

**WANIS VIEW ESTATES HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
DESIGN GUIDELINES**

INTRODUCTION

In order to preserve the value, desirability, attractiveness and architectural integrity of the community, Declaration of Covenants, Conditions and Restrictions, hereinafter referred to as "CC&R's", have been prepared and recorded which authorize the formation of an Architectural Review Committee (ARC). Per the CC&R's, the ARC may adopt design guidelines. This document serves as those guidelines.

The Architectural Review Committee is charged with the responsibility to review and approve all proposed exterior improvements to residential dwellings in your neighborhood, prior to any submittal to the City of Oceanside or the start of construction. By definition, exterior improvements subject to ARC approval include landscape and irrigation plans. In most cases, landscape and irrigation plans do not require City of Oceanside approval.

The purpose of the ARC and the Design Guidelines is not to restrict individual creativity or personal preferences, but rather to assure conformance to minimum design standards and technical restrictions to help preserve and improve the appearance of your community.

The Design Guidelines are intended to assist property owners in planning home improvements and to set forth design criteria by which a homeowner's Improvement Application should comply with. This information is provided to increase the homeowner's awareness of the ways to maintain neighborhood integrity. It is important to note that while these Design Guidelines are consistent with CC&R's, they do not cover all possible situations. It is recommended that the CC&R's be studied carefully.

OBJECTIVES

The specific objectives of the Design Guidelines are:

1. To provide uniform guidelines to be used by the ARC in reviewing home improvement applications and to provide a vehicle for enhancing or clarifying the standards set forth in the CC&R's.
2. To assist homeowners in preparing a complete and acceptable application for ARC consideration.
3. To increase homeowner understanding of the CC&R's as well as their awareness of the responsibility to maintain neighborhood integrity.
4. To maintain and improve the quality of the living environment in the community.

5. To explain and illustrate basic design principles which will assist homeowners in planning exterior improvements, which are in harmony with the architectural features prominent in your neighborhood at Wanis View Estates.

ARC OPERATING PROCEDURES

A. General Explanation of Operating Procedures

Before beginning any alteration, or construction involving the exterior appearance of a home, the homeowner must first file an application with the ARC. Failure to obtain the approval of the ARC may constitute a violation of the CC&R's and may require modification or removal of unauthorized work or improvements at homeowner expense. In addition, a permit may be required by the City of Oceanside (or other government agency) before starting certain improvements. The ARC does not assume any responsibility for homeowner failure to obtain necessary permits. **Further, obtaining necessary permits from the City does not waive the obligation to obtain ARC approval.**

Once an application for home improvement has been approved by the ARC, the plans must be followed. Any modifications to the approved plans must receive ARC approval prior to construction. It is important to understand that ARC approval includes such items as color changes, material changes, and landscaping. Each application is reviewed on an individual basis and is evaluated accordingly. There are no "automatic" approvals. For example, a homeowner who wishes to construct a spa identical to one that has already been approved by the ARC is still required to submit an application for review and approval. In every case, an application must be submitted and reviewed in order to consider specific conditions relative to location and impact on surrounding homeowners. During the evaluation of an application, the ARC must consider the characteristics of the housing type and the individual site, because what may be an acceptable design in one instance may not be acceptable in another.

B. Specific Procedures and Responsibilities

Listed below is a description of specific procedures and responsibilities for the ARC, and the homeowners for evaluating and processing applications involving home improvements.

1. All requests for ARC approval must be made to the ARC on an Application for Improvements form (See Exhibit "A"). The package must be submitted to the ARC within 180 days following the close of escrow. (CC&Rs, Article 7.18) Homeowners should retain a copy of the application form for future reference.
2. Upon receipt of an application, the ARC will record the owner's name, address and provide a brief description of the proposed improvements in an Architectural Modification Request Log. All copies of the request will be submitted to the ARC.

3. In addition to the application form, the following information is required for submittal to the ARC:
 - a. Three sets of construction drawings (24"x36") containing the information provided on the attached check list. Although not required, it is our recommendation that a professional consultant such as an architect, engineer or landscape architect be hired to prepare your construction drawings. All construction drawings should be easily readable by the ARC and should include all the details and specification needed to construct your proposed project.
 - b. Specifications of work to be done (notes).
 - c. Material samples and/or color samples only if those proposed deviate from original standards.
 - d. Neighbor identification: Neighbor signatures must be included on the application form. The intent is to inform neighbors who own property adjacent to, or across from the lot of your proposed improvements, in order to avoid future conflict. It is important to note that if a neighbor(s) disagrees with an improvement proposal, ask them to complete the comment section on the application form. Neighbor comments will be considered by the ARC; however, such comments will not dictate the ARC's decision.
 - e. A phasing plan and schedule of improvements, if it is anticipated that more than 90 days, will be needed to complete the proposed work.

IT IS IMPORTANT TO NOTE THAT FAILURE TO INCLUDE ANY OF THE INFORMATION REQUESTED ON THE CHECK LIST WILL CONSTITUTE AN INCOMPLETE APPLICATION, AND THE APPLICATION WILL BE DENIED AND RETURNED TO THE HOMEOWNER FOR COMPLETION PRIOR TO ARC CONSIDERATION.

5. The ARC will evaluate all complete applications within 45 days of receipt to the ARC and will indicate its approval, approval with conditions, or denial. If the homeowner is not contacted within 45 days, it is the homeowner's responsibility to contact the ARC to determine the status of the application. The ARC will make every effort to review an application and respond as quickly as possible.
6. Following its review, the ARC will record the ARC's decision in the log and notify the applicant of the decision as follows:
 - a) If the application is approved; or approved with conditions, a copy of the executed Application Form and a copy of the plans signed by the ARC will be returned to the applicant. The plans may contain ARC

changes or stipulations that shall become a part of the plans and shall represent conditions of approval to be satisfied by the applicant.

b) If a decision is not made pending the receipt of additional information or plans, the applicant will be notified of the specific details needed by the ARC in order to make a decision.

c) If the application is denied, the applicant will be advised of the reasons for the ARC's decision and will be provided with information or direction needed to receive ARC approval.

7. After an application for specific work on a specific lot has been approved by the ARC, further approval will not be required except for new work/improvements not included in the original application.
8. If construction work requires the use of, or access from property not owned by the applicant, 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 effected property owner(s) for such use of property. A copy of the letter granting permission shall be submitted to the ARC prior to commencement of construction. A security deposit or bond, as deemed necessary by the ARC, may be required from the homeowner or contractor to cover any damage that may result from the work.

Unused deposits will be refunded after completion of the work. Homeowners shall be responsible for repairing any damage caused to open spaces, public or private right of way, or neighboring property as a result of construction improvements, including the removal of debris, refuse and other materials used in making said improvements. Upon completion of construction improvements, all areas are to be left in a clean and presentable condition.

9. All improvements shall be installed within six (9) months from the date of the close of escrow. (CC&Rs, Article 7.18)
10. Improvements which are installed without ARC approval will constitute a violation of the CC&R's, and may require modifications or removal at the expense of the homeowner. Remedies to violations may be pursued by KB HOME Coastal Inc. hereinafter referred to as "Declarant"
11. The Design Guidelines may be modified or amended by the ARC as deemed necessary or desirable. It is the homeowner's responsibility to ensure that he/she is using the most current issue of the Design Guidelines, by contacting the members of the ARC.

DESIGN GUIDELINES

The following guidelines are provided to assist homeowners in preparing an ARC application. **Unless noted otherwise, all items listed require ARC review.** The guidelines are not all inclusive. Questions concerning specific improvements, whether listed or not, should be directed to the ARC. In addition to the Design Guidelines, a check list of information to be included with all applications is provided to assist homeowners in preparing a complete application for ARC consideration.

AIR CONDITIONERS

1. Visible units extending from windows are not permissible.
2. Compressors and equipment are to be screened from view by fencing or landscaping provided the facility complies with the CC&R's
3. If air conditioning was offered as an option by the builder, but was not installed at the time of purchase, the equipment must be located in the same area in which the optional unit would have been installed.
4. A noise attenuating screen, fence, wall or other buffering mechanism may be required.

ANTENNAS

1. Television, radio antenna, satellite dishes or other similar electronic devices, shall not be installed on the exterior of any residence, unless the device has been expressly approved by the ARC.
2. These facilities may be permitted subject to ARC approval.

ATTIC VENTILATION

1. Attic ventilators or other mechanical apparatus requiring roof installation are to be as small as is functionally possible and painted to match roof color. Units should be located on the least visible side of the roof and may not extend above the highest point of the roof line.

BARBECUES

1. Permanent barbecues are to be located in rear yards only. If gas is needed a City permit is required.

EXTERIOR FIREPLACES

1. Only natural gas fires are permitted in exterior fireplaces and fire pits.
2. Exterior fireplaces should not be visible from a public street.

CHIMNEYS AND FLUES

1. The exterior appearance of a new chimney(s) must match or reflect the architectural character of existing chimneys in the neighborhood.
2. Spark arresters at the top of the chimney must be designed and painted to match any builder-installed spark arresters.

CLOTHESLINES

1. Clotheslines are not permitted.

DOG HOUSES

1. Dog houses may be permitted provided:
 - a. They are located in exclusive use yards only.
 - b. They are not visible from a public street.
 - c. They do not materially interfere with adjacent properties.

DRAINAGE

1. Refer to the CC&R's for drainage requirements

FENCES

1. Fence style, materials and finished color are to be compatible with the applicant's house or builder-installed fencing or walls. The location and style of your proposed fencing must be submitted and approved prior to beginning construction.
2. All fencing must comply with the Brush Management Plan and the laws, regulations and ordinances of the City.
3. Placement of the fence and support structures shall not interfere with adjacent sprinkler systems.
4. Structural framing or an unfinished side of a fence varying from existing fence standards shall not be exposed to any public street, sidewalk, walkway, park, recreation area or neighboring lot.
5. The maximum average height of all fencing and/or walls shall be six (6) feet from finish grade, unless approved otherwise by the ARC.
6. All support posts shall be set in concrete footings.

7. Stepped fencing is permissible in locations where topography dictates.

8. Specific fence requirements:

NOTE: Consideration should be given to shadowing or view obstruction of adjacent properties.

a. Tubular steel

1. Must be painted to complement the original color scheme of the house or to match similar fencing in the community. Color samples must be submitted with ARC application.
2. Additional fencing materials may be applied to the inside of the fence to restrain children and small pets upon ARC approval. Supplemental landscaping should be used to mitigate the appearance of additional fence materials.

b. Solid Wood

1. May be stained with a natural or clear finish. Color samples must be submitted with ARC application for any proposed change from existing colors of the fencing.

c. Masonry

1. Concrete block walls must be provided with a stucco finish to match the color of the house, unless such wall surfaces are not visible from any common area or public space.
2. Brick and slump stone walls may be left natural upon ARC approval.
3. Retaining walls over 4 feet require a City permit.

d. Acceptable Fencing Materials (not all inclusive)

1. Wood
2. Wrought iron or tubular steel.
3. Masonry, if materials conform to type, quality, color and character of masonry walls used elsewhere in the neighborhood

4. Stucco over concrete block or over wood frame subject to compatibility in form and color with stucco fences used elsewhere in the neighborhood.
5. Chain link, only in locations specifically approved by the ARC.

e. Unacceptable fencing materials (not all inclusive)

1. Aluminum or sheet metal.
2. Chicken wire, barbed wire or wire mesh.
3. Plastic webbing, reed, bamboo, or straw-like materials.
4. Corrugated or flat plastic sheets or panels.
5. Rope or other fibrous strand elements.

FLAGPOLES

1. No flagpoles shall be allowed in the front of any lot. Flagpoles elsewhere on a lot may be approved at the discretion of the ARC.

GUTTERS AND DOWNSPOUT

1. Gutters and downspout must be painted to match or complement existing trim or stucco.
2. Run-off from gutters must not affect adjacent properties and must be directed to the street via underground yard drains, or existing drainage swales, at the discretion of the ARC.

LANDSCAPE AND IRRIGATION

1. Trees and shrubs should be selected and placed in a manner which will not, at maturity, materially obstruct the view of adjacent homeowners. For purpose of clarification, a homeowner's view corridor shall include any area that lies within the extension of side property lines or within lines extended and parallel to the most exterior side walls of a house on such lot.
2. Plants are not to encroach on walkways or obstruct walkway lighting.
3. Irrigation lines are to be installed underground.
4. Proper drainage shall be maintained at all times and directed to the street in order to prevent run-off onto adjacent or common area properties. The integrity of the drainage system provided by Declarant must be maintained. Modifications to existing drainage systems shall in **NO WAY** hinder or reduce the performance level of lot drainage.

5. Sprinkler heads shall be installed and adjusted so as not to spray onto adjacent properties or sidewalks.
6. Use of drought tolerant landscape methods is suggested strongly recommended. A manual describing Drought Tolerant Landscaping may be available from the City of Oceanside.
7. City street trees in front/side yards may **NOT** be removed unless written authority from City is granted.

LIGHTING

1. Exterior walkway and security lights are to be directed onto the applicant's property only and shall be adjusted or screened to prevent light from falling onto adjacent property.
2. Light fixtures are to be compatible with existing fixtures in both scale and style. A sketch or picture of the proposed fixture shall be included in the ARC application.

PATIO SLABS

1. Building materials shall complement and be harmonious with the applicant's house.
2. The design of a deck or patio should take into consideration the intrusion upon a neighbor's privacy.
3. Proper drainage shall be provided in order to prevent standing water and run-off onto adjacent properties. All drainage shall be directed to the street. The integrity of the drainage system established by the Declarant shall be maintained at all times. Modifications to existing drainage shall in no way hinder or reduce the performance of the drainage system for such lot.

SCREEN DOORS AND SECURITY DOORS

1. Screen doors with scroll work or bars are allowed subject to ARC approval. Color pictures, photos or sketches shall be included in the ARC application.
2. Multiple panel screen doors are acceptable subject to ARC approval.
3. Security doors are allowed subject to ARC approval.

SECURITY SIGNS

1. Security signs should be no larger than 12" X 12" (one foot square), placed no more than three (3) feet away from the house and no more than three (3) feet above the foundation level.
2. A maximum of one sign shall be permitted in the exclusive use area.
3. Signs shall be freestanding, not attached to the house or the garage.

SOLAR ENERGY EQUIPMENT

1. Solar panels shall be placed flush with and in the same plane as the roof slope.
2. All necessary plumbing lines must be concealed or painted to match the roof material.
3. Solar panels shall be nonreflective in nature.

SWIMMING POOLS AND SPAS

1. Permanent above ground pools are not allowed. Portable or above ground spas are permitted subject to ARC approval.
2. Pool/Spa equipment shall be enclosed and shall be located so as to minimize noise or view disturbance to adjacent properties.
3. Plumbing lines to a spa or pool must be totally concealed or installed underground.

TOOL SHEDS

1. Tool sheds are allowed but shall be screened from view in a manner acceptable to the ARC.
2. The location and size of the shed is subject to review by the ARC.
3. The color of the shed shall match or be compatible with the dwelling unit.

WINDOWS AND WINDOW TREATMENT

1. Additional windows shall match or complement existing windows with respect to frame color, materials, size, height and overall massing.
2. Windows may be tinted; however, no reflective materials may be used to create a mirror effect from the outside.

3. No temporary materials such as sheets, paper, or foil shall be used for exterior shading purpose.

BASKETBALL BACKBOARDS/HOOPS

1. The use and placement of basketball standards or other sport apparatus shall be governed by the CC&R's. No such apparatus shall be placed closer than fifteen (15) feet from a neighboring residential building without ARC approval.

GENERAL COMMENTS

1. Many of the above listed home improvements require separate and additional approval from the City of Oceanside. It is the owner's responsibility to check with the City for further requirements.
2. According to the Wanis View Estates CC&Rs, specifically Lots 1, 58 - 62 and 66-78 must acquire an appropriate permit from the City of Oceanside, and must have an archaeological and Native American monitor on-site during excavation in excess of 1 foot for pools, spas, large trees, irrigation, etc. to insure that subsurface cultural features are not inadvertently disturbed.

**WANIS VIEW ESTATES HOMEOWNERS ASSOCIATION
ADDENDUM TO THE RULES & REGULATIONS**

RESOLUTION

WHEREAS, the Board of Directors of the Wanis View Estates Homeowners Association is empowered to govern the affairs of the Homeowners Association pursuant to Article V of the Bylaws. . .

WHEREAS, there is a need to adopt specific rules regarding the installation of artificial turf in front yards. . .

WHEREAS, it is the intent that this rule shall be applicable to all Owners and tenants and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors. . .

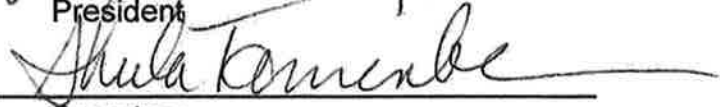
NOW, THEREFORE, BEIT RESOLVED THAT the following specifications regarding artificial turf is hereby adopted by the Board of Directors:

Architectural approval is required prior to the installation of artificial turf in front yards. Turf material must be made of polyethylene fibers. The density must be at least 65 oz. per square yard.

This resolution is adopted and made a part of the Rules & Regulations effective:

July 14, 2015
Effective Date: _____

BY: 
President

ATTESTED: 
Secretary

Wanis View Estates

CULTURALLY SENSITIVE LOTS

Per the CC&Rs Lots 1, 58-62 and 66-78 must have an archaeological and Native American monitor on-site during excavation in excess of 1 foot for pools, spas, large trees, irrigation, etc. to ensure that subsurface cultural features are not inadvertently disturbed.

Lot #:

0001 3200 Toopal Drive
0058 3412 Soyla Drive
0059 3416 Soyla Drive
0060 3420 Soyla Drive
0061 3424 Soyla Drive
0062 3428 Soyla Drive
0066 3433 Soyla Drive
0067 3427 Soyla Drive
0068 3423 Soyla Drive
0069 3419 Soyla Drive
0070 3415 Soyla Drive
0071 3411 Soyla Drive
0072 3407 Soyla Drive
0073 3403 Soyla Drive
0074 498 Leepish
0075 494 Leepish
0076 490 Leepish
0077 486 Leepish
0078 482 Leepish

HOME IMPROVEMENT FORM/GUIDELINES

Wanis View Estates
 c/o Avalon Management
 3618 Ocean Ranch Blvd
 Oceanside, Ca 92056
 ph. (760) 481-7444
 Email: Wanis@AvalonWeb.com

Lot _____
 Tract _____
 Close of Escrow ___ / ___ / ___

Name: _____ Homeowner's Signature: _____
 Address: _____ Home Phone: _____
 _____ Work Phone: _____

Submittal Checklist: (Please include the following)

- _____ Home Improvement Form
- _____ Facing, Adjacent and Impacted Neighbor Statement
- _____ 3 Sets of drawings – should include details of size, design, color and materials. Location of drains must be included in drawings. Names of plants must be included

Projects Being Submitted: (Please check appropriate items)

ARCHITECTURAL

- _____ Awnings
- _____ Deck (wood)
- _____ Gazebo
- _____ Green House
- _____ Patio Cover
- _____ Patio Slab
- _____ Painting
- _____ Rain Gutters
- _____ Solarium
- _____ Addition/Extension
- _____ Other: _____

LANDSCAPE

- _____ Front
- _____ Rear
- _____ Trees

HARDSCAPE

- _____ Front
- _____ Side
- _____ Rear
- _____ Retaining
- _____ Drains

EQUIPMENT

- _____ Air Conditioner
- _____ Built-in Barbecue
- _____ Lighting
- _____ Pool & Equipment
- _____ Spa & Equipment
- _____ Swing Set/Playhouse
- _____ Waterfall/Fountain
- _____ Other

Below this line for committee use only

The Architectural Committee has determined that the above submittal is:

_____ Approved _____ Approved with conditions _____ Disapproved

- () All lighting must be low wattage
- () Plant materials must not be attached to common area fence
- () All paving materials are in colors compatible with house
- () No raised planters against existing walls or fences. (no more than 12" of soil to be retained)
- () All plant material should not encroach onto neighbor's property
- () Pool and/or spa must be set back according to City requirements
- () Structures must not exceed the height of the fence or be visible from the street
- () Submit originally reviewed plans with revised drawings
- () Patio color scheme must match existing house and/or trim
- () Please submit 3 copies of revised drawings, along with 1 copy of original drawing (no additional fee required).

Resubmit to: Wanis View Estates Homeowners Association, C/O The Prescott Companies
 5950 La Place Court Suite #200 Carlsbad, CA 92008

Comments: _____
 Architectural Committee Signatures _____

FACING AND ADJACENT NEIGHBOR STATEMENT

APPLICANT'S NAME: _____

ADDRESS: _____

PHONE: _____

This is intended to advise your neighbors who own property adjacent to your lot/property line of the improvements you plan to make. This includes side, rear and the possibility of front, or across the street neighbors. **Have each of your neighbors sign this form and in the corresponding spaces, in accordance with the diagram below.**

NOTE: Neighbors A & B must sign all applications. If the improvement is in your back yard, neighbors C, D and E must also sign. If the improvement is in the front yard, neighbors F, G and H must also sign. If no neighbors exist, or there is a vacant lot, please specify: "NO NEIGHBORS", "VACANT LOT" OR "NOT APPLICABLE (NA)". FAILURE TO HAVE THIS SECTION COMPLETED WILL DELAY YOUR APPLICATION.

C	D	E
A	YOUR HOME	B
	YOUR STREET	
F	G	H

NEIGHBOR	PRINT NAME AND ADDRESS	COMMENTS (ATTACH ADDITIONAL COMMENTS TO THIS FORM)	ACKNOWLEDGING SIGNATURE	LOT #
A				
B				
C				
D				
E				
F				
G				
H				