

EXHIBIT "D"

NEWPORT RIDGE ARCHITECTURAL GUIDELINES/RULES

(See the Attached)

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EXHIBIT "D"

NEWPORT RIDGE
ARCHITECTURAL GUIDELINES/RULES

Arch_Gdins
Newport Ridge

June 24, 1967

INTRODUCTION

1. Responsibility of the Homeowner Association

One function of the Homeowners Association is to maintain the thematic character of the Project to assure the desirability and preserve the attractiveness of the entire Newport Ridge Community. The Homeowners Association has the responsibility of administering and enforcing architectural control within the Project as provided by various provisions of the covenants, conditions and restrictions ("CC&R's" recorded on the Project. To achieve this objective, the CC&R's also provide for the establishment of an architectural committee that: (a) is responsible for reviewing all plans and specifications for any improvements proposed to be constructed within the Project, and (b) has the authority to approve, conditionally approve or disapprove such proposed improvements. The CC&R's authorize said architectural committee to establish and enforce procedural guidelines and rules ("Guidelines/Rules") for reviewing proposed improvements for which plans have been submitted, and to assess reasonable fines for violations of such Guidelines/Rules.

2. Purpose of the Architectural Guidelines

The purpose of the Architectural Guidelines/Rules is to implement a community theme as established by the San Joaquin Hills Planned Community Program (a County-approved document). The Guidelines/Rules are intended to provide specific design and implementation criteria for use by architectural committees, residents and their consultants in their review of architectural, landscaping or other improvements subject to an architectural committee's approval to ensure construction of improvements that have a high quality of appearance, are compatible in character and form, and enhance the Newport Ridge Community's overall value.

SITE DEVELOPMENT GUIDELINES/RULES

I. Architectural Character

The identity of Newport Ridge will be maintained by retaining a consistent architectural character in residential areas. The inspiration for the architecture of Newport Ridge comes from the French villages of Provence, Brittany and Normandy and from the French eclectic tradition in the United States. This type of architecture in the United States dates from the period between World War I and II. Both the formal and informal types from that period are appropriate.

The following summarizes some of the characteristics of this French architecture which are relevant to Newport Ridge:

a. Bold, asymmetrical massing with some symmetry on the front facades or around the entry(ies) to help create and organize a simple overall form.

- Long horizontal masses broken and counter balanced by strong verticals.
- Rounded turrets; towered inside corners with conical roofs and finials.
- Massive tall chimneys.
- Raised ground floor in the formal style.

b. Steeply pitched hipped roofs with double pitched eaves or bell cast (flared) eaves. Maximum pitch 9:12.

- Roof punctuated with vertical attic dormers either glazed or vented.
- Varied hipped roof massing.
- Strong cornice line.
- Through-the-eave (or cornice) dormers with hipped or arched dormers. Top of the windows break the roof eave line and/or horizontal cornice line.

c. Distinctive detailing such as quoin ornamentation at doors and corners; balustraded porches; bowed and angled bay windows; tall narrow door and window openings with divided lights (French doors); casement windows; windows and doors with soft, flattened arches and shutters; and moulding at the second floor line or the second floor window sill line.

d. White washed walls and natural stone colors balanced with bright blues and reds. Slate colored roofs (warm earth tones) and the occasional use of terra cotta barrel tiles for accents along roof ridgelines.

2. General Guidelines for Architectural Structural Elements

This section provides descriptions of building materials and forms which are expressive of the intended architectural theme. Architectural components are defined as permitted or encouraged, limited use, and prohibited. An approved color and material palette is included in these Guidelines. It is the responsibility of all associations, residential area owners and their builders, architects, planners and related consultants to conform to the approved material and color palette contained herein.

a. Heights:

(1) **Dwellings:** Heights of improvements shall be compatible with the intent of the existing structure with respect to massing and enclosure. Building heights determined by the Committee to be compatible with the criteria noted above may not exceed the maximum building heights allowed under applicable ordinances and regulations of the County of Orange.

(2) **Other Structures:** Maximum height of the occupiable area of all other structures, including patio structures, trellises and gazebos shall be limited to nine (9) feet in height. All portions that are decorative and unoccupiable and exceed the nine (9) foot limit are subject to special review and may not be permitted.

b. Setbacks and Lot Area Coverage: The maximum coverage and setbacks of any residential lot have been established by the County of Orange.

c. Exterior Building Walls:

(1) Materials allowed for exterior cover of building walls shall include the following:

- (a) Stucco to match existing building.

(b) Brick accents, masonry unit accents, stone or simulated stone surrounds.

(2) Exterior cover material treatment used on the building walls shall be consistent on all elevations of a residence in order to achieve a uniform appearance.

d. Facias: Facias shall be compatible with the existing treatment as to material and finish.

e. Roofs: Principal roof forms shall be hipped with double pitched or bell cast eaves or gable with pitches from 4:12 to 9:12 to match existing. All pitched roof materials shall be concrete tile from the approved color and material palette to ensure a continuity of textures and colors. Minimal flat roof areas shall have gravel surface with color to match roof tile. Gravel surfaces are permitted to a limited extent on sundecks or patio structures only. Gambrel, mansard and "period" style roofs are not permitted.

f. Diverter/Down Spouts/Gutters: Galvanized iron diverters, etc., or downspouts shall be painted to match roof vents or surrounding material and shall be tied to yard drain system. Ornate down spouts are encouraged.

g. Flashing, Sheet Metal and Vents: All flashing, sheet metal, vent stacks and pipes shall be painted to match adjacent building surface.

h. Skylights: Skylights are to be designed as an integral part of the roof. Their form, location, and color should be compatible with and relate to the building.

i. Solar Panels/Mechanical Devices: Notwithstanding any provision or restriction contained in the CC&R's to the contrary, solar panels/mechanical devices may be installed within the project subject to prior written approval from the Architectural Committee. As part of said approval, the Architectural Committee will evaluate the design of the proposed solar panel/mechanical device to ensure that said device is integrated into the roof design of the building and flush with the existing roof/slope. Frames must be colored to complement roof. Natural aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view. All mechanical equipment exposed to the exterior shall be located in a manner to minimize visual impact.

j. Windows and Doors: Tall, narrow door and window openings with divided lights; casement windows (vertically divided pairs of windows); bay windows; and softly arched windows are characteristic of the French architectural styles. White windows and shutters are also common. Window openings within exterior wall surfaces shall be located in a manner consistent with the existing treatment.

The use of color accented window frames and shutters are permitted. Silver or gold door frames and reflective glass or metal awnings are prohibited. Glass tinting or shading must be compatible with the existing treatment. Exterior shades should be integrated with the building. Reed, bamboo and other similar materials are prohibited.

k. Garage Doors: Garage doors shall be simple in design and should be painted one shade darker than the siding color to increase the perception of depth. Limited use of accent colors are encouraged to complement the architecture and provide visual variety along streetscapes (refer to material and color palette). Applied decoration such as eagles, fanlights, etc. is prohibited.

l. Balconies: The incorporation of balconies onto or within the building form is encouraged for both practical and aesthetic value. Balconies should be integrated to break up large wall masses, offset floor setbacks, and add human scale to buildings. Wood or wrought iron articulated balconies and projections are encouraged. The finish and color should complement the existing building.

m. Exterior Stairs: Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of a building. Stairways shall be of stucco or wood with accent trim of complementary colors to match the existing building or side walls. Stairways designed and located to complement the building form are encouraged. Prefabricated metal stairs and open railings are prohibited.

n. Columns and Archways: Columns incorporated as a structural or aesthetic design elements shall convey a solid, durable image as expressed through bold forms. Square or cylindrical plaster columns are encouraged. Exposed pipe columns are prohibited.

o. Awnings: Canvas awnings of solid accent colors are permitted in moderation. Refer to material and color palette for criteria. Metal awnings are prohibited.

p. Basketball Backboards: Backboards may be permanently attached to that portion of the dwelling or garage which faces the driveway. Backboards, including all attachments and mounting devices, shall be painted or stained to match adjacent stucco or trim colors and must be maintained by the Owner.

q. Playground Equipment: All equipment shall be reasonably screened from adjacent lots.

r. Exterior Lighting: Exterior lighting shall be reasonably directed or screened from view from adjacent streets or homes.

s. Antennas: No radio station or shortwave operators of any kind shall operate from any lot or dwelling unit. No exterior radio antenna, "C.B." antenna, television antenna, earth receiving station, satellite dish, or other antenna of any type shall be erected or maintained on any lot or residence.

t. Flagpoles: The design, material, installation and lighting of flagpoles shall be subject to the review and approval of the Architectural Committee.

u. Trash Containers: Trash containers must be reasonably screened from streets and adjacent properties.

v. Air Conditioners: Air conditioners may be installed subject to prior written approval from the Architectural Committee. Any such equipment shall be secured from view from adjoining residences and streets.

3. General Guidelines/Rules for Landscape Structural Elements

a. Patio Structure, Sunshades, Trellises, Gazebos and Sundecks: Patio trellises, pergolas and other exterior structures may be of stucco or wood as permitted by regulations and ordinances of the County of Orange, with finishes complying with the approved material and color palette set forth herein. Trellises and patio covers of bold, clean forms are encouraged.

(1) All roof structures shall be a minimum of fifty percent (50%) open and shall not detrimentally affect adjacent lots.

(2) No sundecks are permitted on or over any portion of a two-story roof, and heights will be limited to those of the existing living levels.

b. Walls and Fences: The walls and fences surrounding the perimeter of the project ("Perimeter Wall") shall not be removed, reconstructed or modified (whether as to structure, finish or color).

Private fences and walls are encouraged to provide security, privacy and landscape definition. Wall treatments, viewed from public spaces, shall have a finish consistent in treatment with the adjacent buildings. Plant material, particularly vines and espalliered trees, should be used to visually soften garden walls.

Where feasible, adequate planting pockets between walks and walls shall be provided. Stucco walls with wrought iron grilles between pilasters or above a low wall are permitted at the discretion of the Architectural Committee. Wood fences viewed from a public space are prohibited.

(1) Fences, walls and hedges shall not exceed six (6) feet in height.

(2) Retaining walls are subject to the approval of the Architectural Committee. Such approval shall be as to the aesthetic appearance of the wall, but shall not be deemed to warrant or approve in any manner the engineering or structural design of the wall.

(3) Structural framing and/or unfinished sides of fences or walls shall not be exposed to any public right-of-way, common area or other lot.

c. Paved Areas: All exterior paved areas exposed to street rights-of-way shall be one of the following:

Masonry/Tile Units
Textured/Colored Concrete/Natural Concrete
Exposed Aggregate
Wood Deck

The use of paving materials in colors not included in the color palette included in these Guidelines is prohibited.

d. Pools, Spas, Hot Tubs, Ponds and Fountains:

(1) All accessory equipment, except solar collector panels, shall be located, screened, or recessed in such a manner so as not to be viewed from any lot or street right-of-way. Solar collector panels shall be located in a manner to minimize visual impacts.

(2) Heaters shall be stackless or low-profile in configuration.

(3) Solar collector panels including racks and distribution components shall be subject to approval as to materials, method of installation and exposure of any portion thereof.

(4) All installations shall be located, sound-controlled and maintained in such a manner so as not to unreasonably disturb residents of adjoining lots.

4. General Guidelines/Rules for Materials and Colors

a. Architectural and Landscape Structural Elements: Exterior plaster or stucco will be the primary wall surface material with a smooth or raked finish texture. Heavy textures such as Spanish lace, swirl or heavy trowel are prohibited. Wall finish colors shall be selected from the approved color palette. Accent materials and colors used to complement the stucco are allowed and encouraged in moderation. Wood trim shall be stained with semi-transparent stains or painted as accents. The crisp, clean and simple use of tile, brick, stone and masonry are permitted as design accents and trim.

b. Patio Structures, Sunshades, Trellises, Gazebos and Sundecks: Structures including overhead elements shall be of wood construction. Vertical support members may be wood, stucco, or masonry to relate to existing structures.

Roofing materials shall match the roof materials of the dwelling or be open wood beams.

Structures of exposed metal and roofing materials of gravel, built up roofing, asphalt shingles or shakes, composition roofing, plastic, fiberglass and metal are prohibited.

c. Walls and Fences: Approved materials for walls and fences other than the Perimeter Walls shall include masonry material or wood studs with stucco covering, brick, painted wrought iron, or painted block.

Chain link, poultry wire or other types of woven wire, including, but not limited to plastic coated wire, aluminum or sheet metal, plastic or fiberglass materials other than clear non-patterned tempered glass or plexiglass, reed or straw-like materials, rope or other fibrous strand elements, concrete block, plain or painted, wood picket or split rails are not permitted.

d. Color: Color is intended to act as a primary theme-conveying element, and reflective of French architectural style. In general, the values should remain light, although darker or lighter accents are encouraged to highlight the character of the building, especially on balcony rails and moldings. The use of vinyl, aluminum siding, wood, masonite or similar siding is prohibited. Additionally, the use of rustic materials for primary wall surfaces (e.g., stone and brick) and dark earthtone colors are prohibited.

Exterior colors of buildings shall match those applied by the original homebuilder and/or comply with the color palette approved by the Board of Directors. The color of any stucco fence shall match the existing building immediately adjacent thereto. Wood fences must be painted to match or complement the existing building trim color. Wrought iron fences shall match the existing trim color on the adjacent wall.

5. Material and Color Palette

Suppliers listed are for reference only. Other suppliers may be used if their material matches the recommended material. Color values may be chosen that are lighter than those given below. (i.e. Merlex offers stucco tones that are 1/4 or 1/2 of the values listed below.) Color names and numbers represent the manufacturers description in 1992.

**THE IRVINE COMPANY COLOR PALETTE
NEWPORT RIDGE SANCERRE ROOF TILES**

The manufacturers' selections listed were chosen for style, color and texture compatibility with French architectural style architecture. Other manufacturers' materials may meet approval if their specifications meet these guideline standards.

Plans 1, 2 and 4 shall have staggered flat tile roofs with clipped water channels and clay hip and ridge tiles.

Plan 3 shall have 'S' tile roof.

<u>Roof Scheme</u>		<u>Roof Tile</u>	(Lifetile)	<u>Hips and Ridges (U.S. Tile)</u>
A.	80%	5743	Flat	100% Standard Red
	20%	5023	Flat	
B.	100%	5723	Flat	100% Standard Red
C.	80%	5743	Flat	60% Standard Red
	20%	5015	Flat	40% Light El Camino Blend
D.	100%	5743	Flat	60% Standard Red
				40% Light El Camino Blend
E.	60%	5753	Flat	100% Standard Red
	20%	5079	Flat	
	20%	5075	Flat	
F.	80%	5723	Flat	60% Standard Red
	20%	5026	Flat	40% Light El Camino Blend
G.	80%	2743	'S'	None
	20%	1148	'S'	
H.	100%	2723	'S'	None
I.	80%	2743	'S'	None
	20%	1115	'S'	
J.	70%	2743	'S'	None
	30%	1120	'S'	

These are believed to be correct and accurate at the time of preparation of these documents. All color palettes are subject to change without notification at time of sale. Please consult with Builder for current information.

THE IRVINE COMPANY COLOR PALETTE
NEWPORT RIDGE SANCERRE STUCCO COLORS

Scheme 1

Stucco	Merlex	P-122
Stucco Recesses	Merlex	SD-610

Scheme 2

Stucco	Merlex	P-14-2
Stucco Recesses	Merlex	451

Scheme 3

Stucco	Merlex	P-886
Stucco Recesses	Merlex	451

Scheme 4

Stucco	Merlex	P-825
Stucco Recesses	Merlex	8-15D

Scheme 5

Stucco	Merlex	P-861
Stucco Recesses	Merlex	519

Scheme 6

Stucco	Merlex	P-1-1/4 974
Stucco Recesses	Merlex	9-16P

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**THE IRVINE COMPANY COLOR PALETTE
NEWPORT RIDGE SANCERRE ACCENTS AND TRIMS**

Scheme 1

Fascia	SD-610
Trim	SD-610
Potshelves, Quoins & Headers	SD-610
Entry Door	425
Garage Door	6-12P
Wrought Iron, Shutters, Deco Grilles	425

Scheme 2

Fascia	414
Trim	414
Potshelves, Quoins & Headers	8-18T
Entry Door	414
Garage Door	8-18T
Wrought Iron, Shutters, Deco Grilles	425

Scheme 3

Fascia	414
Trim	6-11P
Potshelves, Quoins & Headers	6-11P
Entry Door	425
Garage Door	6-11P
Wrought Iron, Shutters, Deco Grilles	425

Scheme 4

Fascia	8-15D
Trim	102
Potshelves, Quoins & Headers	6-12P
Entry Door	102
Garage Door	102
Wrought Iron, Shutters, Deco Grilles	425

Scheme 5

Fascia	414
Trim	414
Potshelves, Quoins & Headers	P-861
Entry Door	414
Garage Door	414
Wrought Iron, Shutters, Deco Grilles	425

Scheme 6

Fascia	105
Trim	105
Potshelves, Quoins & Headers	P-1-1/4 974
Entry Door	105
Garage Door	105
Wrought Iron, Shutters, Deco Grilles	425

All Paint: Old Quaker
All Stucco: Merlex
All Roofs: Lifetile and U.S. Tile

These are believed to be correct and accurate at the time of preparation of these documents. All color palettes are subject to change without notification at time of sale. Please consult with Builder for current information.

6. Landscape Character

The landscape plays a significant role in establishing Newport Ridge's distinctive character. The French architectural theme encourages a rich variety of plant materials, colors and textures. Layers of planting are used to soften building masses and integrate architectural forms. Landscaping shall also reinforce the architectural character by the use of garden walls to define outdoor spaces. The accent should be on color, with the use of evergreen trees as a background palette. In patios and yards, deciduous trees are permitted and flowering shrubs are encouraged, with blossoming vines utilized on walls, patio fences, and treillage of second story balconies.

The landscape philosophy is to create an evergreen community framework within which brightly colored plants are utilized as accents at individual projects and buildings, and to promote overall consistency to strengthen the landscape concept. The goal is to have the landscape and architecture work together.

a. Street Tree Program: The following text describes the Street Tree Program which has been established by the residential builders. In the event that street trees need to be replaced, they shall be of similar size and species.

- A. Project Entry/Recreation Center Theme Trees:
 - Brachychiton populneus 36" Box Size
- B. Recreation Center Accent Trees:
 - Prunus caroliniana 36" Box Size
- C. Project Street Trees:
 - Cinnamomum camphora 36" Box Size
- D. Private Drive Trees:
 - Podocarpus gracilior 24" Box Size
 - Rhus lancea 24" Box Size
- E. Private Drive Accent Trees:
 - Platanus acerifolia 36" Box Size
 - Genera parvifolia 36" Box Size
 - Brachychiton populneus 24" Box Size
 - Tristania conferta 24" Box Size
 - Pinus ularia 24" Box Size
 - Prunus caroliniana 24" Box Size
 - Liquidambar styraciflua 24" Box Size
- F. Slope Trees:
 - Eucalyptus camaldolensis 5 Gallon Minimum Size
 - Eucalyptus polyanthemos 15 Gallon Size
 - Eucalyptus rudis 15 Gallon Size
 - Pinus ularia 15 Gallon Size
 - Pinus halepensis 15 Gallon Size
 - Platanus acerifolia 24" Box Size

INTRODUCTION

This document is intended to supplement the Newport Ridge Landscape Guidelines. The plant and site furniture list is a tool to assist each project team to adhere to and support the overall "French" landscape and architectural theme for Newport Ridge.

The list should be used to establish a design direction and is not meant to stifle creativity or be steadfast rules, with no exceptions. All designs will be reviewed case-by-case taking into consideration the specific opportunities of each site.

Please refer to the Newport Ridge Guidelines for specific landscape requirements. Key landscape considerations include:

- The plant palette should be based on and support a hierarchy of spaces in the project.
- The plant palette should be strong and simple.
- Evergreen plants should play a dominant role in the plant palette. Deciduous trees should be used as accents.

b. Individual Lot or Parcel Plant Palette: The plant material in the following lists have been selected for use on individual SFD lots or within SFA parcels. On SFD lots, fifty (50) percent of the front yard landscape and thirty (30) percent of the side and backyard landscape must be selected from this palette. Plant material which has similar character may also be utilized.

Arch_Gdlns
Newport Ridge

- 12 -

June 25, 1993

TREES

Acer platanoides	Norway Maple
Albizia julibrissin	Silk Tree
Alnus rhombifolia	White Alder
Arbutus unedo	Strawberry Tree
Betula pendula	European White Birch
Calocedrus decurrens	Incense Cedar
Casuarina cunninghamiana	River She-Oak
Catalpa speciosa	Western Catalpa
Celtis occidentalis	Common Hackberry
Cercis occidentalis	Western Redbud
Cinnamomum camphora	Camphor Tree
Citrus sp.	Citrus
Cupaniopsis anacardioides	Carrotwood
Cypripedium acaule	Italian Cypress
Dodonaea viscosa	Hopseed Bush
Eucalyptus ficifolia	Red Flowering Gum
Eucalyptus lehmannii	Bushy Yate
Ficus benjamina	Weeping Banyon
Ficus nitida 'Green Gem'	Green Gem Ficus
Fraxinus uhdei	Ash
Geijera parviflora	Australian Willow
Ginkgo biloba	Ginko
Grevillea robusta	Silk Oaks
Koeleruteria bipinnata	Silk Tree
Laurus nobilis	Sweet Bay
Liquidambar styraciflua	American Sweet Gum
Magnolia grandiflora	Southern Magnolia
Melaleuca sp.	Melaluca
Morus alba	White Mulberry
Nerium oleander	Oleander
Pinus sp.	Pine
Pistachia chinensis	Chinese Pistache
Pittosporium undulatum	Victorian Box
Platanus acerifolia	London Plane
Podocarpus gracilior	Fern Pine
Podocarpus macrophyllus	Yew Pine
Populus fremontii	Western Cottonwood
Prunus caroliniana	Carolina Laurel Cherry
Prunus c. 'Atropurpurea'	Purple Leaf Plum
Pyrus c. 'Bradford'	Ornamental Pear
Rhus lancea	African Sumac
Sophora japonica	Japanese Pagoda Tree
Taxus b. 'Stricta'	Irish Yew
Tristania conferta	Brisbane Box
Umbellularia californica	California Bay
Zelkova serrata	Sawleaf Zelkova

SHRUBS

Abelia grandiflora	Glossy Abelia
Abutilon hybridum	Chinese Lantern
Agapanthus africanus	Lily of the Nile
Alyogyne huegelii	Blue Hibiscus
Bergenia cordifolia	Heart Leaf Bergenia
Bougainvillea	Bougainvillea
Brunfelsia p. 'Floribunda'	Yesterday Today and Tomorrow
Buxus m. japonica	Boxwood
Calliandra haematocephala	Pink Powder Puff
Camellia sp.	Camellia
Ceanothus sp.	Ceanothus
Chrysanthemum frutescens	Marguerite Daisy
Cistus sp.	Rock Rose
Convolvulus cneorum	Bush Morning Glory
Cotoneaster buxifolius	Bright Red Cotoneaster
Cytisus sp.	Brooms
Diets vegeta	Fortnight Lily
Eleagnus pungens	Silverberry
Erica sp.	Heath
Escallonia rubra	Escallonia
Euonymus japonica	Evergreen Eugnymus
Felicia amelloides	Blue Marguerite
Fern sp.	Fern
Gardenia sp.	Gardenia
Grevillea noellii	Grevillea
Hakea suaveolens	Sweet Hakea
Heliotropium arborescens	Common Heliotrope
Hemerocallis	Day Lily
Hydrangea macrophylla	Hydrangea
Ilex sp.	Holly
Jasminum sp.	Jasmine
Junipers sp.	Juniper
Lantana sp.	Lantana
Lavandula dentata	French Lavender
Leptospermum scoparium	New Zealand Tea Tree
Ligustrum japonicum	Waxleaf Privet
Liriope muscari	Lily Turf
Murraya paniculata	Orange Jessamine
Myoporum laetum	Myoporum
Myrtus communis	True Myrtle
Nerium oleander	Oleander
Pelargonium sp.	Geranium
Photinia fraseri	Photinia
Pittosporum tobira	Tobira
Plumbago auriculata	Cape Plumbago
Punica granatum	Pomegranate
Pyracantha	Fire Thorn
Rosa floribundas	Rose
Rosmarinus officinalis	Rosemary
Thuja occidentalis	American Arborvitae
Viburnum sp.	Viburnum
Xylosma congestum	Xylosma
Viburnum japonicum	Viburnum

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GROUNDCOVER

Agapanthus africanus	Lily of the Nile
Artemisia caucasica	Silver Spreader
Campanula sp.	Bellflowers
Centaurea cineraria	Dusty Miller
Fragaria childensis	Wild Strawberry
Hedera helix	English Ivy
Liriope muscari	Lily Turf
Lonicera japonica	Honeysuckle
Myoporum parvifolium	Myoporum
Potentilla	Cinquefoil
Trachelospermum jasminoides	Star Jasmine
Vinca sp.	Periwinkle
Viola odorata	Sweet Violet

VINES

Bignonia violacea	Trumpet Vine
Clematis sp.	Clematis
Distictus buccinatoria	Blood Red Trumpet Vine
Ficus repens	Creeping Fig
Gelsemium sempervirens	Carolina Jessamine
Hardenbergia violacea	Lilac Vine
Jasminum sp.	Jasmine
Mandevillea 'Alice du Pont'	Mandevillea
Pandorea jasminoides	Bower Vine
Parthenocissus tricuspidata	Boston Ivy
Rosa sp.	Climbing Roses
Wisteria sinensis	Chinese Wisteria

REVIEW AND APPROVAL PROCESS

General Rules

1. Applications: All applications are to be made to the managing agent for the appropriate homeowner association. Applications may be mailed or delivered to:

2. Review of Plans: No work is to start prior to Architectural Committee or Board approval of the proposed plans. The Architectural Committee has thirty (30) days from receipt of a complete submittal package to approve, conditionally approve or disapprove the plans and specifications. In the event that the Architectural Committee fails to approve, conditionally approve, or disapprove plans and specifications within thirty (30) days after receipt by the Architectural Committee of all materials requested, such plans and specifications shall be deemed approved.

3. Time Period: Work must commence within one hundred eighty days (6 months) of committee approval or approval lapses. Except for initial front yard landscaping -- which must be installed within one hundred eighty days (6 months) following the homeowner's close of escrow -- all works of improvement shall be completed within one (1) year after the date of approval, unless otherwise specified in writing by the Architectural Committee. If not so completed, the Architectural Committee may void this approval and require a new submission for review.

4. Submittal Fees: The Architectural Committee may establish submittal fees for Architectural Addition or Major Alteration to Structures, or other improvements as deemed appropriate. The schedule of fees may be amended by the Architectural Committee from time to time as the cost of review varies.

5. Neighbor Awareness: The intent of this portion of the Architectural Application form is to advise your neighbors who own property adjacent to your residence of your proposed work in order to avoid future conflicts. This will necessitate your requesting the signature of your neighbor(s) adjoining your property. No application will be considered a complete submission until the neighbor awareness condition has been satisfied (see Exhibit B). Notwithstanding the above, the Architectural Committee may consider an application where the applicant has contacted his neighbor(s) and the neighbor(s) has unreasonably refused to cooperate as to the proposed work.

6. Right of Entry: If construction activity requires the use of common area streets or other common areas or Association property for purposes of transporting labor and materials, or for the temporary storage of materials for the work, the applicant shall obtain written permission from the appropriate homeowner association for "Right of Entry" during the course of construction. A copy of this letter granting permission shall be filed with the Architectural Committee prior to the commencement of construction.

7. Security Deposit: The Architectural Committee may require the posting of a security deposit in an amount established by the Architectural Committee to cover the costs of

restoration or repair of common areas. Any security deposit not utilized for repair of common areas shall be returned to the homeowner after completion of the proposed improvements. In addition to a security deposit, the Architectural Committee may require an indemnity or restoration agreement.

8. County Approval: Please beware that approval by the Architectural Committee is for aesthetic purposes only and that all necessary building permits and other approvals must be obtained and that all county regulations must be adhered to at all times.

9. Non-Liability: The Architectural Committee's approval of plans and specifications refers only to conforming to the CC&R's and these Guidelines. By approving such plans and specifications, neither the Architectural Committee, any members thereof, the homeowner association, the Members, the Board of Directors, designated representatives, nor the developer assumes liability or responsibility therefor, for the architectural or engineering design, or for any defect in any structure constructed from such plans and specifications.

10. Reviews Prior to Closing: No plans will be reviewed until escrow has been closed or buyer can provide written proof of loan approval from lending institution.

11. Incomplete Submissions: To avoid unnecessary delays and expense, the Architectural Committee shall not accept incomplete submittals for consideration. Incomplete submittals shall be returned to the applicant along with a copy of the checklist noting the area of deficiency. The thirty (30) day review period for proposed improvements will not commence to run until a complete submittal has been recorded by the Architectural Committee.

12. No Exceptions: Submissions for all proposed architectural and landscape improvements subject to architectural control review must be made by all homeowner association members prior to commencement of work.

REVIEW/APPROVAL/INSPECTION PROCEDURE

1. Submit review package to Architectural Committee c/o of Management Company. Package to include:

- a. Home Improvement Form (Exhibit A) completed
- b. Facing and Adjacent Neighbor Statement (Exhibit B) completed
- c. Submittal Fees
- d. Three (3) complete sets of Preliminary Plans prepared according to the Submission Standards (outlined in the following section)

2. Management company reviews package for completeness. Complete packages are forwarded to the Architectural Committee; incomplete packages are returned to applicant with description of deficiencies.

3. Architectural Committee reviews package and issues, in writing, notice of approval, notice of approval subject to conditions and revisions, notice of disapproval, or request for additional information.

4. If notice of approval is issued, applicant shall submit construction plans to Management Company. The Architectural Committee may waive this requirement in the case of minor construction activities. If notice of approval subject to conditions and revisions is issued, applicant shall submit construction plans showing required changes. If notice of disapproval is issued, applicant may revise preliminary plans and resubmit for review. If the Architectural Committee requests additional information, this information shall be added to the preliminary plans and resubmitted.

5. The construction plans will be reviewed by the Architectural Committee for consistency with the approved preliminary plans. If consistent, a Notice to Proceed will be issued and the Security Deposit, if applicable, shall be paid. Work can then start. If inconsistent, the Architectural Committee will return the plans to the applicant for correction or may accept a written explanation of plan changes. Any changes from the preliminary plans to the construction plans must be specifically approved by the Architectural Committee and such changes are subject to the Architectural Committee's discretion.

6. Within thirty (30) days following the completion of the improvements as indicated on the "Approved" copy of the plans and specifications, the owner/applicant shall send notice of completion to the Architectural Committee and request final inspection and approval. The Architectural Committee's right of inspection of improvements for which plans have been submitted and approved shall terminate sixty (60) days after the work of improvement has been completed and the owner has given written notice to the Architectural Committee. Failure to submit proposed plans to the Architectural Committee and to comply with the submission process constitutes a violation of the CC&R's and may require modification or removal of unapproved work at the expense of the owner.

7. Upon satisfactory completion of the work, any remaining Security Deposit shall be returned to the applicant.

CONDITIONS OF APPROVAL

The following shall be the conditions of any architectural approval and shall be deemed incorporated by reference in all plans or Architectural Committee's letters of approval. It shall be the responsibility of the applicant to ensure that these conditions are enforced upon all persons or firms used, engaged or employed in carrying out any operation or trade in conjunction with the improvement. The Architectural Committee may condition its approval of plans and specifications with such changes it deems appropriate and may require submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications.

1. Front Yards: Landscape improvements must be approved by the Architectural Committee and shall be installed within one hundred eighty (180) days following conveyance to the owner of a lot with a dwelling constructed thereon.
2. Signs: No signs shall be displayed on any residence other than as permitted by the CC&R's. Tradesmen's, contractors', and installers' signs of any type, including the signs identifying the residence as the site of their activities or operations are prohibited.
3. Hours of Operation: All operations shall be carried on between the hours of 7:00 a.m. and 5:00 p.m. on Monday through Friday and 8:00 a.m. and 4:00 p.m. on Saturdays. If County ordinances are more restrictive, the County ordinances shall prevail.
4. Temporary Structure: No structure of a temporary character will be permitted to remain on any lot without the written approval of the Board of Directors.
5. Unightly Items: All rubbish, debris and unsightly material or objects of any kind shall be regularly removed from the unit and/or lot and will not be allowed to accumulate thereon. Removal shall be made on a daily basis and will not be allowed to accumulate on the street rights-of-way or common areas. The owner shall be financially responsible for any trash cleanup work the homeowner association deems necessary to comply with this condition.
6. Streets and Walkways: No construction debris or materials such as sand or bricks may be permitted to remain on the streets or walkways. All items of such nature must be stored on the owner's lot. In the event that any materials are delivered and deposited on the streets or common areas, the owner will be financially responsible for cleaning and/or restoring the common areas, streets and walkways which the homeowner association deems necessary.
7. Construction Equipment: The parking of trucks, concrete mixers, trailers, trash bins, compressors and other types of construction equipment on streets, or Common Areas for a period greater than seventy-two (72) hours is prohibited. The owner shall be financially responsible for any equipment removal or necessary repairs caused by the equipment which the Board of Directors or the Architectural Committee deems necessary.
8. Drainage: There shall be no interference with the rain gutters, downspouts, or other drainage systems (whether surface or subterranean) originally installed by the developer, or any other interference with the established drainage pattern over any Lot, Condominium, or common areas within the residential area, unless an adequate alternative provision, previously approved in writing by the Architectural Committee, is made for proper drainage.
9. Workmanship: All works of improvement shall be performed in a manner consistent with the Guidelines/Rules of existing structures. Any work deemed by the Architectural

- 19 -

Arch_Gdlns
Newport Ridge

June 28, 1992

Committee as not meeting the Guidelines/Rules shall be reworked to meet those standards or removed and the building or common area restored to their condition prior to commencement of the work by the owner. If the owner refuses to rework, remove and/or restore as called for above, the Architectural Committee shall request the Board of Directors to cause such rework, removal and/or restoration and the cost thereof shall be assessed against the owner as provided in the CC&R's.

10. Enforcement: Failure to obtain the necessary prior approval from the Architectural Committee constitutes a violation of the CC&R's and may require modifications or removal of work at the expense of the owner.

11. Violations: All owners have the right and the responsibility to bring to the attention of the Architectural Committee any violations of the CC&R's and/or the Architectural Committee Guidelines/Rules.

12. Amendments: These Guidelines, along with the provisions set forth in the CC&R's for the project, form the basis and criteria for evaluation of plans and specifications submitted for review and approval by the Architectural Committee. The Architectural Committee rules may be amended or supplemented from time to time as provided for in the CC&R's.

13. Maintenance of Improvements: The repair and maintenance of any work or improvement will be the responsibility of the installing owners or subsequent owner.

14. Time Period: Except for landscaping improvements as noted in Section 3 of the "Review and Approval Process," all improvement work must commence within six (6) months of Architectural Committee approval and shall be completed within one (1) year of the Architectural Committee's Notice to Proceed. If the work is not completed, the Architectural Committee shall have the option of rescinding the Notice.

15. Conditions Not Covered: Any condition or material not defined in the restrictions shall become a matter of discretionary judgment on the part of the Architectural Committee acting in good faith on behalf of the best interests of the homeowner association as a whole.

SUBMISSION STANDARDS

A. Preliminary Drawings

Preliminary drawing submissions shall include, where applicable, the following:

1. Plot Plan:

- a. Show lot lines accurately as to length, angles and amount of curve. Show all existing and proposed buildings, structures, fences, walls, sidewalks and other improvements. Indicate all required setbacks, easements, street right-of-ways and top or toe of slopes.
- b. Show all dimensions of work to be considered, distances between existing and proposed work and distances between proposed work and property lines, setback lines and slopes.
- c. Site photos of all surrounding conditions and adjacent to the location of the proposed improvements including neighboring properties and common area.

2. Roof Plan:

- a. Show all existing and proposed roofs with slope pitches and overhangs noted.
- b. Designate existing and proposed roofing material.
- c. Indicate any unusual conditions and details involved in or resulting from the work.

3. Floor Plan:

- a. Indicate all walls, columns, openings and any condition or feature that will affect the exterior appearance of the structure.
- b. Show dimensions of proposed work and related existing work to indicate relationship.
- c. Identify square footage of proposed and existing work.

4. Elevations:

- a. Provide exterior elevations of all proposed structures.
- b. Note all finish materials, colors and textures of proposed work. For alterations or additions note if finish is to match existing finish.
- c. Delineate all height limits in relation to proposed work.

5. Fence and Wall Plan:

- a. Drawings shall include specifications of materials, colors and height.
- b. Heights should be shown in relation to adjacent ground elevations.

6. Landscape Plan: Include grading, drainage systems, walks and hardscape, planting area, planters, decks, fences and walls, stairs, trellises, arbors, gazebos, ponds, fountains, ground covers, shrubs, trees, slope stabilization, ornamental rocks, recreation areas, courts, mechanical apparatus and lighting.

The Architectural Committee may require that grading or drainage plans be prepared by a licensed or registered civil engineer or landscape architect.

7. Pool Plan: Include pools, spas, hot tubs, heating and filtering equipment and enclosures.

8. Mechanical and Solar Energy Plans: Include all mechanical devices exposed to the exterior and all solar collectors, racks, storage facilities, and distribution components.

9. Exterior Colors and Finishes: Submit a color sample board and elevation sheet with color chips attached clearly noting where colors are to be used and samples of masonry and finish roofing materials.

B. Construction Drawings:

Construction drawing submissions shall include all information shown on the Preliminary plans as well as all information required by the governing jurisdiction for permitting approval and by the contractor for actual construction contract work.

(SAMPLE ONLY*)

EXHIBIT A

HOME IMPROVEMENT FORM

Please complete and include this request form, along with three (3) sets of your proposed home improvement plans to the Management Company.

OWNER'S NAME: _____ DATE: _____
 ADDRESS: _____
 PHONE: _____ TRACT: _____
 PROPOSED STARTING DATE: _____
 COMPLETION DATE: _____

Installation to be at no cost whatsoever to the homeowner association. Any further maintenance shall be the responsibility of the owner or owner's successors.

_____	_____
OWNER'S NAME	DATE

Please note that plans shall be prepared based on the Site Development Guidelines and the Submission Standards identified in the Guidelines/Rules.

ARCHITECTURAL COMMITTEE

_____	_____
	DATE

() Approved
 () Approved subject to minor revisions
 () Disapproved
 () Following Additional information required:

* This form is a Sample Only. Please obtain actual form from the Management Company.

(SAMPLE ONLY*)

EXHIBIT B

FACING AND ADJACENT NEIGHBOR STATEMENT
(One copy to be submitted for each neighbor)

OWNER'S NAME: _____
ADDRESS: _____
PHONE NO.: _____

The attached plans have been reviewed by me and I understand that the Owner/Applicant named above is submitting the plans for Architectural Committee approval.

NEIGHBOR'S NAME: _____
ADDRESS: _____
PHONE NO.: _____

LOT RELATION: ADJACENT REAR ADJACENT SIDE FACING

DATE OF REVIEW: _____

NEIGHBOR'S COMMENTS (IF DESIRED):

Neighbor's Signature Date

Owner's Signature Date

* This form is a Sample Only. Please obtain actual form from the Management Company.

(SAMPLE ONLY*)
EXHIBIT C
NOTICE OF COMPLETION

Notice is hereby given that:

The undersigned is the owner(s) of the property located at

Street Number

City

Zip

The work of improvement on the above described property was COMPLETED on _____ day of _____, 19__ in accordance with the Architectural Committee's written approval through the above owner's plans and submittal package.

NAME OF OWNER: _____

SIGNATURE OF OWNER: _____ DATE: _____

* This form is a Sample Only: Please obtain actual form from the Management Company.

- 25 -

Arch. Code
Newport Ridge

June 25, 1993