



ARCHITECTURAL GUIDELINES

The Stonelake Master Association Architectural Control Committee was created to oversee the review and approval process for all alterations and improvements, from the smallest landscape detail to the construction of backyard patio covers and gazebos. During the initial stages of development at Stonelake, AKT Development, with the assistance of the Stonelake Master Association management company, will administer the Committee's work

The Committee reviews improvements as to their harmony of external design and location of surrounding structures/homes and topography. Any submission shall be made prior to submission to the County of Sacramento for the County's review and approval, if required. Approval from the Committee does not imply approval from the County of Sacramento. It is expected that homeowners will also obtain approval of any improvements from the County of Sacramento and the Architectural Control Committee prior to beginning construction.

Included in this section is the Architectural Control Committee Architectural Guidelines and Home Improvement Request Application. Adherence to the guidelines will not only ensure the smooth processing of your application and plans but also will help us to maintain the aesthetics of our individual neighborhoods and community at large. Please review the guidelines carefully before submitting your improvement application package.

**STONELAKE MASTER ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
ARCHITECTURAL GUIDELINES**

EFFECTIVE: April 1, 2001

The Declaration of Covenants, Conditions, and Restrictions (CC&R'S) for Stonelake Master Association in the County of Sacramento, re-recorded on December 6, 2000, in the office of the Sacramento County Recorder in Document #2000120600078 and any amendments thereto (CC&R'S) and specifically Article 7, Section 7.2 of the CC&R'S, authorize the formation of an Architectural Control Committee which shall have the duty to consider and act upon such proposals or plans submitted to it pursuant to the terms of the CC&R'S, to adopt Architectural Guidelines, and to carry out all other duties imposed upon them by the CC&R'S.

Article 7, Section 7.1 of the CC&R'S provides that no alterations, modifications, additions, or other improvements including fences, walls, structures of any kind, awnings, screens, etc. may be made to the exteriors of residences and/or lots without obtaining architectural approval in accordance with the provisions of the CC&R'S and subject to the approval of the County of Sacramento.

1.0 SUBMISSION OF PLANS FOR APPROVAL

The following Guidelines have been adopted by the unanimous vote of the Members of the Architectural Control Committee and the Board of Directors and apply to submission of plans for approval by the Architectural Control Committee. These Guidelines are in addition to the "Single Family Residential Development Design Review Guidelines dated May 4, 2000. **These Guidelines contain minimum standards and any plans submitted which do not meet or exceed these standards shall not be approved.**

1.1 All plans, specifications and any work thereunder must conform to the requirements of the CC&R'S or these Rules, whichever is more restrictive. In the event of a conflict between these Rules and the CC&R'S, the more restrictive shall apply. It shall not be the obligation of the Architectural Control Committee to determine if plans, specifications or any work thereunder comply with any governmental law, ordinance or regulation, including but not limited to applicable laws regarding building permits, building codes and standard or safety regulations. All applicants must comply with such laws, ordinances and regulations, in addition to the CC&R'S and these Rules. **The Architectural Control Committee shall have no responsibility to determine the structural or drainage adequacy of any plans submitted for approval.**

1.2 The Architectural Control Committee may review and act upon plans submitted by prospective Owners prior to their acquisition of title. Any such action of the Architectural Control Committee for prospective Owners shall be conditioned upon such prospective buyer acquiring a fee simple interest in the property described in the plans. Such approval is not applicable to any other property without the express written consent of the Architectural Control Committee.

1.3 Plans must be submitted **IN DUPLICATE AND ACCOMPANIED BY THE**

APPROVED APPLICATION, showing the Homeowner's name, address, lot, number, telephone number, and Owner's signature, to:

Stonelake Club
Attn: Janelle Rodriguez
3000 Riparian Drive
Elk Grove, CA 95757

1.4 Plans must be drawn to scale, showing location, color and dimensions of existing structures, driveways, sidewalks and fences, as well as location, setbacks, color and dimensions of proposed additions and/or improvements, including but not limited to patio covers, visible landscaping areas, walls and fences, gazebos, screens, structures of any kind, sports apparatus, balconies, spas and pools, etc. Plans shall be accompanied by an application and a description and/or sample of all materials and colors proposed to be used and a proposed construction schedule. The location of the pool/spa equipment should be placed so as to not unduly interfere with your neighbors quiet enjoyment.

1.5 No landscaping on a lot visible from the street (excluding back yard trees) shall be undertaken until plans and specifications have been submitted to and approved in writing by the Committee. Backyard landscaping, hardscape (walkways, patios, etc.) and decks which are not visible from the streets do not need Committee approval.

1.6 Front and any corner lot side yard landscaping plans shall include the type of sodding, seeding, trees, hedges, shrubs, and irrigation. Minor changes to front yards including planting of flowers, rose bushes, plants, shrubs or replacement of existing trees, shrubs or plants do not require the approval of the Committee. Please note the City of Sacramento requires specific street trees in front and corner side yards for each home. Major changes to front yards and any corner lot side yard including deletion or addition of turf areas, trees, rock, cement, stone work, structures or improvements requiring electricity (i.e. lamp posts, spot lights, vapor lights, etc.) must be submitted for review and approval by the Committee. Driveway or walkway additions should match the existing driveways/walks. Additional driveway areas to access a side yard should be separated from the main driveway so not to show expansive cement areas. Grass stone, pavers or cement strips should be utilized to assist in not having a continuous pour of concrete area from the main driveway.

1.7 POSITIVE DRAINAGE MUST BE CONSIDERED TO ASSURE THAT WATER DOES NOT DRAIN TOWARDS THE FOUNDATION OR INTO A NEIGHBORS YARD.

1.8 The Architectural Control Committee may request any additional information, plans and details as it reasonable sees fit to adequately review the request for approval.

1.9 Within forty-five (45) days of receipt of plans for approval which comply with the above Rules, the Architectural Control Committee shall review the plans (as set forth under "Architectural Control Committee Meetings" below) and shall grant written approval, written denial, or a written request for additional information or clarification of information submitted. Any plans submitted which do not comply with these rules may be rejected by the Architectural Control Committee. Such rejection shall be accompanied by a statement of what deficiencies must be corrected prior to formal review by the Architectural Control Committee.

2.0 GENERAL ARCHITECTURAL GUIDELINES

The following are general guidelines, which the Architectural Control Committee will follow in approving or disapproving your plans. The Committee reserves the right to amend them from time to time without prior notice. For more specific guidelines, refer to the CC&R'S.

2.1 **Patio Structures, Sunshades, Arbors, Sheds, Trellises, and Gazebos:** Structures shall be made of wood, masonry, or similar materials.

2.2 The side elevations of the above structures shall not be enclosed in any manner, except for sheds and in the case where a wall on a main dwelling forms a natural enclosure to some or all portions of a side elevation.

2.3 The following materials shall NOT be used for the roof (top cover surface) on sheds, patios and sunshades:

- A. Metal structures and supports, including metal awnings
- B. Plastic and fiberglass panels.
- C. Plastic webbing, reed or straw like materials.

2.4 No balcony may be built that may infringe upon a neighbor's privacy unless the neighbor gives their consent in writing. Such consent letter shall be attached to the submitted plans.

2.5 No cutting into or encroachment upon a slope will be permitted without approval first obtained from the Architectural Control Committee. Any slope areas within any lot shall be maintained by the Owner in a neat, orderly and safe condition and in such a manner as to enhance their appearance, maintain established slope ratios, prevent erosion and sliding problems and to facilitate orderly discharge of water through drainage systems. No structure, planting, debris or other materials shall be placed or permitted to remain or other activities undertaken which might damage or interfere with established slope ratios, create erosion or sliding problems, or interfere with established drainage function or facilities.

2.6 **Exposed Equipment:**

- A. No equipment shall be exposed to public view including sport apparatus. Basketball standards may be approved by the Committee if they are located in rear or side yard areas only. Portable basketball standards are not permitted on the public streets or sidewalks. No basketball standards may be affixed to the front of a home or garage or erected in the front.
- B. Television or radio poles, satellite dishes, cables or antennae of any description installed outside of a dwelling are subject to Section 8.2.10 of the CC&R's and Section B-8 of the adopted Rules and Regulations.

2.7 **Fences:** No fences, hedges or walls shall be erected, moved, reconstructed or maintained other than those initially installed by the builder, unless first approved by the Architectural Control Committee. Fences, **including staining**, shall be of a material that is compatible with the surroundings and of a material similar to that of existing fences. **Any visible wing and side lot fencing must be stained with Sherwin Williams, Caribou-SW 3024 stain.** Fences over six feet in height (as measured from a level area adjacent to such fence) which obstruct the view of any adjacent neighbor or are visible from the streets or adjoining lots, will require the

written approval of the affected neighbor, as well as approval from the Architectural Control Committee and the County of Sacramento.

No landscaping or fences installed shall prevent adequate driver visibility from the streets within the project.

2.8 **Signs:** Please refer to Article 8, Section 8.2.3 of the CC&R'S regarding various sign uses permitted and Section B-5 of the adopted Rules and Regulations.

2.9 **Landscape Materials:** It is recommended that a mixture of lawn, plant materials and ground cover be used. Materials used in front yard areas must blend with the composition and tone of the surrounding area. Ornaments such as statues, sculptures, bird baths, fountains etc. must be of a size that is proportional to lot size and compatible with lot configuration. Generally, these items should be composed of natural wood, wrought iron, brick, stone, clay or concrete. Certain materials are generally unacceptable for placement in front yard areas. Examples of unacceptable materials are brightly colored plastic or fiberglass, unpainted aluminum and unpainted steel or steel alloy. The test for permissibility for front yard decorations will be the extent to which they blend into the overall landscape and theme of the community.

2.10 **Commercial Use:** No part of any residence shall be used, or cause to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing vending or non-residential purposes unless specifically permitted by local ordinance and Article 8, Section 8.2.2 of the CC&R'S.

2.11 **Utility Service:** No lines, wires, or other devices for communication or transmission of electric current or power, shall be constructed, placed or maintained anywhere in or on any lot, unless contained in conduits or cables underground or concealed in, under or on a buildings or other approved structures, excluding temporary power or telephone services incidental to construction of approved buildings.

2.12 **Temporary Occupancy:** No trailer, tent, shack, barn, garage, basement of any incomplete building, or temporary building or structure will be used as a residence, either temporary or permanent.

2.13 **Nuisances:** No plans shall be approved which might, in the opinion of the Architectural Control Committee, render any lot portion thereof, unsanitary, unsightly, harmful or detrimental to any property in the vicinity or to the occupants thereof. No exterior speakers, horns, whistles, bells, or other sound devices, except security devices used exclusively for security purposes shall be located, used or placed on any lot.

2.14 **Clothes Drying Facilities:** No outside clotheslines or other outside clothes drying or airing facilities are allowed on a lot unless they are obscured from the view of adjoining lots, condos and streets.

2.15 **Fires:** No exterior fires whatsoever, except barbecue fires contained within receptacles designed for such purpose, are permitted. Only EPA certified wood stoves are allowed to be installed.

2.16 **Mailboxes:** Mailboxes and mailbox structures, unless installed by Declarant, must be approved by the local postal authority and the Architectural Control Committee.

2.17 **Structures for Animals:** No structure for the care, housing or confinement of any animal shall be maintained so as to be visible from neighboring property unless approved by the Architectural Control Committee. **Please refer to Section 8.2.7 of the CC&R's for additional animal restrictions.**

2.18 **Outside Lighting:** No exterior yard lighting without adequate and proper shielding shall be installed on any residence or erected in any yard without Committee approval.

2.19 **Vehicle Storage:** Trailers, recreational vehicles, campers, trucks, boats or inoperable vehicle can be stored on the lot only if in conformance with Article 8, Section 8.2.5 of the CC&R'S.

2.20 **Approval of the County of Sacramento:** Without approval of the County of Sacramento, no Owner may construct an addition to or remodel a residence, or construct or architecturally alter a swimming pool, spa, accessory structure, fence etc., which requires a building permit.

2.21 **Storage of Materials:** Storage of construction materials is not allowed in the public streets. Construction debris shall be removed from the front yard of a residence on a daily basis.

2.22 Minimum setbacks for all structures including accessory structures (pools, spas, sheds, etc.) shall be in accordance with the County of Sacramento Codes and Ordinances.

2.23 **Construction Activities:** Construction activities are permitted in compliance with the City of Sacramento ordinances.

2.24 **Solar Heating Equipment:** All proposed solar energy equipment that will be visible from any common area, street, sidewalk or the ground floor of an adjacent home shall be submitted to the Architectural Control Committee prior to installation.

3.0 **ARCHITECTURAL CONTROL COMMITTEE MEETINGS**

3.1 The Architectural Control Committee shall meet as necessary to properly perform its duties. The Committee can convene by telephone if necessary.

3.2 Notice of meetings shall not be in writing and may be given by telephone. Meetings shall be held not more than thirty days after receipt of a plan submitted for approval.

3.3 The Committee shall keep records including copies of its Rules, Guidelines and Procedures, plan approvals and/or rejections, and copies of correspondence to Homeowners and others.

3.4 In reviewing plans, the Committee may, but is not obligated to, have the plans reviewed by and consider the opinions of professional consultants and others including those who are not Members of the Association, conduct open hearings and consider evidence and comments from all relevant sources, and make a personal inspection of the property involved without the presence of other Members of the Architectural Control Committee or the Owner of the property.

If the Architectural Control Committee chooses to conduct an open hearing, at least five (5) days prior written notice of such hearing must be given to the Owner submitting plans for approval. Such hearing may be adjourned and reconvened at a time no later than twenty-five (25) days from the date the plans were submitted for approval.

3.5 The Architectural Control Committee Members will review the plans and either grant approval in entirety, disapproval in entirety, or approval subject to conditions. Management shall notify the Homeowner in writing of the action taken by the Committee.

3.6 Any Member of the Architectural Control Committee, or any consultant retained by the Architectural Control Committee who has an ownership or financial interest in the property for which an application is being processed, or is legally related to the applicant, must disqualify himself or herself from participating in the architectural review process of that application.

3.7 Approval of any plan by the Architectural Control Committee does not waive the necessity of obtaining City permits which may be required. If Architectural Control Committee approval is obtained and modifications to the plans are required by the County or other authority, such modification to the plans must be reviewed and approved by the Architectural Control Committee pursuant to procedures set forth in these Rules, prior to the start of any work.

4.0 **PROCEEDING WITH WORK**

4.1 Upon receipt of approval from the Architectural Control Committee, the Owner shall begin and complete work within one year from the date of approval or approval given shall be deemed revoked.

5.0 **NON-COMPLIANCE AND ENFORCEMENT PROCEDURES**

5.1 If the Architectural Control Committee finds that the work has not been done in substantial compliance with the approved plans, the Committee shall notify the Owner in writing and request that the Owner remedy same. If the Owner fails to remedy the non-compliance within thirty days after the date of the notice of non-compliance, the Architectural Control Committee shall then set a date on which a hearing will be held before the Committee.

6.0 **WORK PERFORMED WITHOUT PRIOR APPROVAL**

6.1 If work is commenced or completed without Architectural Control Committee approval, the Committee may require the Homeowner to submit plans for approval and may approve or disapprove the plans, notwithstanding the fact that work has commenced prior to Architectural Control Committee approval. If plans submitted for approval are found to be in violation of the CC&R'S, these Rules or otherwise by the Architectural Control Committee, or the Owner fails to submit plans as requested by the Architectural Control Committee within thirty days after the date of written request from the Architectural Control Committee, the Architectural Control Committee shall then set a date on which a hearing will be held before the Committee.

6.2 In the event the Architectural Control Committee receives a complaint that work has been commenced or completed without Architectural Control Committee approval, the following

procedures will be taken.

- A. The Architectural Control Committee will make an investigation to verify the complaint is accurate.
- B. The Architectural Control Committee will make a determination whether such construction is in violation of the CC&R'S, including the failure to obtain Architectural Control Committee approval.
- C. If a determination of violation of the CC&R'S is made by the Architectural Control Committee, the Committee will notify the Owner in writing of the violation and request that the violation be remedied.
- D. If, within thirty days from the date of notice of violation, the Owner fails to remedy the non-compliance, the Architectural Control Committee shall set a date on which a hearing will be held before the Committee.

7.0 **GENERAL CONDITIONS**

7.1 Any condition or material not defined within these Rules and Guidelines shall become a matter of judgement on the part of the Architectural Control Committee unless described in the CC&R'S. See the CC&R'S for the general use restrictions.

7.2 Neither the Architectural Control Committee nor any Member thereof shall be liable to any Owner for any damage, loss, or prejudice suffered to be claimed on account of:

- A. the approval or disapproval of any plans, drawings and specifications, whether or not defective;
- B. the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications;
- C. the development of any property within the project; provided, however, that such Member has acted in good faith on the basis of such information as may be possessed by him.

7.3 Pursuant to Section 7.9 of the CC&R'S, "Declarant" under the CC&R'S is exempt from the Architectural Control Committee; therefore, these Architectural Control Committee Rules shall not apply to the Declarant.

7.4 The Architectural Control Committee Rules may be amended only by a unanimous vote of the Architectural Control Committee and a majority vote of the Board of Directors.

STONELAKE MASTER ASSOCIATION HOME IMPROVEMENT REQUEST APPLICATION

NOTE: Plans should be submitted at least 45 days before activity begins.

All applications must be submitted with a plan to scale (2 copies) and all the noted and required information. You should also see Section 1 of the Stonelake Master Association Architectural Guidelines Pages 1 & 2 for further details in regards to submitting the proper application. Upon receipt of approval the owner shall begin and complete work within one year.

NAME _____ DATE: _____

(Please Print)

ADDRESS: _____ LOT NO. _____

PHONE: (H) _____ (W): _____ PROPOSED COMPLETION DATE: _____

Acknowledgment of all neighbors who will be affected by your alterations/improvements is required. To expedite the processing of your application, please show and explain your plans to all those neighbors who will be effected, and have them sign in the appropriate place on the back of this form (see back of page) that you have shown them all the required information listed

TYPE OF ARCHITECTURAL AND/OR LANDSCAPING IMPROVEMENT

_____ Remodeling/Additions
Include; scaled site & building plans, materials list, color chips

_____ Swimming Pool/Spa/Solar Panels
Include; scaled site plan, show equipment location, pool or spa plan roof plan for solar panels and plumbing equipment plan & brochure

_____ Garage Doors/Exterior Doors
Include; photos or brochures

_____ Decks/Patios
Include; scaled site plan & exact materials sample

_____ Driveway/Walkways
Include; scaled site plan and exact materials sample

_____ Arbors/Patio covers/Trellises
Include; scaled site plan, photo or brochure, & color selection

_____ Greenhouses/Sun rooms
Include; scaled site plan, photo or brochure and color selection

_____ Fences/Retaining Walls
Include; scaled site plan, detailed drawings of design and materials sample

_____ Gazebos/Sheds/Play Equipment
Include; scaled site plan, photo or brochure, & color selection

_____ Front Yard or Visible Landscaping
Include scaled landscape plans & plant list showing species and size

_____ Do the improvements you are requesting match your home in architecture, materials and color?
(ATTACH A PHOTO OF YOUR HOME'S FRONT ELEVATION OR OTHER ELEVATIONS THAT EITHER AFFECT YOUR REQUESTED IMPROVEMENT OR ARE AFFECTED BY YOUR IMPROVEMENT AND COLOR OF YOUR HOME)

Painting: _____ Repaint house same color _____ Repaint house new color

Attach and identify paint color samples for stucco, trim, and fascia.

IF ADDITIONAL DESCRIPTION IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS

NEIGHBOR ACKNOWLEDGMENT: This acknowledgement represents that communication between the two parties on this matter has occurred. **PLEASE DO NOT SIGN THIS ACKNOWLEDGEMENT UNLESS YOU HAVE BEEN SHOWN ALL OF THE REQUIRED INFORMATION.**

****Please note that neighbor acknowledgement does not imply approval of plans. Only the Stonelake Architectural Control Committee has the authority to approve or deny applications.****

I have reviewed the plans and all of the required information provided by _____ and I am aware of all their proposed alterations/improvements shown in the submittal package.

LOT #	NAME (PRINT)	SIGNATURE	PHONE #	DATE

RETURN FORM TO: STONELAKE Architectural Control Committee

Stonelake Club
3000 Riparian Drive
Elk Grove, CA 95757

IMPORTANT NOTE: Submitting this application does not assure the modification will be approved.



For Association Use Only:

Approved Not Approved Conditionally Approved

Comments:

By: _____ Date: _____

RETURN FORM TO: STONELAKE Architectural Control Committee

Stonelake Club
Attn: Janelle Rodriguez
3000 Riparian Drive
Elk Grove, CA 95757