence above six (6) feet in height requires both AC 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 'Owner's sub-association and the Oakmont Architectural Committee, the following requirements shall be applicable
- Fencing or gates extending from the dwelling to the side yard shall be of wood or another type of approved enclosed fencing material to eliminate any visibility of items that may be stored in rear or side yards.
- **Refer to the Enclosed Fence Policy** – Included in the back pages of these Guidelines and Standards.

**11) ASSOCIATION-MAINTAINED AREAS**

- Fencing may be allowed when a recorded Exclusive Use Common Area agreement is provided and must comply with all other fence requirements in the recorded Exclusive Use of Common Area, CC&' R's, and Architectural Guidelines and Standards.

**12) OWNER-MAINTAINED AREAS**

- Lots with side or rear street frontage, a fence shall not exceed 3feet in height within the fifteen (15) foot setback. Also, such a fence shall not extend beyond the most forward portion of the dwelling in the front yard.
- 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**

- **Refer to the Non-Enclosure Fence Policy** – Included in the back pages of these Guidelines and Standards.

**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.

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15) MAINTENANCE AND REPLACEMENT

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

16) PLANT ENCLOSURES

- **Refer to the Plants and Bushes Enclosure Policy** – Included in the back pages of these Guidelines and Standards.

17) GOLF SCREENS

- **Refer to the Golf Screen Policy** – Included in the back pages of the Guidelines and Standards.

18) LANDSCAPING

- **Refer to the Landscape Policy** – Included in the back pages of these Guidelines and Standards

19) ARTIFICIAL TURF

- **Refer to the Artificial Turf Policy** – Included in the back pages of these Guidelines and Standards.

20) FIRE SAFE 5ft. DEFENSIBLE SPACE

- **Refer to the Fire Safe Defensible Space Policy** – Included in the back pages of these Guidelines and Standards.

21) TREES

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

22) PAINTING

- Paint chip color shall be submitted as a part of the application and must be approved in writing before beginning without limitation; this includes preparing the area that will



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be painted once the proposed project is approved by the Architectural Committee. Unless one of the Architectural ' 'Committee's palette colors have been selected, the recommended paint color must very nearly match any AC paint colors and the paint manufacturer, its product number, and a sample must accompany the application. (An acceptable palette of body and trim colors are available in the AC office.

- In 'HOA's-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 AC before the 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 staining of residence driveways is available at the AC Office.
- **Refer to the Painting Policy** – Included in the back pages of these Guidelines and Standards.

### 23) PARKING AND STORAGE

- According 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 with an approved enclosed storage cabinet 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 allowed on any lot, unless approved in writing in advance by the AC.
- 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 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 cars or perform repairs to their cars on their driveways.

### 24) USE OF RESIDENTIAL PROPERTIES

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

### 25) ROOFING

- When submitting an Architectural Application to the AC for re-roofing or siding, homeowners are required to attach a copy of the 'contractor's proposal 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 the color of and material approved in advance and in writing by the Architectural Committee. Vents and other items, on/or protruding through a roof, must be painted to match the 'Owner's



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residence with flat paint to blend in with the roof. Exterior work on all units of a duplex, triplex, or fourplex must be done at the same time.

26) SIGNS

- **Refer to the Sign Policy** Included in the back pages of these Guidelines and Standards.
- Contact the AC Office for a copy of the complete Sign Policy.

27) MAILBOX POSTS AND WEATHERVANES

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

28) FLAGPOLES, MAILBOX POSTS, WEATHERVANES

- **Refer to Flag Policy** – Included in the back pages of the Guidelines and Standards.

29) 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 AC 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 allowed on Sundays or federal holidays. The AC 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 AC 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 according 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 preceding 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 apply the preceding rule against an owner following the Association's disciplinary notice and hearing procedures.

30) SHEDS

- **Refer to Shed Policy-** Included in the back pages of these Guidelines and Standards

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**31) 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. GARAGE SALES**

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

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

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- **Artificial Turf Policy**
- **Enclosures for Plants and Bushes Policy**
- **Enclosed Fence Policy**
- **Fire 5ft Defensible Space**
- **Flag & Flagpole Policy**
- **Generator Policy**
- **Golf Screen Policy**
- **Landscaping Policy**
- **Lot File Information Policy**
- **Minimum Landscape Maintenance Policy**
- **Non-Enclosure Front Yard/Decorative Fence Policy**
- **Painting Policy**
- **Project Construction Policy**
- **Shed Policy**
- **Sign Policy**
- **Solar Energy Policy**
- **Vision Triangle Policy**

## Forms Appendix

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

- **APPLICATION FOR APPROVAL** The buff form is used by property owners 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 HOA - maintained area (an 'Owner's sub-association). It must accompany the homeowner's Application for Approval (buff) when delivered to the Architectural Committee.
- **APPLICATION FOR APPROVAL OF HOA INITIATED PROJECTS BY BOARD OF GOVERNORS.** The pink form is submitted only by the Board of governors of an HOA for projects the Board of governors of a sub 'HOA's plans on behalf of the applicable 'Owner's Association.

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

- **HOMEOWNER 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 sub-HOA Board of governors. If that Board of governors approves

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the application, two (2) governors will sign the Statement by Board of 'governor's form and submit the package to the AC. If the HOA board disapproves of 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 AC 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 confident whether your planned project will require AC approval, please contact the AC before proceeding.

**END OF ARCHITECTURAL GUIDELINES, STANDARDS  
AND USE RESTRICTIONS**