

**FAIRCREST HOMEOWNERS' ASSOCIATION**  
**DESIGN REVIEW COMMITTEE GUIDELINES**

PREAMBLE

In order to maintain the architectural character and integrity of the community as well as preserve the value of the homes situated therein, it is necessary to enact and enforce the following Design Guidelines. The authority for the Board of Directors to enact and enforce architectural guidelines is provided by the Declaration of Covenants, Conditions, and Restrictions of the Faircrest Homeowners' Association, pursuant to Article 7. A copy of said Declaration (hereinafter referred to as "the Declaration") was given to each owner at the time of purchase of his or her home. If there is any conflict between the Declaration and these Guidelines, the provisions of the Declaration shall prevail. Strict observance and adherence to these Guidelines is required.

I. PURPOSE

The purpose of these Design Guidelines is to help maintain the original architectural theme designed for this community. The Design Review Committee (herein after referred to as the "DRC") shall approve plans and specifications submitted for its approval only if it seems that the installation, construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Properties as a whole, that the appearance of any structure affected thereby will be in harmony with the surrounding structures, and the installation or construction thereof will not detract from the beauty, wholesomeness and attractiveness of the Common Area and Association Maintenance areas or the enjoyment thereof by the Members.

Pursuant to Article 7, Section 7.1 of the Declaration, the homeowner must obtain DRC approval before any improvements may be constructed or landscape installed. The intent is to maintain the harmony of the Association and this review is in no way intended to approve architectural requests for structural engineering or in lieu of any City or County required permits or inspections.

II. APPLICATION AND REQUIRED COPIES

At least forty-five (45) days before work begins, homeowners shall present drawings of any proposed structure, exterior addition, or alteration to the DRC for study and approval. The DRC shall respond in the most timely manner to these requests for review and reserves forty-five (45) days from the time they receive the application in the event of difficulties related to the proposed improvements or timing.

The application shall include drawings, specifications and color samples, if any, and shall be submitted to the DRC. The DRC shall have the full forty-five (45) days to act on the application. Failure to act within the forty-five (45) days shall constitute approval of the application.

All applications shall be prepared in accordance with the DRC's requirements, which follow. All applications shall be submitted to:

Faircrest Homeowners' Association Design Review Committee  
c/o Elite Community Management  
38760 Sky Canyon Drive, Suite C  
Murrieta, CA 92563

### III. General

- A. Color samples of all paint or stain is required when they deviate from the original color scheme. The DRC reserves the right to approve or disapprove color changes.
- B. When construction work requires the use of adjoining property, the applicant shall obtain written permission from the adjoining property owner. A copy of said permit should be filed with the request for DRC approval.
- C. All work must be performed in a manner consistent with the general dwelling construction and appearance of the community. All work considered being of unsightly finished nature or of lesser quality than the prevailing community standards shall be reworked to acceptable appearance.
- D. Failure to obtain necessary approval from the DRC shall constitute a violation of the Declaration and may require modifications or removal at the homeowner's expense.
- E. With respect to the approval process, the DRC reserves the right to an on-site inspection before rendering a decision in accordance with Article 7, Section 7.1.
- F. In sections of the following detailed standards there appear lists of acceptable and unacceptable materials. These lists may not be all-inclusive and the DRC reserves the right to approve or disapprove any material not listed in a homeowner's submittal application.
- G. All work must be diligently pursued and must be completed ninety (90) days from the date of approval of plans by the DRC. Extensions may be requested in writing from the DRC, which shall have full discretion to grant such extensions on a case-by-case basis.
- H. All work must comply with the City and/or County building codes and requirements. All necessary permits and/or licenses shall be obtained prior to commencement of architectural changes or improvements.
- I. The DRC may require a written study and approval of a qualified engineering geologist or a qualified soils engineer to accompany any swimming pool designs submitted to the DRC for review and approval.

### IV. Architectural Material Standards

- A. Perimeter Fences
  - 1. Structural framing or unfinished side of a fence shall not be exposed to any public street, sidewalk, green space or neighboring lot.
  - 2. Acceptable materials for extension, repair or construction of perimeter fencing shall be:
    - a. Wood, stained or painted to match or harmonize with existing dwelling.
    - b. Wrought iron, painted to match all other wrought iron fences in Faircrest HOA.
    - c. Masonry or stucco, if materials conform to type, quality and color consistent with character of the Faircrest HOA Community.

3. Unacceptable materials for perimeter fencing shall be:
  - a. Aluminum or sheet metal
  - b. Chicken wire
  - c. Metal or plastic chain link
  - d. Plastic or fiberglass panels
  - e. Plastic webbing, weeded, or straw like materials
  - f. Wood grapestake
  - g. Glass block
  - h. Unfinished, uncoated or plain cement block
4. No double fences shall be constructed.
5. Fencing shall not be constructed higher than six (6) feet tall.
6. Side fencing of acceptable materials may be constructed but cannot extend closer than the front wall of the home or of the garage, whichever is further from the street. Views across adjoining property are not protected by this provision.
7. Generally, party walls should not extend beyond the front of the home set farthest back from the street. Walls extending beyond this point will be considered on a case-by-case basis, with strong consideration for adjacent-neighbor impact.
8. DRC approval is not required for staining, painting, or weatherproofing of wood fences, so long as the material applied is either clear, closely matches the color of the stucco or wood siding on the home, or closely matches the color of the trim on the home. Painting of wood fences to match accent colors (i.e. color of painted doors, window framing, etc.) or any color other than the stucco, siding, or trim color is **not** permitted.

#### B. Cement Slabs and Walkways

DRC approval of cement slabs and walkways is not required where the following conditions have been met:

1. The cement slab or walkway is located in the rear or side yard behind the owners' fencing and is of natural color.

Owners are required to obtain any necessary county permits and are responsible for ensuring proper drainage to the street.

All cement work not complying with the above must be submitted to the DRC for approval. All stamped cement, colored cement, exposed aggregate, asphalt or coverings must be approved by the DRC.

#### C. Screen doors

Screen doors may be installed, provided the screen door meets the following requirements:

1. Screen door to be made of 1) wood, or 2) metal of substantial construction. Unpainted aluminum and fiberglass are not permitted.
2. Screen door design is to be compatible with the general architectural design of the unit and must be consistent with the general appearance of the community.

D. Landscaping

1. Rear yard plantings and irrigation systems by an owner require the approval of the DRC. Plans must indicate if the plantings involved exceed three (3) feet in height, or due to growth habits of the plants involved, will grow to exceed three (3) feet in height.
2. Trees, hedges and shrubs that restrict sight lines for vehicular or pedestrian traffic shall be cut back or removed.
3. Landscaping of front yards, other than walkways, planter walls, or fences shall consist primarily of live plants and modification thereof requires DRC approval.
4. Shrubs, hedges, or trees requiring DRC approval under item 1, above, which restrict neighbors enjoyment of their lots, or which have root systems that may damage a neighbor's residence, requires adjacent-neighbor notification.
5. All landscaping of every kind and character, including shrubs, trees, grass and other plantings shall be neatly trimmed, properly cultivated and maintained continuously by owner thereof in a neat and orderly condition.

E. Drainage

1. All drainage from improvements shall be constructed to return drainage to the front street. No drainage pattern shall be altered to cause drainage to flow over neighbors' property or on any slope. All drainage must be cored through the curb, and may not run over the sidewalk. Sidewalks may not be broken to lay drainage.

V. MISCELLANEOUS

- A. Balcony, patio or deck covers are not be allowed.
- B. Security bars visible from the exterior on windows and doors are not allowed.
- C. Windows of anodized aluminum, baked enamel or wood are preferred. Window and doorframes shall be constructed of wood, PVC-coated wood frames, or anodized aluminum. Natural aluminum finish and glazing material of reflective or color tint are prohibited. Mirrored glass, reflective glass film and plastic roll-up shades are not permitted. Windows cannot be painted or covered by foil, cardboard, sheets or other similar material.
- D. Rooftop appliances will not be permitted. No person shall be precluded from developing, installing, or operating a solar device on his or her own property. However, in order to maintain the character and integrity of the community, owners should attempt to see to it that their solar energy systems be mounted directly on the roof and be of a color, size, and shape consistent with the roofline. The solar energy system should be as unobtrusive as possible and meet requirements of all applicable governmental ordinances.
- E. DRC approval is required for installation of rain gutters, which must closely match the color to the trim and all down spouts closely match the stucco or siding color. Proper drainage must be provided so as not to impact adjacent neighbors.

F. **Play equipment is permitted, without DRC approval under the following conditions:**

1. *No part of the equipment exceeds eight (8) feet in height.*
2. *The equipment is placed at least five (5) feet from any property line.*
3. *Equipment to be placed in the side or rear yard behind the fence.*
4. *Play equipment includes jungle gyms, swing sets, slides, tetherball poles, etc.*
5. *All playhouses or similar structures require DRC approval.*

G. Basketball standards and backboards may be installed after DRC review and approval. Installations must comply with the following guidelines:

Permanent standard:

1. Backboard must be of white or clear fiberglass, not plywood or particleboard.
2. Backboard must be mounted on a commercially produced pole designed for such a purpose. Backboard or hoops may not be mounted on homes, garages or fences.
3. Net must be maintained in good condition.
4. Pole must be located within in rear or side yard.
5. Neighbor notification is required.

Portable standard:

1. No part of the equipment can exceed ten (10) feet in height.
2. Equipment must be placed in the side or rear yard behind the fence when not in use.
3. Equipment cannot be used in the street or left on the sidewalk so as to impact neighbor's ingress and egress.

H. Air conditioning equipment, other machines or similar improvements are prohibited. Individual water supply, sewage disposal, or self-generating water softener systems are not permitted without DRC approval. System must be designed, located, constructed and equipped in accordance with applicable governmental authorities.

I. No signs, posters, display, billboards, or other advertising device of any kind shall be displayed to the public view or any portion of the properties or any lot without prior written consent of the DRC, except for the following: one (1) sign for each dwelling unit, of not more than 18" x 30", plain block letters, advertising the dwelling unit for sale or rent. A second sign is allowed for indicating the presence of an alarm or security system.

J. No tent, shack, shed, garage, barn or other outbuilding is permitted without DRC approval.

K. No radio station or short wave operators of any kind shall operate from any Lot, unless approved by the DRC. No exterior radio antenna, earth receiving station or other similar electronic receiving or broadcasting device of any type shall be erected or maintained in the project without approved of the DRC. An application is required for all satellite dishes 39.37" in diameter or less. While the FCC prohibits an Association from denying installation, they do allow the Association to require the application and ensure that the installation has a professional appearance, i.e. no wires hanging and, if necessary, mounting equipment painted to match home. No dishes over 39.37" will be allowed.

## VI. NEIGHBOR NOTIFICATION

It is the intent of the DRC to consult neighbors on any and all improvements that may impact on their use and enjoyment of their property.

- A. Neighbor notification is required on all improvements that require DRC approval.
- B. Forms are available from the DRC or the Management Company.
- C. Adjacent-neighbor means the home or homes, which share a common property line.
- D. Neighbor approval or disapproval of a particular improvement shall be advisory only and shall not be binding in any way on the DRC.
- E. Objections from neighbors and other interested parties should be voiced in writing to the DRC.

## VII. VARIANCES AND APPEALS

Granting of variances from the above guidelines and Declaration and appeals of disapproved applications are described in the Declaration under Article 7, Section 7.1.