

Architectural & Landscaping FAQs

In an effort to have a well-informed Community, the Architectural Control Committee (ACC) provides the following answers to some of the Community's most commonly asked questions. In doing so, we hope this will clarify some of the issues addressed and enforced through the Design Review Guidelines, the Architectural Guidelines, and the Community Rules and Regulations. These documents are available on the Community web site, www.stonelakeclub.com located under the Rules and Regulations.

What is the ACC? The ACC (appointed by the Board of Directors) was created by the Stonelake Master Association and land developer AKT to oversee the review and approval process for all alterations and improvements in our Community, from the smallest landscape detail to the construction of backyard patio covers and gazebos. The ACC is not responsible for enforcing the rules and regulations as provided in the CCR's. Enforcing CC&R violations is the responsibility of the Association's management company, Merit. Our management company inspects the Community twice a week and issues notices of non-compliance to homeowners.

Below are Frequently Asked Questions on what is and isn't approved in the Community or what requires an ACC application to be approved prior to commencing work:

Items which do not require approval:

- Homeowners who wish to install the approved ¾" brown lava rock (sample is available at the Clubhouse) instead of bark in their front flowerbeds must ensure that their flowerbeds are 80% full of approved plants and shrubs. Homeowners will receive a violation notice if the flowerbed does not have the appropriate amount of plant material. Submittal of an ACC application is not required to change out bark to rock; however any other changes to the front of the home, including adding or removing plants, requires ACC approval.
- Landscape Lighting - lights should be used to accent or highlight the landscaping (not become the focal point of the landscaping). Lighting of pathways for safety may be permissible; however, lighting around driveways is not. Lighting fixtures should be no taller than 14" and illuminate clear or white light. Light fixtures should be no closer than 4 feet from the next light fixture and there should be no more than 3 light fixtures in a 10-foot diameter area. Light fixtures shall not be shiny, stainless or chrome-like.
- Shade screens on windows, which are located behind the side fence-line or in the backyard and are not visible from the street. Shade screens must contrast from the color of the home (stucco) in the approved colors of beige, black, brown or grey.
- Replacing street or accent trees with the same type of tree as identified in the "approved street tree matrix."

Items not approved:

- Concrete forms such as connecting blocks or scallops in front/side yard flower beds or around trees.
- Rock used as a bender board planter line, or any rock (other than the approved ¾” brown lava rock) as a ground cover in flower beds.
- Plastic fencing in front/side yard flower beds or around trees.
- Backyard sheds visible over the front fence line (or a fence line along the side or back of your lot if your house is on a corner lot or if your house backs up to a street).
- Security doors and non-retractable screen doors.
- Plastic flowers in front yard landscaping or as potted accents in the front or side yard flower beds.

Items which require homeowners to submit an application for approval prior to installation:

- Any changes to your front/side yard landscaping (including adding or eliminating plants).
- Decorative items attached to the front of the home (visible from the street) such as metal designs and fountains attached to the wall.
- Pots and landscape features (visible from the street), such as statues, and ornaments, must meet specific criteria such as: made of the same material as the house, no bright colors, and be proportionate in size.
- Fountains in the front yard. Must be incorporated into the landscaping and proportionate in size.
- Sheds which are visible over the fence line and are of the type constructed from the same materials/color as your home.
- The “Recommended Plant List” contains suggested plants for use in front/side yard landscaping projects. There are additional plants that may be considered for landscaping which are not included in this document, which must be approved prior to installation.
- Outdoor furniture placed in the front patio. Café style furniture or items sold as “outdoor furniture” are normally approved. However, plastic stackable chairs, outdoor camping chairs, extra dining room chairs or couches are not approved for front porch use. Furniture placed on the front porch should also be consistent with the outside color theme of your home. Swings need to be of the appropriate size for the porch.
- Front/side yard trellises may be installed as long as they are the same shape and painted the same color as the house or fence wall it is being installed against. Commercial iron trellises are the exception to form and color.
- Concrete mow strips used as borders for flower beds and around trees.
- Palm Trees are not on the approved tree matrix and, therefore, must be approved.
- Stacked wall/keystone.
- Umbrellas type rooms (10X10) as a patio structure.
- Backyard play structures and Basketball stands/hoops for determination on appropriate location.

- **Rocks as accents in the front yard (such as boulders or a rock stream bed).**
- **Shade screens for windows that are visible from the street. For example, windows on the front of the home or if the home has side windows that face a street, such as a corner lot. Shade screens must contrast from the color of the home (stucco).**

As members of the ACC and fellow Stonelake residents, we encourage all homeowners to review the “Rules and Regulations” before beginning any home or landscaping project. In the long run, it will save you time, money, and patience.

Members of the ACC are also available to assist you with your landscaping questions and to provide help in solving a landscaping problem. If interested in meeting with the ACC, please contact Merit to schedule a meeting. The Committee is committed to reviewing “applications” twice a month. The turn-around time for each application is among the fastest amongst Sacramento HOAs.

It is our ongoing pleasure to serve the Community.

Sincerely,

Architectural Control Committee (ACC)

