

Wood Ranch Architectural Guidelines

January 14, 2021

Overview/Purpose

The purpose of these guidelines is 1) to preserve and enhance property values of the community through harmonious design, workmanship, and permitting; 2) to provide and maintain safety, security and privacy of community through understanding adjacent property uses and configurations, permitting and awareness of pending construction activity; and 3) to allow community awareness of and comment on changes in the surrounding built environment.

1.0 Administrative Items

- 1.1 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 Wood Ranch will be an amalgamate combination of these two committees henceforth known as The Architectural Committee.
- 1.2 SUBMISSION OF DESIGNS 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 a

Work which is not modifying the exterior appearance of the property but that is significant enough where it may appear as an alteration or where construction activities might affect the neighbors shall be submitted for notification purposes. Applicants should note that the work is for maintenance purposes and does not alter the existing design.
- 1.3 Not Used
- 1.4 The following are general guidelines, which The Architectural Committee will follow in approving or not approving your design.
- 1.5 Neither the Architectural Committee nor any member thereof shall be liable to any owner for any damage, loss or prejudice suffered or claimed because of:
 - 1.5a The approval or disapproval of any plans, drawings and specifications, whether or not defective.
 - 1.5b The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications.
 - 1.5c The development of any property within the project; or
- 1.5 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.
- 1.6 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.
- 1.7 Not Used
- 1.8 Within thirty (30) days of receipt by the HOA management office* of application for approval which complies with the above rules, the Architectural Committee shall review the application (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.

Wood Ranch Architectural Guidelines **January 14, 2021**

Any plans submitted which do not comply with these rules may be rejected by the Architectural Committee. Alternatively, if additional information is subsequently provided to supplement the application, the Architectural Committee's review time will be extended accordingly. Such rejection shall be accompanied by a statement of which deficiencies must be corrected prior to final review by the Architectural Committee.

* Applications after 2:00 PM on business days, weekends, or holidays will be deemed received on the following business day.

- 1.9 All plans, specifications and any work thereunder must conform to all applicable laws, the requirements of the CC&R's, or these Rule. In the event of a conflict, in order of precedent, applicable laws, the CC&R's, and then the Rule shall be applied.

It shall not be the obligation of The Architectural Committee to determine if plans, specifications or any work thereunder complies 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 adequacy of any plans submitted for approval.

Variance due to conflicting requirements noted above, for hardship, or other reason must be documented for consideration in the review process. The grant for variance is at the sole discretion of the Architectural Review Committee based on the unique circumstances and conditions of the proposed work.

- 1.10 The Architectural Committee may request any additional information, plans and details as it reasonably sees fit to adequately review the request for approval. See section 1.8 regarding review time.

- 1.11 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.

- 1.12 **PROCEEDING WITH WORK** Upon receipt of approval from the architectural committee, the owner shall begin work within one (1) year from the date of approval and continue with a timely progression of construction. If commencement does not take place within the one (1)-year period, approval given shall be deemed revoked.

- 1.13 **NON-COMPLIANCE AND ENFORCEMENT PROCEDURES:** If the Architectural Committee finds that the work was not done in substantial compliance with the approved plans, it shall instruct the HOA or their agents to notify the owner in writing and request that the owner remedy same. If the owner fails to remedy the non-compliance within thirty (30) days after the date of the notice of noncompliance, the HOA shall then set a date on which a hearing will be held before the HOA Board, pursuant to procedures set forth in Section 12.10 of the CC&R's

- 1.14 **WORK PERFORMED WITHOUT PRIOR APPROVAL**

- 1.14.1 If work is commenced or completed without Architectural Committee approval, the HOA 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 HOA, the following will apply. Within thirty (30) days after the date of written request from the Architectural Committee, the HOA 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.

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

- 1.14.2 a The Architectural Committee will make an investigation to verify the complaint is accurate.

- 1.14.3 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.

Wood Ranch Architectural Guidelines
January 14, 2021

- 1.14.3c If a determination of violation of the CC&Rs is made by the Architectural Committee, the HOA will notify the owner in writing of the violation and request that the violation be remedied.
- 1.14.3d If, within thirty (30) days from the date of notice violation, the owner fails to remedy the non-compliance, the HOA 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.
- 1.14.3 Not Used
- 1.14.4 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.
- 1.15 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.
- 1.16 ARCHITECTURAL COMMITTEE PROCESSING
- 1.16.1 The Architectural Committee shall meet or coordinate as necessary to properly perform its duties. Meetings are for internal discussion and coordination only, though applicants or others may be permitted to attend upon the invitation of the Architectural Committee. If deemed necessary by the Architectural Committee or the Board of the Directors the Committee shall elect a Chairperson and a Secretary, who shall serve for a term of one (1) year. The Chairperson shall conduct the meetings or act as lead coordinator and the Secretary may assist and keep minutes and records of the Committee, as well as perform the duties of the Chairperson when that person is unable to act.
- 1.16.2 Notice of meetings may be given by writing, electronic mail, and/or telephone at the discretion of the Architectural Committee.
- 1.16.3 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.
- 1.16.4 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.
- 1.16.5 A quorum will be required for Architectural Committee meetings. At the meeting, the Architectural Committee members may have general or project related discussions, review the plans and either grant approval in entirety, disapproval in entirety, approval subject to conditions, or that additional information should be requested. The Secretary or designated member 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.
- 1.16.6 When used, minutes of the Architectural Committee shall contain at least the following findings for any approval given:
- 1.16.6a The owner has complied with Section 12.4 of the CC&R's;
- 1.16.6b 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.

Wood Ranch Architectural Guidelines
January 14, 2021

2.0 General Conditions and Submittal Requirements

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

2.2 Notification of Neighbors: Notification to neighbors will always be in writing with a copy of each neighbor notification letter provided with the 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. Neighbor's signature acknowledges receipt of application only and does not serve as the neighbor's "consent", but rather notice that they may submit comments to the HOA for consideration and/or that there will be pending construction activity.

For fences or landscaping, each neighbor adjacent to the area being modified, must sign. For all other work, the neighbors directly adjacent to the applicant's property and for work in the front of the house, other neighbors on the street most affected (i.e. directly facing).

If the properties in which signatures are being requested are rented, then the applicant only needs to secure the signature of the tenants. It is not the responsibility of the applicant or the HOA to see that the tenant communicated the work associated with the application to their landlord.

In the event that a good faith effort has been made by the applicant to secure neighbor signatures, but that have not been able to be obtained, the applicant shall provide documentation of the fact.

2.3 Design documents 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 94551-5148. If documents are submitted electronically, the duplication requirement is waived.

2.4 Proposed modifications shall be adequately documented. Documents may include drawings (plans, elevations, renderings, etc.), written description, manufacturer's literature, construction contracts, photographs, etc.

Plans must be drawn to scale, identifying, and showing location and dimensions of existing structures, driveways, sidewalks and fences, as well as identification, 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 materials and a sample of all colors proposed to be used. Drawings at minimum shall include a plan view and an elevation(s). To ensure that proposed improvements won't cause water to surface flow on to adjacent properties or the right-of-way or influence the structural stability in the before mentioned locations, site plans shall include grades and drainage or a statement that grading and grades will remain unchanged.

Manufacturer's literature should have specific optional features of the product marked on the literature and/or noted on the application.

2.5 The Architectural Committee at its sole discretion, shall determine that the proposed improvements would be consistent and harmonious with the standards of the Wood Ranch development and the purposes of the CC&R's as to quality of workmanship and materials, as to harmony of exterior design with the existing properties and as to location with respect to specific and unique site conditions (topography, frontage, adjacent uses, and conditions, etc.).

Note that applications will be evaluated based on what is the norm for the Wood Ranch development. The existence of isolated occurrences of design features do not constitute precedent for approval.

2.6 Government Approvals: Any government permits required will be the responsibility of the homeowner. The HOA reserves the right to see a copy of the permit if requested.

2.7 Approval of any plan by the Architectural Committee does not waive the necessity of obtaining governmental permits, which may be required. If Architectural Committee approval is obtained and modifications to the plans are required by the Town 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.

Wood Ranch Architectural Guidelines

January 14, 2021

- 2.8 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.
- 2.9 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 4.4: Outside Lighting)
- 2.10 Signs: Please refer to Section 4.6 of the CC&R's regarding various sign uses permitted.
- 2.11 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.
- 2.12 Temporary Construction Items: If any remodeling or reconstruction project, interior as well as exterior, requires the use of a portable storage units, other storage bins, trailers, dumpster, portable toilets or stockpiling of materials in the open, an architectural application must be filed for approval, prior to delivery. The owner must provide the delivery date and how long the items will be on site, not to exceed the completion date of the project or six (6) months, whichever is less. If it is determined the storage unit will be needed longer than six (6) months, homeowner may reapply for an extension, in writing, thirty (30) days prior to the original expiration date. Use of the before mentioned may not exceed one (1) year.
- 2.13 Portable basketball standards can remain out January 1 through December 31.
- 2.14 Temporary holiday light shall be allowed from November 15 to January 31.

3.0 Site Development

- 3.1 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.
- 3.2 POSITIVE DRAINAGE PLAN MUST BE INCLUDED AND DETAILS SHOWN ON PLANS. On many properties subdrains have been installed by the Builder, 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. These drains are for the purpose of not allowing water to saturate the soil around the foundation which could result in structural damage.

3.3 LANDSCAPING

- 3.3.1 Landscape Materials: It is recommended that a mixture of lawn, plant materials and ground cover be used in a way that provides visual variety and complements the building architecture through the use of color, texture, horizontal and vertical articulations (grades and/or vegetation height).

Landscape designs will be evaluated by their appearance from the street and continuity with the surrounding environment. To aid in achieving this, it is recommended that homeowners use materials similar to those found on adjacent properties and surrounding areas. Special consideration should be used in considering edge treatments along, curbs, sidewalks, front walks, and driveways to create articulated transitions.

Plantings are encouraged to be placed in "natural" grouping rather than "mechanically" spaced. The use of soft curvilinear geometries is also encouraged (where appropriate).

The use of landscaping as a means of screening otherwise unacceptable elements is not preferred because of its non-permanent nature.

Wood Ranch Architectural Guidelines January 14, 2021

3.3.2 **Native Plants.** The use of plants native to the region is encouraged.

3.3.2a **Artificial Turf.** The following rules apply to the use of artificial turf in front yards.

Coverage. Total coverage of artificial turf in front yards shall not be more than 50% of the net softscape area, which excludes the driveway, sidewalk, and any paved areas. In recognition of California's warming climate and periodic drought conditions, an exception to this rule is authorized where artificial turf exactly replaces an existing natural lawn, regardless of the percentage of softscape area covered.

Total Yarn Weight (aka Face Weight) is the total weight of the yarn above the backing per square yard. It will depend on several factors, including the length of the yarn (pile height) and the distance between the individual tufts (density). Generally, longer pile and thicker density will look more natural. Artificial turf shall be of the thatched variety only. **The total yarn weight must be at least 70 oz. per square yard.**

Primary Backing. The primary backing materials are a fabric of one or more layers that provide stability for the grass. **The minimum weight is 7 oz. per square yard.**

Tuft Bind. Tuft bind refers to the force (measured in pounds) required to pull a tuft from the synthetic grass backing. **A minimum of 6.8 lbs. is recommended, but the higher the tuft bind, the better.**

Water Permeability Rate (Drainage). **In order to properly drain water from the lawn, the synthetic grass system must have a drain rate of at least 30" per hour.** Permeability can also be given in units of area (e.g., per square yard). While ARC guidelines and Heavenly Greens describe permeability in inches/hour, SYNLaw defines it in inches/square yard. Either threshold is deemed acceptable.

Installation. Installation must be to professional standards and consistent with manufacturer's recommendations.

Contours. In order to ensure a natural appearance to the lawn, it is advised that natural undulations be incorporated into the design so that it looks like a natural lawn.

Infill or Soil Nails. Synthetic grass systems must include infill or soil nails to help keep the synthetic grass from moving and to minimize the expansion and contraction with temperature changes. Crumb rubber infill material is not permitted. Natural materials such as silica sand are preferred.

Aggregate Base for Drainage. The preparation of the base and drainage elements below the lawn should also be taken into consideration, as it will affect the final look and proper drainage of the installation. A minimum of 2 to 5 inches of compacted aggregate materials under the synthetic grass surfaces should be installed over soil stabilizing fabrics on top of the native soil conditions.

Blade Height. Grass blades must be at least 2" (two inches) and no more than 3" (three inches) long. Minor exceptions will be considered on a case-by-case basis.

Window types and locations must be considered prior to installation. Reflections from Low-E windows may cause artificial turf to fade and/or melt. Homeowner and installer must take steps to assure that no mold will grow under or on the synthetic product.

Extra synthetic grass from the same installation dye lot should be requested and kept on hand for future repairs that may arise. A minimum recommendation is 5 square feet.

The matrix below shows two sample manufacturers' products that meet HOA-approved specifications as listed above. Homeowners are free to choose some other product than what is shown below, but that product must still meet the approved standards in terms of blade length, yard weight, etc. Additionally, alternative products must have documentation certifying compliance with environmental laws.

Wood Ranch Architectural Guidelines
January 14, 2021

Matrix of Artificial Turf Requirements

		Manufacturer	
		SYNLawn	Examples
HOA Criteria	HOA Requires	SYNFescue 343	Heavenly Greens HG Fescue
Length of Blades (inches)	2" to 3"	2"	2"
Compacted Aggregate Depth (inches)	At least 2" – 5"	2.5" in base rock, plus 1" leveling rock	2" for Fescue; 3" for higher grades
Yarn Weight (oz./sq. yd.)	At least 70	80	70
Backing (oz./ sq. yd.)	At least 7	20	8
Tuft Bind Force (lbs./min.)	At least 6.8	> 8	7
Permeability rate (in./hour)	30	>100 per sq. yd.	30
Turf Infill	Sand or Soil Nails	Soil Nails	Sand
Total Turf Weight (oz./sq. yd.)	Not specified	106	94
Contour installed turf for natural appearance (not flat)	Required		
Maximum allowed coverage (unless it exactly replaces an existing lawn, or a variance is granted)	Not more than 50% of softscape area or exact lawn replacement		
Maximum area coverage of turf plus rocks (or bark, bare ground, etc. when used as a primary material)	Not more than 60% of softscape area, except for exact lawn replacement		

Repair and Maintenance

Once installed, the ongoing maintenance will be a consideration as the Association will be concerned with any degradation of the turf (i.e. – seams splitting, discoloration, etc.). Some maintenance or repairs may be covered under the manufacturer’s warranty. For maintenance/repairs not covered under warranty, the owner should be prepared for out-of-pocket expense to restore the damaged area to a near-like condition that existed before the repair. Homeowners making repairs themselves may void the manufacturer warranty so repairs should be done by a professional installer consistent with the product manufacturer's recommendations. Some examples of damage that may not be covered under warranty are accidentally mowing the synthetic turf, high-traffic areas showing wear, window reflection onto the turf that causes premature discoloration or damage.

- 3.3.2 b Use of rock material should also be limited to be no more than 50% of the net softscape area, which excludes the driveway, sidewalk, and any paved areas. Stone material should be naturally colored and have a color range to avoid looking stark.

If rock and artificial turf are used in combination in the front yard, in addition to the requirements above, the total area of the two materials shall not exceed 60% of the non-walkway/driveway area, except in cases where the artificial turf exactly replaces an existing lawn.

Similar provisions would be applied for bark mulch or bare ground being used as a primary material (as opposed to a base material).

- 3.3.3 Trees and shrubs placed along the property line must consider the possible negative impacts such as shading, debris maintenance, interference with use, and/or structural damage to adjacent properties or the public right of way. Root barriers shall be installed to mitigate cross property line issues.

Removal of trees must abide by the City's Heritage tree removal rules.

- 3.3.4 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

Wood Ranch Architectural Guidelines January 14, 2021

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.

Statuary under 18" in height and width and conform to the above, do not require Architectural Committee approval. Front yard statuary over 18" in height shall be set back at a minimum distance of half the distance measured perpendicular from the house to the curb.

- 3.4 Landscape Parking: Parking of any vehicle, boat, trailer, motor bicycle/cycle on front and side landscape (not hidden by fencing) is prohibited.
- 3.5 **FENCES.** No fences, hedges or walls shall be erected or maintained 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. Other than clear penetrating sealer, no fence will be painted/stained. Note: Existing painted/stained fences are "grandfathered" approval as they presently exist until such time as the fence is replaced. Contractor name plates attached to the fence, visible from the public right of way are not allowed.

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.

For replacement of existing fences (e.g., 6' redwood fences or wire fences) with the same or, for redwood, a similar fence design of the same height, at the existing location(s), the application is required to only list the type of the replacement fence(s) and the location(s) for replacement. Only adjoining affected property owner(s) need to sign the application. Separate application(s) are not required, but each signee must acknowledge cost-sharing has been agreed upon as part of the application, by initialing such statement in the application.

- 3.6 Pools and Equipment: If a pool is to be installed, the pump equipment/heater system installation must be noise contained to ensure that equipment noise is no louder than 60db at the property line. 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 drawings must contain side view as well as flat view. All neighbors (e.g., 3 sides) must be notified in writing of design dimensions.

- 3.7 Sheds should be placed, if at all possible, to minimize its visibility from the street and/or neighbors. If this is not possible, a well-documented hardship claim shall be submitted with application.
- 3.8 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.

- 3.9 Fires: No exterior fires, except:

- Barbecue fires contained within receptacles designed for such purpose.

- In ground fire pits or exterior fireplaces which are solely designed for such purpose and must conform to all regulatory requirements stated in Item 1.9 of this document

- 3.10 Mailboxes: Mailboxes and mailbox structures must be approved by the local postal authority and the Architectural Committee.

- 3.11 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 or public right of way.

Wood Ranch Architectural Guidelines January 14, 2021

- 3.12 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.

4.0 Building

4.1 PAINTING

- 4.1.1 Painting Considerations. 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 below in the hyperlink.**

If the applicant wishes to use paint from a supplier other than Kelly Moore, the applicant should submit color sample(s) (or digital image(s) with the application and where feasible, note if the color is similar to a specific KM color (name and number) that has been approved.

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

The front doors may be maintained in their natural wood finish. Paint colors are also allowed subject to the Architectural Committee's approval.

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.

If the pre-approved colors are not being proposed, then complete sets of paint samples (or digital image(s) are required with the application from the homeowner when submitted for approval.

Applications must be specific in noting paint locations such as if dual colors are to be used on the body and/or trims. Use drawings, annotated photographs, or specific written descriptions. Examples of written descriptions are Body (Stucco), Body (Wood Siding), Trim (General), Trim (Facia), Trim (Windows), and/or Trim (House).

The approved paint pallet will be reviewed periodically and updated on the HOA website. Applicants should check the latest list prior to considering and submitting applications, revised October 17, 2023.

Approved Paint Palette: [Click here to open.](#)

- 4.1.2 Gutters & Downspouts: Gutters shall be painted the color of the fascia. Downspouts may be either painted the color of the fascia or the house's body color.
- 4.1.3

ROOFING

- 4.2 Roofing Materials. All roof replacements require architectural approval.

- 4.2.1 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.
- 4.2.2

Light weight Monier tile is approved as a "like and kind" material in colors that match what exists within the Association.

Composition shake is an approved material in "like and kind" that matches what exists in the Association. Shakes must meet minimum specifications equivalent to or better than those of CertainTeed, Presidential TL Ultimate Shake shingles at 480 lbs. per roofing square, with insulating underlayment to meet current energy efficiency standards of California's Title 24, or Presidential TL Ultimate Solaris Shake shingles at 472 lbs. per roofing square, which alternatively meet Title 24 requirements. Color hues must be comparable or similar to CertainTeed's colors Autumn Blend, Charcoal Black, Shadow Gray, Spanish Tile and Aged Bark.

Wood Ranch Architectural Guidelines
January 14, 2021

- 4.2.3 a Auxiliary Structures 120 sq. ft or less may use composite shingles — color must closely match existing roofing material of the house.
- 4.2.3b Auxiliary Structures 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.
- 4.3 EXPOSED EQUIPMENT
- 4.3.1 SOLAR ENERGY SYSTEMS. Installation of or modification of any and all types of solar energy systems requires Architectural Committee approval. Because the Wood Ranch HOA wishes to encourage the use of solar energy systems, the only requirement subject to ARC review is the placement of conduit to reasonably minimize its run to the electric panel and/or power wall system(s) from the roof, and the painting of the conduit to match surrounding surface(s). Where feasible, ground or wall-based equipment such as power walls should be placed out of the public view, or other reasonable steps should be taken to reduce its visual impact.
- 4.3.3 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 public right of way. No antennas will be mounted to the front of any home in Wood Ranch. Antennas larger than 36 inches are prohibited in Wood Ranch. Satellite television dishes shall be placed away from view of the public right of way as much as practical without diminishing performance.
- 4.3.4 Alarm boxes shall be placed on a non-street side of the house no closer than the front yard fence line. Existing alarm boxes not matching the color requirements will be required to do so as a condition of future painting applications.
- 4.4 Outside Lighting: All exterior lighting shall have adequate and proper shielding as well as aiming to ensure that it is not offensive to others beyond the property limits (with special consideration for neighbors)
- 4.5 PATIO STRUCTURES, SUNSHADES, ARBORS, TRELISES & GAZEBOS
- 4.5.1 Patio structures, sunshades, arbors, trellises, and gazebos: These structures shall be of wood, metal made to appear as wood, masonry construction or other durable materials that can be maintained and will not degrade over time.
- 4.5.2 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.
- 4.5.3 The following materials shall NOT be used for the roof (top cover surface) on patios and sunshades:
- 4.5.3a Metal structures and supports, including metal awnings.
- 4.5.3b Plastic and fiberglass panels.
- 4.5.3c Plastic webbing, reed, or straw-like materials.
- 4.6 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 street facing side of any lot.
- 4.7 WINDOWS. Glass shall not be overly tinted or reflective. It is the owner's responsibility to secure government permits. For replacement windows, the ARC application shall provide the name of the brand and product line being used, pictures of typical windows in the line, and describe the extent of replacement such as front only, front and side(s), or whole house. The ARC review shall focus primarily on architectural consistency when the home is viewed from the street(s).
- 4.8 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 infringe upon a neighbor's privacy unless the neighbor(s) give their consent in writing.

Wood Ranch Architectural Guidelines
January 14, 2021

- 4.9 GARAGE DOORS may be panelized with articulated depth/relief to create interest and break up the massing or may be flat. The application for replacing garage doors should include a picture of the new door and the color it will be painted. Glass should be limited to simple patterns. Colored glass is not allowable. Non-panelized doors without windows are also permissible due to heightened security concerns. ARC review shall assess the compatibility of the color of the door(s), recognizing that the color palette for manufactured doors is often limited.
- 4.10 Decks: Street facing decks shall be designed as an extension of the house's architecture, using elements, colors, and materials of the house.