

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 Stain:** HARC has chosen a selection of colors within the same range in order to better coordinate with your home’s exterior paint and trim colors. HARC has approved the following stain brands and colors:
- Behr (Home Depot) Semi-Transparent Colors:
 - Woodbridge (DP-530), Cappuccino (DP-529), Chestnut (DP-310), Sable (DP-318)
 - Chocolate (DP-397), Tugboat (DP-535), Wood Chip (DP-532)
 - Behr Solid Color Stain: Woodbridge (DP-530)
 - Sherwin Williams (Lowe’s) Semi-Transparent Colors: Yankee Barn (SW 3505), Riverwood (SW 3507)
- 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.