

APPENDIX B – Guidelines for Homeowners

HARC has made the following determinations and is providing the following guidance to help homeowners comply with the Design Guidelines and CC&Rs.

- G-1. Red Colored Bark, White Rock, Colored Tarps and Palm Trees** are not allowed in Hiddenbrooke.
- G-2. Utility Netting for Golf Course Fences:** HARC has chosen a standard type of bi-oriented poly propylene utility netting with no visible edges along the top or bottom. This allows the netting to visually disappear into the wrought iron fencing, especially if wound through fence every 4 feet or so. (January 2011 this item was available from Orchard Supply.)
- G-3. Fence Maintenance & Stain:** To assist homeowners, HARC has pre-approved specific stain colors. As long as a pre-approved color is chosen, HARC approval is not required. If a resident wants to stain or paint a fence a color that is not on the approved list, you must submit a HARC Application. (Note: if the fence was previously painted a solid color, a transparent or semi-transparent color will not work).

1. Wooden fences:

Approved Stain Colors:

| Color Name/Number | Transparent | Solid colors | Semi-Transparent | Available at the following locations <i>(as of Feb 2016):</i> | | |
|---------------------------------|-------------|--------------|------------------|---|------------|-------|
| | | | | Ace | Home Depot | Lowes |
| Superdeck 1901 – Cedar | X | | | X | | |
| Superdeck 1903 – Redwood | X | | | X | | |
| Superdeck 1905 – Heart Redwood | X | | | X | | |
| Superdeck 1907 - Canyon Brown | X | | | X | | |
| Superdeck 1910 - Natural | X | | | X | | |
| Behr ST 142 – Cappuccino | | | X | | X | |
| Behr ST 141 – Tugboat | | | X | | X | |
| Behr ST 135 – Sable | | | X | | X | |
| Behr ST111 - Wood Chip | | | X | | X | |
| Behr ST 116 – Woodbridge | | | X | | X | |
| Behr ST 110 – Chestnut | | | X | | X | |
| Behr SC 116 - Woodbridge | | X | | | X | |
| Behr SC 135 - Sable | | X | | | X | |
| Olympic 728 – Redwood | | | X | | | X |
| Olympic 705 (Russet | | | X | | | X |

- **Colors not listed require HARC application be submitted along with a color chip**
- **Bold colors are existing**

2. Ornamental Iron Fences:

- Iron fences along the golf course must be painted black.
- Any other ornamental iron fence or railing should match elements of the house such as eaves. Any change in color requires HARC approval

3. Fence repair or replacement:

- **Fence repair or replacement are the responsibility of the property owner**

G-4. Cement Guidelines

- a. Two car driveways can be expanded or extended subject to all the following:
 - i. Maximum total expansion not to exceed 80 square feet (width multiplied by length), and
 - ii. Width of expansion not to exceed 8'-0" wide (laterally) and,
 - iii. Length of expansion not to exceed 10'-0" length (Longitudinal), and
 - iv. No more than 30% of available "green area" can be removed on front or side yards to accommodate driveway expansion.
- b. Three car driveways can be expanded or extended subject to all the following:
 - i. Maximum total expansion not to exceed 30 square feet (width multiplied by length), and
 - ii. Width of expansion not to exceed 3'-0" wide (laterally), and
 - iii. Length of expansion not to exceed of 10'-0" length (Longitudinal), and
 - iv. No more than 5% of available "green area" can be removed on front or side yards to accommodate driveway expansion.
- c. All driveway expansions are subject to the following:
 - i. Driveway expansions must have HARC approval and any required City permits BEFORE work begins.
 - ii. Driveway expansions must match the existing hardscape (driveway) to appear part of the original design. This can include new surfaces for both the existing driveway and expansion.
 - iii. The expansion must be architecturally compatible and pleasing with the home and its surrounding, which may include adding more landscaping elements (bushes, plants, trees etc.).
 - iv. Subject to the 30%, and 5% restrictions above, expansions must preserve existing landscaping, as approved by HARC or new landscaping must be approved.
 - v. City of Vallejo will not allow curb cuts. Vallejo City permits are required for drainage holes.
- d. Failure to observe these design guidelines will subject property owners to fines and the request for all work to be removed.

G-5. Holiday Decorations may be put up 15 days before the Holiday and must come down 15 days after the Holiday except December decorations may go up December 1st and must be down by January 31st or are subject to fine.

G-6. Driveway Storage—Inoperable Cars and Cars without Current DMV Tags: The CC&Rs are very clear that ALL cars are to be contained on the driveway and in the garage and that the driveway isn't for storage. We will no longer tolerate cars without current license tags or cars that can't be driven on the street to be parked in the driveway on a long term basis (more than 7 days).

G-7. Mail Box Replacements should be the same color as the original box or black, the same shape when possible, no larger than 13" wide x 23" long x 12 "high, and no smaller than 6" wide, 20" long, 10" high. Boxes on the same post should match or owner needs to submit application for HARC approval.

G-8. Artificial Turf (approved 7/19/15)

Due to extended drought conditions in California, HARC has recommended the acceptance of applications to replace **backyard** lawns with approved artificial Turf materials. Artificial turf shall be considered hardscape. Hardscape refers to all components of landscape other than the home itself, planted landscape areas and shade structures. Hardscape includes concrete, pavers, patios, walkways and decks and artificial turf.

- 1. Artificial turf shall be allowed in backyards **only** as follows:
 - a. An artificial turf manufacturer approved by HARC. Sample to be provided by homeowner.
 - b. A certificate of warrantee or guarantee for a 15 year period is required as part of the design submission approval with a signed copy provided upon completion of the installation as a condition of approval.

- c. The combination of artificial turf and paving shall not exceed 70% unless an exception is requested, justified and approved by HARC.
- d. Paving (concrete) will not exceed 50% unless an exception is requested, justified and approved by HARC.
- e. The remaining area shall be planted with in-ground plants, shrubs and ground cover. The intent is to maximize planting and discourage the planted areas to be covered with bark or rock.
- f. A signed statement that should repairs be needed they will be made within a six month period. If said repairs are not completed within the time allowed the property owner be subject to fines from the HPOA/CC&R committee.

G-9. Fences – White Picket (Design for The Village subdivision) (approved 7/19/15)

All white picket fences shall comply with the Design Guidelines specifically designed for The Village and shall be subject to the approval of the HARC. All fences walls or trellises approved by the HARC and constructed by Owner or Builder shall also comply with the regulations and ordinances of the City of Vallejo, including, but not limited to any applicable restrictions with respect to the height of front yard fences.

These guidelines are specific for the Village subdivision only.

For replacement or new constructed white picket fences the following requirements should be considered:

- 1. The current design of the fence is a narrow open picket design, made of wood, painted white and maintained at all times from wear and tear.
- 2. A replacement consideration is that of a vinyl picket fence of the highest quality with specifications of chosen white picket fencing submitted at the time of application to the HARC.
- 3. A change in design of the white picket fence may be considered.
- 4. Local HOA approval must be obtained prior to submitting the HARC application and attached in order for the HARC application to be processed.

G-10. Design Submittal Requirements (approved 7/19/15)

- 1. Projects must be submitted ten (10) days prior to the HARC meeting for review by committee members to verify that the submission is complete or if additional information is needed.
- 2. Projects will not be reviewed or scheduled for approval until the HARC Application fees are received and the submittal is determined to be complete.
- 3. The following are minimum requirements for submission materials (electronic preferred) where applicable:
 - i. HARC application
 - ii. HARC application fee
 - iii. Site Plans with dimensions of the property and project, setbacks from property lines and easements noted on an 11" X 17" minimum size plan with electronic 8 x 11 copies for the HPOA files.
 - iv. Project elevations with heights and size clearly noted, colors and materials noted with samples. Pictures are encouraged.
 - v. Lot coverage calculations for concrete, artificial turf, pavers and lawn/ planting which are to include all existing and proposed hardscape. These may be noted on plans or on a separate calculation sheet
 - vi. Sample pictures of examples are acceptable for elevations and plant arrangements.
 - vii. Provide plant lists and sizes to be planted. Plans should show locations of plants accurately with mature sizes shown on the plan. Dimensions for large shrubs and trees are recommended to speed up review and approval.

4. It is recommended that residents contact HARC prior to submitting small projects, non-like-kind plant replacement, tree replacement, house and yard repairs, door or window replacement, etc.
5. Call 1 855 355 4762 ex: 3 for further questions or application delivery instructions.

Project Completion Deadlines

1. Approvals for minor landscape, painting, installation of solar panels, patio slabs, etc. will expire 9 months after approval. This allows for time to get any permits, contractors and allows for season/ weather delays.
2. Approvals for small additions, patio covers, trellis, pools to expire 12 months after approval.
3. Approvals for large additions and new homes will expire 2 years from approval.
4. Owners could apply for extensions by paying another fee and complying with any rule or review changes or requirements.