

MORENO VALLEY RANCH



ARCHITECTURAL POLICIES & GUIDELINES

INTRODUCTION

It is beneficial to take the time to read the attached Architectural Procedures and Guidelines (hereinafter referred to as Guidelines). Please note that these Guidelines are a part of the overall governing documents of MVRCA and are meant to expand upon the more general issues covered in the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as CC&R's). The CC&R's should be read carefully.

The goal of the Aesthetic Review Committee (hereinafter referred to as ARC) is not to restrict individual creativity or personal preferences, but the goal is to help assure continuity in design which preserves and improves the appearance of the Community.

The CC&R's set forth that the ARC is vested with the power to review and approve all Improvements to Lots, Residences, and Dwellings in MVRCA. Such Improvements include, without limitation: additions, modifications, and alterations to Lots, Residences and Dwellings; signs; fences; walls; screens; patios and patio covers; landscaping; and, any other Improvement or alteration to the Lot. After completion of the work, the ARC, or its duly appointed representative, may inspect any Improvement for which approval of plans was required.

Prior to commencement of any addition, alteration, or construction work of any type, written approval of the ARC is required. If written approval of the ARC is not obtained, construction shall constitute a violation of the CC&R's, and the unauthorized Improvement may have to be modified or removed at the Owner's expense. In addition, the County, or other governmental agencies, prior to the commencement of any work may require a building permit. The ARC does not assume any responsibility for the failure to obtain such permits. Obtaining such permits does not waive the obligation to obtain approval from the ARC.

All forms necessary for submittal to the ARC, and referenced in the Guidelines, are included in this package.

MORENO VALLEY RANCH COMMUNITY ASSOCIATION ARCHITECTURAL PROCEDURES AND GUIDELINES

The term Aesthetic Review Committee (ARC) as used herein shall mean and refer to the Architectural Committee as contemplated by Articles VI & VIII of the CC&R's, and Architectural Review Committee as contemplated in the Home Improvement Form.

I. ARCHITECTURAL AND LANDSCAPE APPROVAL PROCESS

- A. **PURPOSE.** In order to maintain the architectural character of the community, it is necessary to provide more exacting guidelines than presented in the CC&R's and Bylaws of MVRCA. These Guidelines have been established to protect property investment and keep Moreno Valley Ranch Community Association attractive to all residents.
- B. **PROCEDURE.** The Aesthetic Review Committee will review and respond to all plan submittals within forty five (45) days from the date of submittal. Before work begins, owners shall present drawings of any proposed improvements including, without limitation: additions, modifications, and alterations to lots, residences and dwellings; signs; fences; walls; screens; patios & patio covers; landscaping; and any other improvement or alteration to the lot, along with a completed Home Improvement Form (Exhibit A), to the ARC for review. Please submit all materials to: MVRCA @ 16010 Rancho Del Lago, Moreno Valley, CA 92551

PLEASE NOTE: NO WORK MAY BEGIN PRIOR TO ARCHITECTURAL APPROVAL FROM THE AESTHETIC REVIEW COMMITTEE.

This review is in no way intended to neither approve the proposed Improvement for structural and/or engineering purposes, nor is it in lieu of any required County permits or County inspections. The intent is to maintain the visual unity and aesthetics of the community. Any approved Improvements are to be constructed upon the applicant Owner's Lot only. Approval of proposed Improvements does not constitute, nor shall approval be understood or taken: as a warranty or guarantee of any kind; as permission to violate any law; as permission to violate any provisions of the CC&R's, Bylaws or Policies and Guidelines of MVRCA; as permission to build upon property not owned by the applicant; or, as permission to violate or interfere with any easement on or across the applicant's Lot.

All drawings shall be prepared in accordance with the requirements of the County of Riverside Building Department/City of Moreno Valley. Approval by the County of Riverside/City of Moreno Valley in no way constitutes MVRCA architectural approval. Drawing(s), together with appropriate aesthetic review forms, must be submitted to:

**Moreno Valley Ranch Community Association
16010 Rancho Del Lago
Moreno Valley, CA 92551
Attn: Aesthetic Review Committee**

All requests are to be made on the standard MVRCA Home Improvement Form (Exhibit A). Plans will be reviewed on the first and third Tuesdays of each month, except holidays. All plans must be received by MVRCA by 5:00 p.m. on the day prior to the meeting night, in order to be considered by the ARC at that meeting. The ARC reserves the right to change its meeting date & submittal requirements.

Once an Owner receives written approval from the ARC, construction may commence. Upon completion of the approved Improvement(s), a MVRCA Notice of Completion (Exhibit C) form along with photos of the completed work must be forwarded to Moreno Valley Ranch Community Association at the above address.

C. APPLICATION FEES.

1. Depending on the type of Improvement being proposed, one of the following will apply:
 - a. Payment of a once a year \$15.00 fee to MVRCA will be required to cover the cost of review on most improvements.
 - b. Some items (call office for more specific details) will be reviewed at no charge.
2. The Committee may require an additional fee *to* cover costs of hiring an architect or other licensed professional to review the proposed Improvement(s), if needed.

D. REQUIRED COPIES AND INFORMATION.

1. Completed MVRCA Home Improvement Form (Exhibit A).
2. Plan and specifications, including color scheme. A copy will be returned to the Owner. The original will be maintained with MVRCA records. (See Article II hereof for a description of what must be included with the plan and specifications.)
3. Adjacent, Facing, and Impacted Neighbor Statement (Exhibit B), [one (1) copy], where applicable. (See Article III)
4. Proposed start and completion date(s) of the project.

5. Check made payable to MVRCA in the amount of the application fee, where required.

II. SUBMITTAL REQUIREMENTS

The following must be submitted, if applicable, to constitute a complete application:

A. DRAWINGS. All drawings/plans must be of sufficient size and detail to allow the ARC to adequately review and understand the proposed Improvements.

1. Plot Plan (Required)

- a. Show lot lines accurately as to length, angle, and curve.
- b. Show all dimensions of work to be considered, such as distances between existing Improvements and property lines.
- c. The drawings/plans must show the location of the bottom of any slope and the top of any slope, if any.
- d. Drawings shall, in all cases, show the nature, kind, shape, dimensions, materials, color, finish and location of proposed Improvements.

2. Roof Plan (Required for changes, additions to residence or outbuildings)

- a. Show plan of all existing and new roofs, with pitches and overhangs noted.
- b. Show materials of all existing and new roofs.

3. Floor Plan (Required for changes, additions to residence)

- a. Indicate all walls, columns, openings, and any condition or feature that will affect the exterior design of the Residence or Dwelling.
- b. Indicate exterior landscape or other details affected.
- c. Show the overall dimensions and area of the improvements, and reflect the design concept.
4. For items 2 & 3 above, please indicate all exterior elevations of the Residence or Dwelling, existing and proposed, with all lumber sizes, and drawn to scale.

B. OTHER INFORMATION REQUIRED.

1. Grading plans, (if applicable), which show where the established drainage pattern may be altered by the proposed Improvements.
2. A description of the materials to be used, including the proposed color scheme. Attach color samples.

3. Landscape plan and working drawings, (if applicable), including a prospective plant list. If trees are being installed, please note the gallon of the tree, as well as the name of the tree.
4. If proposed Improvements require access over the Community Property, Covered Property or adjoining property, for the purposes of transporting labor or materials, written permission for such access shall be required from MVRCA. Any such requests must be filed with the ARC prior to the commencement of construction.
5. Any other information or documentation which may be deemed necessary by the ARC in reviewing the request.
6. Project start & completion dates.

III. **NEIGHBOR NOTIFICATION**

It is the intent of the ARC that the applicant's neighbors be notified of any Improvements, which may impact the use and enjoyment of the neighbor's property. Neighbor approval or disapproval of a particular Improvement shall only be advisory and shall not be binding in any way on the ARC's decision.

- A. **APPLICABLE NEIGHBORS.** Adjacent Neighbor means all neighbors with adjoining property lines to the applicant. Facing Neighbor means the three (3) neighbors most directly across the street. Impacted Neighbor means all neighbors in the immediate surrounding area (most usually this is your rear yard neighbor) which would be affected by the construction of any Improvement.
- B. **IMPROVEMENTS REQUIRING NOTIFICATION.** Certain proposed Improvements may require a completed Adjacent, Facing, and Impacted Neighbor Statement (Exhibit B), with the submission of plans. For example:
 1. Fences and walls (Adjacent and Facing Neighbors & Impacted Neighbors).
 2. Patio covers and gazebos (Adjacent and Impacted Neighbors).
 3. Solar panel (Adjacent, Facing, and Impacted Neighbors).
 4. Dog runs (Adjacent Neighbors).
 5. Satellite dishes with a diameter greater than one meter. (Adjacent, Facing, and Impacted Neighbors).
 6. All water features (Adjacent, Facing, and Impacted Neighbors).
 7. Hardscape – cement work (Impacted Neighbors).

- C. **STATEMENT.** An Adjacent, Facing, and Impacted Neighbor Statement (Exhibit B), must be provided to the ARC to verify that the neighbors have been notified about the proposed Improvements.

The ARC reserves the right to require the applicant to provide Neighbor Statements from lots specified by the ARC before deeming an application complete. Alternatively, the ARC may deny an application without prejudice to the owner's ability to re-submit for approval with additional Neighbor Statements.

IV. **APPROVAL PROCESS**

- A. **FAILURE TO COMPLY WITH REQUIRED PROCEDURES.** Failure to comply with the requirements and procedures set forth herein shall cause the request to be deemed not submitted.
- B. **FINAL APPROVAL BY THE ARC.** The ARC shall give final approval or disapproval of the request within forty-five (45) days from receipt of a complete application (including all the required supporting information and documentation). In the event the ARC fails to respond within forty-five (45) days from receipt of the complete application, the request shall be deemed to be approved.
- C. **NOTICE OF COMPLETION.** Upon completion of any work for which approval has been given, the owner shall submit written notice of completion to the ARC along with photos of the work done. Within 60 days thereafter, a representative of the ARC may inspect such improvement. If the ARC finds that such work was not done in substantial compliance with the approved plans, it shall notify the owner in writing of such noncompliance within a 60-day period and require the owner to correct the matter.

If upon expiration of thirty (30) days from the date of notification, the owner has failed to remedy the noncompliance; the ARC shall notify the Board of Directors of such failure. After affording such owner notice and hearing, the Board shall determine whether there is a violation of the ARC approval requirements of the CC&R's and, if so, the nature thereof and the estimated cost of correcting or removing the same.

If a noncompliance exists, the owner shall remedy or remove the same within a period of not more than forty-five (45) days from the Board ruling of noncompliance.

All construction, alteration or other work shall be performed as promptly and diligently as possible and shall be completed within the time specified by the ARC. Failure to do so may result in revocation of the ARC approval.

D. RIGHT TO ADOPT ADDITIONAL ARCHITECTURAL STANDARDS.

The ARC may, from time to time, and with the approval of the Board, adopt additional, and/or amend existing, standards. Copies of such additions, and/or amendments, will be distributed to the membership and kept on file at the Moreno Valley Ranch Community Association office.

V. ARCHITECTURAL STANDARDS AND MATERIAL STANDARDS

All Improvements outlined in this Section require ARC review and approval.

A. LANDSCAPING. Landscaping can be effectively used to accent entryways, define space, and create "soft" privacy screens. Since landscaping is a design element, the same consideration should be given to the relationship of the applicant's Residence to adjacent Residences.

1. All portions of any yard of a Residence which are visible from the street of community property, shall be landscaped, with ARC approved landscaping, by the Owner on or before a date which is six (6) months from the original conveyance of a Residence from the Builder. Owners who acquire the property from someone other than the builder thereafter, are required to have installed ARC approved landscaping upon all yards visible from the street or community property within ninety (90) days of close of escrow. Such improvements must be compatible with the aesthetic plan and design of the community, as well as be completed in a timely manner, and according to the completion time submitted to ARC with the plan submittal.

Portions of the yard that are not visible from the street or the Community Property need architectural approval only for the following:

Improvements which exceed the height of any perimeter or side yard wall or fence; all trees; spas, pools, water elements; pet enclosures; any noise producing Improvements (i.e., pumps, motors); and, any Improvements which will change or alter either the grade or drainage such that it interferes with adjoining property, whether that property be privately owned or Community Property.

2. All landscaping, plantings, and installation of permanent irrigation shall remain aesthetically consistent with the design and plan of the community.
3. Trees, hedges, and shrubs which restrict sight lines for vehicular traffic from neighboring units shall be cut back or removed by the owner, and if removed, this needs ARC approval, and new tree(s) need to be re-planted to take their place.

4. Any plant material, including trees and shrubs, planted to create a visual barrier/privacy screen will be reviewed by the Aesthetic Review Committee on a case by case basis.
5. Materials used shall conform to type, quality, character, and detailing established in existing Residence.
6. Commencement of grading, excavation, or removal of any tree or removal/installation of existing landscaping shall not proceed until the plans showing the nature, kind, shape, height, and location of such modifications have been approved by the ARC.
7. Submitted landscape plans must list all prospective plants, including ground cover, vines, shrubs, and trees.
8. ARC approval is required before an owner may alter their property in order to accommodate the parking of a recreational vehicle. The Aesthetic Review Committee will review each such architectural submittal on a case-by-case basis. Please see Item 5 of the Moreno Valley Ranch Parking Rules for restrictions on recreational vehicle parking.
9. All water elements and fountains will be reviewed by the ARC on a case by case basis.
10. Landscape groundcover may consist of plant material (i.e. myoporum, silver carpet, ice plant), rocks and/or mulch. Landscape areas with groundcover, must include plant coverage at a minimum of 40% of landscape areas.
 - a. Unacceptable materials for landscape groundcover shall be:
 1. Lava rock;
 2. Rubber mulch;
 3. Red or pink rock.
11. Landscape borders will be reviewed by the ARC on a case by case basis. Unacceptable materials are scalloped edged brick.

B. DRAINAGE. MVRCA shall not be responsible or liable for modifications to the grade or any resulting damage.

Any plan to change the original grade of any Lot which changes the original drainage pattern as installed by the Builder must provide an alternate drainage plan for ARC review & approval.

All drainage from Improvements shall be constructed so as to return runoff to the front street. Drain(s) must be cored through the curb in accordance with Riverside County standards.

C. SIGNS

1. No sign, poster, billboard or advertising device shall be displayed on the properties without the approval of the Aesthetic Review Committee.
2. Only “Real Estate for Sale, Lease or Rent” signs may be displayed.
3. Such signs shall be no larger than four (4) square feet and must be professionally prepared on weather resistant material.
4. Only one sign is permitted per dwelling unit and must be displayed in the area directly in front of the unit advertised, no more that four (4) feet from the front of the home.
5. Developer is exempt from these restrictions during the sales phase regardless of the duration of that period.

NOTE: All signs must conform to the requirements of all applicable governmental ordinances.

D. FENCES

In order to maintain the aesthetic appearance of Moreno Valley Ranch Community Association, the Aesthetic Review Committee has established specific fencing requirements.

In addition to the Aesthetic approval submittal requirements outlined in these guidelines, homeowners shall conform to the fencing requirements as indicated below and more specifically under the guidelines for each development

Painting/Staining of Wooden Fencing (or painting of owner installed Stucco Fencing). Wooden or owner installed stucco fencing must be maintained in good condition and repair, including periodic repainting and/or staining (of wood) when needed. An owner may paint/re-paint their wooden or owner installed stucco fences without the need to apply for ARC approval provided that the approved color stucco on the house or the color matches your original developer stucco color, or has been otherwise approved by the ARC in writing. __Written approval of the ARC must be obtained prior to staining a wooden fence, except where the owner will be re-staining a fence with a stain expressly approved by the ARC. Please note, where a prior owner applied stain to a fence, do not assume the ARC approved the stain. Instead, check with ARC to see if the stain was approved. In general, the ARC will approve only neutral

stains. Some of the factors the ARC will look at when reviewing an application to stain a fence are whether the fence can be stained without showing uneven coloring and whether the stain will successfully cover and/or prevent calcification from showing through. Where a fence has been damaged or discolored and re-applying an approved stain will not cover the discoloration or may lead to an uneven color, the ARC may require that a fence be painted with an ARC approved color. Please note that this painting section does not apply to the original Developer installed perimeter stucco theme walls, but does apply to fences & walls on a lot that is visible from a street, Community Common Area or another lot within the Association. All fencing and gates should complement the existing paint scheme and style of the home.

1. Unacceptable materials for fencing and gates shall be:
 - a. Aluminum or sheet metal;
 - b. Chicken wire;
 - c. Metal or plastic chain link;
 - d. Plastic or fiberglass panels;
 - e. Plastic webbing, reeded or straw-like materials;
 - f. Wood grapestake.

2. Acceptable materials for fencing and gates (will be reviewed by the Architectural Review Committee on a case by case basis.)
 - a. Wood
 - b. Vinyl
 - c. Metal (Gates only)

NOTE: Temporary fencing will be permitted for a period of 120 days after the close of escrow or during the construction of a home improvement project.

1. No double fences shall be allowed along adjoining property lines.
2. Fencing shall not exceed six (6) feet in height.
3. No wood panels for sound walls are permitted.

NOTE: All fencing additions must be approved by the ARC before work begins.

E. PATIO COVERS, GAZEBOS AND OTHER STRUCTURES

1. Patio covers, gazebos, and other structures, shall be of wood construction. A metal or Alumawood type construction material may be used as long as it has the same grain, appearance and texture of wood and is colored or painted to match the stucco of the home or the fascia trim, i.e., the Alumawood type of materials.

2. Horizontal patio covers shall be constructed of wood or allowable materials with the appearance of wood, and match the roof of the existing Dwelling.
3. Exposed surfaces shall be painted to match or harmonize with the existing colors and materials of the main dwelling.
4. Unacceptable construction materials for patio and other structures shall be:
 - a. Metal structures;
 - b. Corrugated plastic and fiberglass; and
 - c. Plastic webbing, reeded or straw-like materials
5. Structures not consistent with the overall architectural elevations will not be permitted. All structures must be well maintained at all times.

F. PATIO ENCLOSURES, REMODELS & ADDITIONS.

All patio enclosure, remodel & addition submittals are reviewed on a case by case basis. Please note that the following guideline does not guarantee that all lots will be able to meet the criteria listed below. Neither Moreno Valley Ranch Community Association nor the ARC can guarantee that any particular lot will be approved for the installation of a patio enclosure, remodel or addition.

All proposed Patio Enclosures must meet the following criteria:

1. Exposed surfaces shall be painted to match the existing colors of the main dwelling.
2. Unacceptable construction material for patio enclosures shall be:
 - a. Metal structures;
 - b. Corrugated plastic or fiberglass; and
 - c. Plastic webbing, reeded or straw-like materials.
3. In no event shall such Patio Enclosure be visible from any street, sidewalk, or community property without submitting a plan of trees or vegetation to be planted to screen it from view.
4. Elevations: Indicate all exterior elevations of all buildings existing and with all drawn to scale where possible.

NOTE: Drawings shall, in any case, show the nature, kind, shape, dimensions, materials and location of proposed improvements.

G. STORAGE SHEDS/UTILITY BUILDINGS. ARC approval must be obtained prior to installing any shed or outbuilding. Storage sheds and/or utility buildings must be the same color as the dwelling, and the roof must be of the same type and color as the existing home. Storage sheds and/or utility buildings must not exceed 8'x10' feet. One storage shed or utility building is allowed per property. However, in no event shall such shed structure be visible from any street, sidewalk, or Community Property, without submittal of architectural plans to show how it will be screened; i.e., trees, shrubs, etc. to hide.

1. Any plant material or trees must be used to soften the look of the structure, and be planted within thirty (30) days.
2. Visible coverage from said planting(s) must occur within one-hundred-and-twenty (120) days of approval.

H. BASKETBALL BACKBOARDS.

1. All basketball backboards require ARC approval prior to installation.
2. The entire basketball backboard shall not be allowed to fall into disrepair, as well as the basketball net. Should the net become shredded, or fall into disrepair, the net is to be removed entirely or replaced.

I. PORTABLE FREE - STANDING BASKETBALL BACKBOARDS.

1. Portable, free standing basketball backboards are permitted provided that they are removed on a daily basis when not in use.
2. In no event shall such portable freestanding basketball backboards be visible from any street or sidewalk, or Community property while not in use.
3. In no event shall such portable freestanding basketball backboards be used in the street and left there after usage.

J. AFFIXED BASKETBALL BACKBOARDS Affixed Basketball backboards shall not be erected or attached without architectural approval. Neighbor Impact Statements are required.

K. SATELLITE DISH/ANTENNA

1. All satellite dishes, MMDS (multi point channel, i.e.; wireless cable) and DBS (direct broadcast satellite) antennas of one (1) meter (39") in diameter or less, as well as traditional television antennas are permitted within MVRCA pursuant to Federal Law.

2. Plans and specifications for antennas may be submitted to the ARC for approval. However, such antennas may be installed before submitting request for approval. No penalties are imposed if an applicant installs such an antenna before seeking ARC approval. However, it is recommended that ARC approval be obtained prior to installation. The ARC may consider size, type of and reasonable screening/concealing options, signal quality, and cost of equipment or service and the visual impact of the antenna. Painting the antenna to make it blend in with its surroundings may also be an option, so long as no impairment results. It is recommended that you check with the ARC or the facility Architectural Administrator when you are uncertain about whether the desired location for the antenna can be placed.
3. No prohibitions, or absolute bans, of antennas which are found within the MVRCA's CC&R's & or Rules & Regulations, will be enforced by the Board of Directors or the ARC except, and to the extent, consistent with this policy and the FCC Rule of August 5, 1996, and subsequent FCC Rules, Orders and Opinions.
4. It is suggested that any such antenna be placed in the rear yard, ground mounted locations, and to the extent feasible, in locations that are not visible from:
 - a. The street;
 - b. Common areas;
 - c. Recreation areas;
 - d. Other Community Property; and
 - e. The home and yards of neighbors.

IF this placement does not impair reception of an acceptable quality signal, delay installation nor add unreasonably to the cost.

ARC approval is required prior to installation of any satellite dish, MMDS, DBS antenna or DBS antenna with a diameter greater than one meter.

L. MISCELLANEOUS.

1. **Decks:** No decks which overhang slope areas shall be constructed without architectural approval.
2. **Additions:** Room additions, eaves, and balconies, or any exterior alterations to any residence or dwelling, shall be constructed with materials that conform to the type, quality, character, and detail established in the existing dwelling.
3. **Glass Tinting:** Glass tinting requests will be considered by the ARC on an individual basis. However, no reflective or mirrored tints

will be permitted. You must submit a non-returnable sample of the tint you wish to use must be attached to your application.

4. **House Number:** All house number(s), other than those installed by the builder, are subject to review by the ARC. House numbers other than those originally installed or those approved for the association by the Board of Directors will not be permitted. Curbside number painting is permitted and shall always be clearly painted.
5. **Lighting:** Exterior lighting must be of a low illumination level. Higher levels of lighting may be approved, if they are neither directed nor placed so as to create an annoyance to the neighbors, as determined by the ARC.
6. **Holiday Lighting:** Holiday lighting is permitted without ARC approval from Thanksgiving weekend through the third week of January, only.
7. **Pools:** Pools, spas, and related equipment will be considered on an individual basis, and require a completed Adjacent, Facing, and Impacted Neighbor Statement (Exhibit B).
8. **Playground Equipment:** ARC approval is required prior to installation of all playground equipment. Swings, playhouses, and other playground equipment will be considered on an individual basis. Swingsets, playhouses, and/or other playground equipment may be required to be painted to match the main color, or the accent color, of the dwelling should they fall into disrepair, become aesthetically unacceptable, or unsightly. Playground equipment is not allowed in the front yard, or in side yards outside fence perimeters.
9. **Playground Equipment Tarps:** Tarps must be of canvas or approved fabric. Tarps must be properly maintained to the satisfaction of the ARC, and may not be kept when frayed, split, torn, or faded.
10. **Screen Doors:** Screen doors on the front door or entrances shall be reviewed by the ARC on a case by case basis. Screen doors may be required to be painted to match the color of the Dwelling, or the owners may have to buy one that is of a color close to the Dwelling or existing front door.
11. **Exterior Painting &/or Design Change:** Any change in the color or design of the exterior of a single family Dwelling, must receive the written approval of the MVRCA ARC. If the home is painted with the identical color & quality which it was last painted, no ARC approval

is needed. New paint palette colors have been adopted and are available at the Clubhouse for your review.

- 12. Drainage and Fill:** There shall be no interference with the established drainage patterns over any Lot, unless an adequate alternative provision is made for proper drainage, and is first approved by the ARC.
- 13. Rain Gutters and Downspouts:** No rain gutters, downspouts, or scuppers to control water shed from roofs shall be installed without the approval of the ARC. Such Improvements shall be primed and painted to match the color of the adjacent surface.
- 14. Flagpoles:** Shall be permitted provided that the appropriate plans are duly submitted to the ARC and approved. In any event, no such pole shall exceed the height of the highest point of the dwelling on the lot or shall be erected within 10 feet of the lot boundaries. With ARC approval, in general, one (1) decorative flagpole will be allowed when attached to the residence.

 - a. Flags affixed to the home do not require architectural approval.
 - b. Homeowners will be allowed one in ground fixed flag pole no more than the height of the roof of the home or 20' maximum.
 - c. Two flags per pole.
 - d. Flags may be no larger than 3' x 5'.
 - e. The flag poles may not obscure the view of neighbors, and flags must be repaired or replaced if they become torn or tattered.
- 15. Window Coverings:** Only curtains, drapes, shutters, or blinds may be installed as permanent window covers. No aluminum foil, paint, newspaper, or similar covering deemed to be inappropriate for a window covering shall be applied to the windows or doors of any dwelling.
- 16. Skylights and Solar Energy Equipment or other rooftop appliances:** Any skylights, or any system to accommodate solar energy equipment, must have the approval of the ARC prior to installation. Solar panels may be approved if they are mounted directly on the roof and are of a color, size and shape consistent with the roofline. Color should be as unobtrusive as possible. Approved colors are black or bronze; no aluminum or plastic will be permitted.
- 17. Air Conditioners or other Exposed equipment:** The installation of air conditioning units shall be subject to review and approval by the ARC prior to installation. No water softeners or other equipment shall be exposed to public view, and shall have ARC approval before installation.

18. **Cable Wire:** Cable wire installed on the outside of a dwelling is permitted. It is suggested, for aesthetic purposes, that the cable wire be painted to match the adjacent surface of the dwelling. The cable will not be permitted to hang free from the roof or any other portion of the dwelling.
19. **Street Trees:** The trees along the frontage of the property (dwelling unit) are the maintenance responsibility of the individual homeowner.
20. **Paint Palette:** New paint palette colors have been adopted by the Board of Directors. Original Developer colors can still be used, as well as the new colors may be used by homeowners submitting a Home Improvement Form with the desired new paint palette color combination number to be approved by the ARC prior to painting. Any paint colors requested that are not in the existing community paint schemes will be reviewed by the ARC on a case by case basis.
21. **Overall Repair & Maintenance:** All improvements on a Lot must be maintained (i.e., all improvements on a lot visible from a street, Community Common Area or another lot within the Association must be maintained by the lot owner in good condition and repair, including periodic repainting and/or replacement.
22. **Landscape Maintenance:** The owner of each lot or unit shall maintain the landscaping upon his lot or unit in good condition in conformance with the Community Architectural Committee's standards, removing all weeds and watering and trimming lawns, trees and shrubs as often as the same shall be necessary.
23. **RVs, Watercraft and Trailers:** No Recreational vehicles, watercrafts (boat or jet skis) or trailers are allowed to be parked or stored in common area view.
24. **Front/Entry Doors:** Front/entry doors will be reviewed by the ARC on a case by case basis.
25. **Garage Doors:** Garage doors will be reviewed by the ARC a case by case basis.
26. **Hardscape:** Hardscape in front yards to include but not limited to; driveways, walkways, patio slabs, pavers and stamped concrete must not exceed 40% coverage of the front of the property and will be reviewed by the ARC on a case by case basis.

- 27. Driveways, Walkways and Entryways:** Driveways, walkways and entryways will be reviewed by the ARC on a case by case basis. Accepted materials are but not limited to; concrete, stamped concrete, natural stone and porcelain.
- a. Unacceptable materials for driveways, walkways and entryways shall be:
1. Vinyl;
 2. Wood;
 3. Indoor flooring (i.e. linoleum and indoor tile);
 4. Painted.
- 28. Retainer and Trim Walls:** Retainer and trim walls will be reviewed by the ARC on a case by case basis.
- 29. Conditions Not Defined:** Any condition or material not defined within these Guidelines shall become a matter of judgement on the part of the ARC after their review.

M. GENERAL.

1. Any photos required by the ARC will not be returned to the Owner. Color samples of all paint or stain are required to be submitted to the ARC when they deviate from the original color scheme assigned to the existing Dwelling.
2. All work must be performed in a manner consistent with the construction standards of the Dwelling, and with the design and appearance of the community. All work considered to be of an unsightly finished nature, or of lesser quality than the prevailing community standards, shall be reworked to an acceptable appearance at Owner's expense.
3. If written approval of the ARC is not obtained, construction shall constitute a violation of the CC&R's, and the unauthorized Improvement may have to be modified or removed at the Owner's expense.
4. Once an Owner receives approval from the ARC, construction may commence. Upon completion of the approved Improvement(s), an MVRCA Notice of Completion (Exhibit C) must be forwarded to Moreno Valley Ranch Community Association, at the above address.