

ARCHITECTURAL COMMITTEE RULES

WOOD RANCH HOMEOWNERS ASSOCIATION (HOA)

HOA website: www.woodranchhoa.com

The Declaration of Covenants, Conditions and Restrictions for Wood Ranch in the City of Danville, County of Contra Costa, recorded on October 29, 1986, in the office of the Contra Costa County Recorder as Series No. 86-190920, and any amendments thereto ("CC&R's") and specifically Article XII of the CC&R's, authorize the formation of two Architectural Committees 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 Committee Rules, and to carry out all other duties imposed upon them by the CC&R's. The Architectural Committees for all of Wood Ranch will be an amalgamate of two committees henceforth known as The Architectural Committee.

Section 4.19 of the CC&R's provides that alterations, additions or other improvements may not be made to the exteriors of residences and/or lots without obtaining architectural approval in accordance with the provisions of Article XII and subject to the approval of the City. The costs of any alteration or re-do shall be paid by the owner who has not obtained the approval.

The CC&R's provide that both front and back yard landscaping shall be completed by the owner within twelve (12) months from close of escrow.

1.0 SUBMISSION OF PLANS FOR APPROVAL

The following rules have been adopted by the unanimous vote of the members of the Architectural Committee and the Board of Directors and apply to submission of plans for approval by The Architectural Committee. These rules 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 there under must conform to the requirements of the CC&R's or this Rule, 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 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 Committee shall have no responsibility to determine the structural adequacy of any plans submitted for approval.

1.2 The Architectural Committee may review and act upon plans submitted by prospective owners prior to their acquisition of title. Any such action of the Architectural 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 Committee.

1.3 Plans must be submitted in DUPLICATE, showing the homeowner's name, address, telephone number and owner's signature, to:

WOOD RANCH ARCHITECTURAL COMMITTEE
563 Leisure Street
Livermore, CA 94551

1.4 Plans must be drawn to scale, showing location and immersions of existing structures, driveways, sidewalks and fences, as well as location and dimensions of proposed additions and/or improvements, including but not limited to patios, patio covers, landscaping areas, walls and fences, gazebos, balconies, spas, pools and pool equipment enclosures. Plans shall be accompanied by a description of material and a sample of all colors proposed to be used. Plans shall include a flat plan (LxW) and an elevation plan (height).

1.5 POSITIVE DRAINAGE PLAN MUST BE INCLUDED AND DETAILS SHOWN ON PLANS. Subdrains have been installed by Davidon homes and Ponderosa Homes, to take all water from roof down spouts and yard collector drains out through the front curb into street gutter. The location of these drains and drain lines are identified at the time of walk-through inspection.

1.6 If there is a particular view of importance or obstruction to any homeowner, it should be noted.

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

1.8 Within thirty (30) days of receipts of plans for approval which comply with the above rules, the Architectural Committee shall review the plans (as set forth under "Architectural 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 Committee. Such rejection shall be accompanied by a statement of what deficiencies must be corrected prior to formal review by the Architectural Committee.

1.9 If the Homeowner does not complete the Architectural Application in its entirety, it is deemed unapproved.

2.0 GENERAL ARCHITECTURAL GUIDELINES

The following are general guidelines, which The Architectural Committee will follow in approving or not approving your plans. The Committee reserves the right to amend them from time to time without notice.

2.1 Patio structures, sunshades, arbors, trellises and gazebos: These structures shall be of wood or masonry construction only.

2.2 The side elevations of the above structures shall not be enclosed in any manner, except 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 patios and sunshades:

- 2.3.a Metal structures and supports, including metal awnings.
- 2.3.b Plastic and fiberglass panels
- 2.3.c Plastic webbing, reed or straw-like materials

2.4 No balcony may be built that may infringe upon neighbor's privacy unless the neighbor(s) gives their consent in writing. Such consent letter shall be attached to the submitted plans. Play structures shall not have balconies or towers, which infringe upon a neighbors privacy unless the neighbor(s) give their consent in writing.

2.5 No cutting into or encroachment upon a slope or hillside will be permitted without approval first obtained from the Architectural Committee. 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 drainage function or facilities.

2.6 Exposed equipment.

- 2.6.a No equipment shall be exposed to public views. (See 2.23 Pools and Equipment)
- 2.6.b Antenna of any description installed outside of a dwelling or attached to external walls are strictly prohibited except as noted below. The 36 inch ground antenna dish should be kept at ground level and not seen above a fence height of approximately six feet. If a 36 inch or smaller antenna is to be mounted on the back of the home, it must NOT be seen from the street. No antennas will be mounted to the front of any home in Wood Ranch. Antennas larger than 36 inches are prohibited in Wood Ranch.

2.7 Fences: No fences, hedges or walls shall be erected or maintained other than those initially installed by Declarant, unless first approved by the Architectural Committee. Fences shall be of a material similar to that of existing fences. Fences and other structures over six feet in height (as measured from a level area adjacent to such fence) which obstruct the view of any neighbor(s), will require approval from the Architectural Committee. No fence will be painted/stained without Architectural Committee approval. Note: Declarant painted/stained fences are "grandfathered" approval as they presently exist.

Section 4.24 of the CC&R's states that only open wire fencing may be installed on portions of a lot that are immediately adjacent to open space parcels. No landscaping or fences installed by owners shall prevent adequate driver visibility from the streets within the project.

2.8 Signs: Please refer to Section 4.6 of the CC&R's regarding various sign uses permitted.

*2.9 Landscape Materials: It is recommended that a mixture of lawn, plant materials and ground cover be used. Coverage of a substantial portion of the yard with artificial turf, concrete, asphalt, brick, red, white or any other colored rock, gravel, sand or wood chips shall not be considered consistent with the standards of the project.

*Revised 7/03

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 nonresidential purposes unless specifically permitted by local ordinance.

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 buildings or other approved structures. The above excludes temporary pole 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 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 Committee, render any lot or 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. (See 2.20 Security Lights)

2.14 Clothes Drying Facilities: No outside clotheslines or other outside clothes drying or airing facilities will be maintained on any lot unless such facilities are determined by the Architectural Committee to be adequately concealed so as not to be seen (by a six (6) foot tall person) from any adjacent properties.

*2.15 Fires: No exterior fires, except:

- barbecue fires contained within receptacles designed for such purpose.
- In ground fire pits which are solely designed for such purpose. Must be gas operated. No wood, coal or other combustibles shall be used.

*revised 02/03

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

2.17 Basketball Standards: Basketball standards or fixed sports apparatus shall not be attached to any residence or garage, nor shall they be permanently erected in the front yard of any lot. Portable Basketball standards can remain out June 1 through February 28. March 1 through May 31, portable standards must be stored out of sight when not in use.***

2.18 Notification of Neighbors: Notification to neighbors will always be in writing with a copy of each neighbor notification letter provided with your request for approval (e.g., installing a pool, painting your home, building a gazebo, etc.). Any request for a variance will require neighbor notification and signatures as well as HOA Committee approval. *Neighbors signature acknowledges receipt of application only; this is not neighbors "consent".*

2.19 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 Committee.

2.20 Outside Lighting: No exterior yard lighting without adequate and proper shielding shall be installed on any residence. Security light should be installed with consideration of neighbors.

2.21 Approval of City of Danville: Without approval of the City of Danville and the Architectural Committee, no owner may construct an addition to or remodel a residence nor can said owners construct or architecturally alter a swimming pool or accessory structures without the approval of the Architectural Committee. All additions and/or remodeling will require Letter of Neighbor Notification provided to the Committee.

2.22 Painting: If repainting is required for a structure in Wood Ranch (e.g., home, pool changing rooms, etc.) the paint colors including trim must be approved by the Architectural Committee for community fit and style#. ***The approved colors from Kelly-Moore are listed on the table below.

When painting the exterior of home, door colors must be submitted with exterior house colors.

The front doors of Cimarron Hills homes (Davidon) and Non Cimarron Hills homes (Ponderosa) can be maintained in their natural wood finish. Paint colors are also allowed subject to the Architectural Committee's approval. See color table below

Exterior house colors must be submitted when painting exterior doors. (Staining door natural wood finish does not apply). Kelly Moore exterior colors or alternative brand with similar color palette are to be used.

*Two complete sets of paint chips are required with the application from the homeowner when submitted for approval.**

*revised 5/98

**revised 6/05

***revised 4/07

removed "likeness to the original Wood Ranch color schemes" 10/07

BODY		TRIM		DOORS	
Colors Approved for both Body and Trim				#407	Carbon Black
#27	Bone	#27	Bone	#174	Charcoal Gray
#188	Cypress	#188	Cypress	#AC46-N	Connecticut Yankee (navy)
#211	Delta Blue	#211	Delta Blue	#WS13	Divinity (white)

#202	Doeskin	#202	Doeskin	#KM563-M	Fig Cookie (beige)
#14	Frost	#14	Frost	#AC14-N	Henderon House (dark brick)
#413	Loam	#413	Loam	#AC64-N	Windbledon (dark green)
#36	Navajo White	#36	Navajo White		
#214	Peppertree	#214	Peppertree		
#12	Sierra White	#12	Sierra White		
#23	Swiss Coffee	#23	Swiss Coffee		
#227	Westwood	#227	Westwood		
Approved for Body ONLY		Approved for Trim ONLY			
#97-2133A	Beige	#160	Bravado		
#412	Cargo	#72	Catalina		
#217	Chadwick	#174	Charcoal Gray		
#228	Charro	#73	Cortez		
#230	Graystone	#149	Green Thumb		
#186	Keystone	#75	Metro		
#213	Lemongrass	#97-2133B	Off-White		
#216	Malibu Beige	#417	Oxford Brown		
#26	Oyster	#156	Riviera		
#178	Plymouth Gray	#74	Seattle Red		
#212	Saltillo	#203	Teton Blue		
#171	Sand Pebble				
#231	Spanish Sand				
#196	Villita				
#197	Wood Moss				

*2.23 Roofing Materials: *All roof replacements require architectural approval.*

2.23.a On Homes: Replacement roofing materials are to be like and kind to the roofing materials found within the Association as originally installed by the developer. Light weight Monier is approved as a “like and kind” material in colors that match what exists within the Association. Composition shake is an approved material and must meet the minimum specifications of CertainTeed, Presidential TL Ultimate Shake shingles of 480 lbs+ per roofing square in color hues comparable to CertainTeed’s colors Autumn Blend, Charcoal Black, Shadow Gray, Spanish Tile and Aged Bark.**

2.23.b Auxiliary Sheds 120 sq. ft or less: may use composite shingles – color must closely match existing roofing material of the house.

2.23.c Auxiliary Sheds over 120 sq. ft or any size attached to the home: Must be like and kind to match the existing roofing material of the house.

Sheds should be placed, if at all possible, to minimize its visibility from the street and/or neighbors.

*added 10/03
**effective 4/22/08

2.24 Pools and Equipment: If a pool is to be installed, the pump equipment/heater system installation must be noise contained. An enclosure must be devised to protect the adjacent neighbor from noise annoyance. Before approval is granted, applicant must submit Neighbor Notification letter, blueprint of the pool location, equipment location, enclosure and dimensions thereof.

Pool house design blue prints must contain side view as well as flat view. All neighbors (e.g., 3 sides) must be notified in writing of design dimensions. Copy of Neighbor Notification letters and blueprints will be included in applicant's request for approval package.

2.25 Landscape Parking: Parking of any vehicle, boat, trailer, motor bicycle/cycle on front and side landscape (not hidden by fencing) is prohibited.

*2.26 Front Yard Statuary and Fountains:

- Statues and/or Fountains shall not exceed the height of 5 feet; *All statues and/or fountains require architectural approval;*
- The color of front yard statuary and/or fountains will be consistent with the existing color palette approved for use in the Wood Ranch Association;
- The design will be such that it is not offensive to residents who live in the community.

The Wood Ranch Board of Directors and the Architectural Committee reserves the right to control the number of ancillary artifacts placed in the front or side yards of homes.

*revised 5/98;/Second revision 7/03

#2.27 Portable on Demand Storage Units (PODS): If any remodeling or reconstruction project, interior as well as exterior, requires the use of a portable storage unit, an architectural application must be filed for approval, prior to delivery of the unit. Owner must provide the delivery date and how long the storage unit will be on site, not to exceed the completion date of the project or six months, whichever is less. If it is determined the storage unit will be needed longer than six months, homeowner may reapply for an extension, in writing, 30 days prior to the original expiration date. Use of the storage unit may not exceed one year.

#2.28 Portable Toilets: If any remodeling or reconstruction project, interior as well as exterior, requires the use of a portable toilet, an architectural application must be filed for approval, prior to delivery of the unit. Owner must provide the delivery date and how long the toilet will be on site, not to exceed the completion date of the project or six months, whichever is less. If it is determined the portable toilet will be needed longer than six months, homeowner may reapply for an extension, in writing, 30 days prior to the original expiration date. Use of the portable toilet may not exceed one year.

#added 1/08

#2.29 Solar Energy Systems: *Installation of any and all types of solar energy systems requires architectural approval.*

2.29.a Solar panels are to be placed on roof elevations facing away from the street wherever possible. Where this is not possible (for example, due to the direction the house faces, the shape of the roof or shading from trees), or where it will lead to significant increase in installation cost or significant reduction in generating capacity*, the placement issue will be considered on a case by case basis.

2.29.b The Architectural Application must be accompanied by a letter from the installation contractor stating all locations have been considered but the chosen location offers the

best combination of cost and generating capacity*. In addition, the letter is to outline alternative locations and related costs, if any, that are within the parameters of the

- state's assembly bill*.
- 2.29.c Panels that are visible from the street are to be mounted flat against the roof and not elevated.
 - 2.29.d Panels are to be installed so as to prevent reflections that might inconvenience neighbors.
 - 2.29.e Panels *may not* be installed on the house walls.
 - 2.29.f Stand alone installations (for example, on separate structures in back yards) will be considered on a case by case basis.
 - 2.29.g Roof tiles with integrated solar panels will be considered, provided that the tile material looks similar to the roofing materials/tiles already approved for use in Wood Ranch.

The Architectural Committee has the authority to make decisions with respect to location of panels within the parameters of the new laws*.

*Per AB2180: d(1)(A) For solar domestic water heating systems or solar swimming pool heating systems that comply with state and federal law, significant means an amount exceeding 20 percent of the cost of the system or decreasing the efficiency of the solar energy system by an amount exceeding 20 percent.

d(1)(B) For photovoltaic systems that comply with state and federal law, significant means an amount not to exceed two thousand dollars (\$2,000) over the system cost as originally specified and proposed, or a decrease in system efficiency of an amount exceeding 20 percent as originally specified and proposed.

Accepted and approved by the B.O.D. on July 13, 2009

3.0 ARCHITECTURAL COMMITTEE MEETINGS

3.1 The Architectural Committee shall meet as necessary to properly perform its duties. The Committee shall elect a Chairperson and a Secretary, who shall serve for a term of one year. The Chairperson shall conduct the meetings and the Secretary may keep minutes and records of the Committee, as well as perform the duties of the Chairperson when that person is unable to act.

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

3.3 The Committee may keep records including minutes of the meetings, copies of its rules, guidelines and procedures, plan approvals and/or rejections, and copies of correspondence to homeowners and others. All official records will be maintained by the Association Manager for review by the HOA and HOA Committees.

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 Committee or the owner of the property. If the Architectural 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 shall be adjourned and reconvened at a time not later than twenty-five (25) days from the date the plans were submitted for approval. No funds shall be expended on professional consultants without the express approval of the HOA.

3.5 A quorum will be required for Architectural Committee meetings. At the meeting, the Architectural Committee members will review the plans and either grant approval in entirety, disapproval in entirety, or approval subject to conditions. The Secretary shall notify the HOA Manager in writing of the action taken. Approved plans will be signed and dated by the quorum. One copy of the plans will be returned to the homeowner, and one copy retained in the files of the HOA Manager.

3.6 When used, minutes of the Architectural Committee shall contain at least the following findings for any approval given:

- 3.6.a The owner has complied with Section 12.4 of the CC&R's;
- 3.6.b Architectural Committee finds that the plans and specifications conforming to the CC&R's and the Architectural Committee Rules in effect at the time when such plans were submitted to the Committee.
- 3.6.c The members of the Architectural Committee in their sole discretion, determine that the proposed improvements would be consistent with the standards of the project and the purposes of the CC&R's as to quality of workmanship and materials, as to harmony of exterior design with the existing structures and as to location with respect to topography and finished grade elevations.

3.7 Any member of the Architectural Committee, or any consultant retained by the Architectural 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.

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

4.0 PROCEEDING WITH WORK

4.1 Upon receipt of approval from the architectural committee, the owner shall begin work within one year from the date of approval. If commencement does not take place within the one-year period, approval given shall be deemed revoked. Please refer to section 11.6 of the CC&R's for conditions under which an extension may be granted.

5.0 NON-COMPLIANCE AND ENFORCEMENT PROCEDURES

5.1 If the Architectural Committee finds that the work was not done in substantial compliance with the approved plans, it 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 noncompliance, the Architectural Committee shall then set a date on which a hearing

will be held before the HOA Committee, pursuant to procedures set forth in Section 12.10 of the CC&R's

6.0 WORK PERFORMED WITHOUT PRIOR APPROVAL

6.1 If work is commenced or completed without Architectural Committee approval, the Committee may require the homeowner to submit plans for approval and approve or disapprove the plans notwithstanding the fact that work has commenced prior to Architectural 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 Committee or the owner fails to submit plans as requested by the Architectural Committee, the following will apply. Within thirty days after the date of written request from the Architectural Committee, the Architectural Committee shall then set a date on which a hearing will be held before the Committee, pursuant to Section 12.10 of the CC&R's.

6.2 In the event the Architectural Committee receives a complaint that work has been commenced or completed without Architectural Committee approval, the following procedures will be taken:

- 6.2.a The Architectural Committee will make an investigation to verify the complaint is accurate.
- 6.2.b The Architectural Committee will make a determination whether such construction is in violation of the CC&R's, including failure to obtain Architectural Committee approval.
- 6.2.c If a determination of violation of the CC&R's is made by the Architectural Committee, the Committee will notify the owner in writing of the violation and request that the violation be remedied.
- 6.2.d If, within thirty days from the date of notice violation, the owner fails to remedy the non-compliance, the Architectural Committee shall set a date on which a hearing will be held before the HOA Committee, pursuant to Section 12.10 of the CC&R's.

7.0 GENERAL CONDITIONS

7.1 Any condition or material not defined within these rules and guidelines shall become a matter of judgment on the part of the Architectural Committee unless described in the CC&R's. See the CC&R's for general use restrictions.

7.2 Neither the Architectural Committee nor any member thereof shall be liable to any owner for any damage, loss or prejudice suffered to claimed because of:

- 7.2.a The approval or disapproval of any plans, drawings and specifications, whether or not defective.
- 7.2.b The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications.
- 7.2.c The development of any property within the project; or

7.2.d The execution and filing of an estoppel certificate pursuant to Section 12.12 of the CC&R's, whether or not the facts therein are correct; 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 12.15 of the CC&R's, "declarant" under the CC&R's is exempt from the Architectural Committee; therefore, these Architectural Committee Rules shall not apply to the "declarant".

7.4 The Architectural Committee rules may be amended only by a unanimous vote of the Architectural Committee.