

***AMERIGE HEIGHTS  
COMMUNITY ASSOCIATION  
DESIGN REVIEW GUIDELINES***

*Revised February 25, 2019*

*Revisions Approved and Adopted by the Board of Directors February 25, 2019*

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**Design Guidelines Approved Plant List**

Trees, Shrubs, Vines & Espaliers .....	2 Pages
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**Supplemental Approved Plant List**

Trees .....	3 Pages
Shrubs .....	3 Pages
Vines & Espaliers .....	1 Page
Ground Covers .....	1 Page

**Appendix**

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## ***I. INTRODUCTION***

An important function of the Amerige Heights Community Association (Association) is the retention of the “Neo-traditional” architectural character of the Amerige Heights community. The Board is responsible for the administration and enforcement of architectural review and control within the community by the authority given to it in the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Amerige Heights (CC&Rs). The CC&Rs provide for a Design Review Committee (DRC) that is to be appointed to review all plans and specifications for any improvements proposed to be constructed within Amerige Heights, and to either approve, conditionally approve or disapprove such proposed improvements. The CC&Rs authorize the DRC to adopt, create, change, eliminate, enforce and administer the Design Review Guidelines (Guidelines). The Board also has the right to levy “Special Assessments” against any Owner who fails to comply with the provisions of the Guidelines. These Assessments are a way of reimbursing the Association for costs incurred in the repair of damage to the Common Area that is being maintained by the Association for which an Owner was allegedly responsible. Special assessments may be levied or other enforcement means may be taken for non-compliance with these guidelines as authorized by the Association’s CC&R’s and other legal documents.

### **Section 1.1 Intent of the Guidelines:**

These guidelines are mainly concerned with the physical appearance of the community environment. The DRC’s areas of concern in the Design Review Guidelines include but are not limited to 1) room additions, patio covers, and gazebos that are generally considered “architectural improvements”, and 2) planting, flatwork, pools, spas, walls and fences, that are generally considered “landscape” improvements. All proposed “architectural” and “landscape” improvements are to be submitted to the DRC for review and approval. In order to be considered for review, all submittals must include a completed Submittal Checklist and an DRC Application. No work, improvements or demolition is to be started prior to DRC or Board approval of the proposed plans.

**THE REVIEW AND/OR APPROVAL OF ANY PLANS, IMPROVEMENTS, CONCEPTS, CONSTRUCTION, ETC. BY THE DESIGN REVIEW COMMITTEE AND/OR THE BOARD IS DONE TO CHECK FOR CONFORMANCE WITH THE CC&RS AND THE DESIGN REVIEW GUIDELINES AND DOES NOT REVIEW NOR WARRANT THE PLANS AS REGARDS CONFORMANCE WITH ANY APPLICABLE GOVERNING CODES AND ORDINANCES NOR STRUCTURAL STABILITY OR SUITABILITY.**

### **Section 1.2 Design Review Guidelines:**

The Guidelines establish general procedural rules and a range of deposits and fees to cover improvements that range from minor to major architectural and/or landscaping improvements. The DRC has been given the authority by the Board to establish on an “individual case basis” the procedural rules and the amount of the fees and deposits required to be paid by an Owner within the parameters of the guidelines established by the Design Review Guidelines based upon the type and the nature of the proposed improvement for which plans have been submitted.

**Section 1.3            Approval:**

The DRC may condition its approval of plans and specifications with any changes it deems appropriate and has the right to require the submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications. In the event the DRC fails to approve or disapprove plans and specifications within forty-five (45) calendar days after receipt by the DRC of all materials requested, such plans and specifications shall be deemed approved. This forty-five (45) calendar day period shall begin when the DRC deems the submittal package complete.

**Section 1.4            Appeal:**

The Design Review Committee's decisions are final. There is no appeal to the Board as stated in the CC&R's, Section 5.10.

**Section 1.5            City of Fullerton/County Approval:**

Please be aware that approval of the DRC is for aesthetic purposes only and that all necessary governing agency building permits must be obtained and that all applicable regulations must be adhered to at all times. After the Committee has approved the plans for aesthetic purposes, the local regulatory agencies must be contacted, and processed if required, to ensure that the plans are in compliance with all building, zoning, health and other applicable regulations currently in force.

**Section 1.6            Sub association Information:**

Your sub association may have its own guidelines with which you are subject to comply, in addition to these Guidelines. For example, the Amerige Heights Community Association cannot grant approval to improve, modify or change a component or area that falls within the maintenance responsibility or obligation of either the Amerige Heights Community Association or your sub association. However, to extent that you have a yard, courtyard or other area that you as an individual are responsible to maintain and/or install the landscaping or other improvements, submission to and approval by the Amerige Heights Community Association is required.

**II.    *GENERAL SUBMISSION PROCEDURES & REQUIREMENTS***

**Section 2.1            Application Submittal:**

All applications are to be made to Action Property Management (the Management Company), the managing agent for the Amerige Heights Community Association. Applications may be mailed or delivered to:

The Amerige Heights Community Association  
c/o Action Property Management  
2603 Main Street, Suite 500  
Irvine, CA 92614  
Telephone inquiries should be directed to: (800) 400-2284

All requests for DRC approval must be made on the standard Amerige Heights Community Association DRC Application forms and include a completed copy of the Submittal Checklist and Neighbor Awareness Form. One set of application materials is provided with these guidelines or may be obtained from the Management Company.

Applications submitted to DRC members will not be accepted and will be returned to Applicant for submittal to the Management Company.

**Section 2.2**            **Required Copies:**

Each application must include three (3) complete sets of plans, showing all of the items requested in Section IV of these Guidelines and that apply to the appropriate housing type.

**Section 2.3**            **Construction Drawings:**

Plans must be prepared in accordance with all applicable building codes and ordinances and with clarity and completeness. It is requested that any work involving major improvements, or work requiring variances be submitted at the preliminary drawing stage for review by both the DRC and the governing agency.

**Section 2.4**            **Right of Entry:**

If work related to the approved improvements requires the use of common areas for purposes of transporting labor and materials, or for the temporary storage of materials for the work, such need shall be stated on the plan with the submittal. The applicant shall obtain written permission from the Association for the “Right of Entry” prior to such use during the course of construction. A copy of this letter granting permission shall be filed with the DRC prior to the commencement of construction.

**Section 2.5**            **Improvement Security Deposit:**

The Association will require an initial security deposit of five hundred dollars (\$500.00) on behalf of the Association to cover the costs, should they arise, of restoration, cleaning, and repair of common areas caused in connection with improvements to a lot or residence. The Association may require other initial or additional deposits for improvements. Any security deposit not utilized for repair of common areas shall be returned to Owner after completion of the proposed improvements based upon on submittal and approval of the Notice of Completion form and submittal of the Request for Deposit form. In addition to a security deposit, the DRC may require an indemnity or restoration agreement.

**Section 2.6**            **Neighbor Awareness:**

The Neighbor Awareness form is intended to advise neighbors who own property adjacent to the proposed work in an attempt to avoid potential conflicts. It is intended as a courtesy and is not an approval or denial option for an adjacent owner. The completion of this form will necessitate obtaining the signature of your neighbor(s) on the Neighbor Awareness Form in the spaces provided. If no one has moved into the adjacent property and it is still owned by the Builder, than the signature of the Builder is required. The neighbors who must sign the Neighbor Awareness form must also **initial each and every sheet of drawings** they are shown to review. At the minimum, the signatures of the property owners who have a lot line in common with the property for which the submittal is made along with the property owner(s) across the street from the property for which the submittal is made will be required. Additional property owner signatures may be required at the discretion of the DRC. In the event of neighbors that are in escrow or uncooperative in reviewing plans, a good faith effort must be made to obtain the signatures as evidenced by furnishing copies to the DRC of a letter transmitting plans and requesting review. The neighborhood awareness form is intended as a notification tool only. By requiring notification, this will promote discussion between homeowners and hopefully resolve any disputes

before the improvements are submitted for approval. The approval or disapproval of architectural plans by the DRC is not based solely on the homeowner awareness form. **No application will be considered a complete submission until the Neighbor Awareness Form condition has been met to the satisfaction of the DRC.**

**Section 2.7**            **Review Fees:**

There is a *one hundred and twenty-five dollar (\$125.00)* fee required for the Design Review plan review. The review fee is required with the submission of the Design Review application. Any application submitted without the required fee will not be considered complete and will be returned to the applicant. The DRC can require an additional fee for major architectural or landscape improvements in excess of the initial *one hundred and twenty-five dollar (\$125.00)* amount. The major improvement review fees will be set by the Board to assist in the review process.

The DRC and/or Board of Directors may amend all review and appeal fees from time to time as the cost of professional consultants change.

**Section 2.8**            **Incomplete Submittals:**

To avoid unnecessary delays and expenses, the Management Company is unable to 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. Should the Management Company and/or DRC accept an incomplete submittal either by exception or error, the “acceptance” does not deem the submittal complete. The DRC may proceed with the review and deny formal approval until a complete package is submitted.

**Section 2.9**            **Non-Liability:**

Plans and Specifications are not approved for (a) engineering design, (b) compliance with zoning and building ordinances, and other applicable statutes, ordinances or government rules or regulations, (c) compliance with the requirements of any public utility, (d) any easement or other agreement, or (e) preservation of any view. By approving or not approving such plans and specifications neither the DRC, the members thereof, the Association, the Owners, the Board, nor Builder assume liability or responsibility therefore, or for any defect in any Improvement constructed from such plans and specifications or for any obstruction or impairment of view caused or created as the result of any Improvements approved by the DRC

**Section 2.10**        **Disposition:**

Upon approval, disapproval, or in the event the DRC requests clarification or additional information, all submissions shall be distributed as follows:

- (a) One approved plan shall be placed in the Association files.
- (b) Two approved plans shall be returned to the owner who shall be required to maintain the same at the work site during the course of construction until such time as the Notice of Completion has been approved by the DRC or its designated representative.
- (c) Disapproved plans or those requiring clarification or additional information shall be returned to the Owner. Said plans shall be included in subsequent submittals.



**Section 2.11      Time Period:**

Work related to the approved submittal must commence within one hundred twenty (120) days of approval or the DRC may void this approval and require new submission for review unless otherwise specified in writing by the DRC. All works of improvement shall be completed within one (1) year after the date of approval, unless otherwise specified in writing by the DRC. This time frame does not apply to the installation of the initial landscape improvements that must be completed within six (6) months from the close of escrow.

**Section 2.12      Inspection:**

Within forty-five (45) days following the completion of the improvement as indicated on the “Approved” copy of the drawings and specifications, the owner/applicant shall notify the DRC for final inspection and approval. This notification shall be made by means of a “Notice of Completion” form along with photos of the approved work. If no inspection or response is made, work will be deemed completed in compliance with approved plans and specifications forty-five (45) days after receipt by the Management Company of the owner’s notification to the DRC requesting the inspection.

**Section 2.13      Enforcement:**

Failure to obtain the necessary approval from the Association will constitute a violation of the CC&Rs and may require modifications or removal of work at the expense of the Owner.

**Section 2.14      Violations:**

All residents have the right and responsibility to bring to the attention of the Association any violations of any of the provisions or guidelines. Such comments, observations or complaints must be presented in writing with a homeowner’s signature. Anonymous letters or verbal comments in person or over the phone will not be deemed properly submitted and are not acceptable to be acted upon.

**Section 2.15      Amendments:**

These guidelines along with the provisions set forth in the CC&Rs form the basis and criteria for evaluation of plans and specifications submitted for review and approval by the DRC. Any condition or material not defined in the Association’s Governing Documents shall become a matter of reasonable judgment on the part of the DRC acting in good faith on behalf of the best interests of the Association as a whole.

**The Design Review Committee and Board of Directors may at their discretion from time to time amend the Design Review Guidelines.**

### III. GENERAL CONDITIONS OF APPROVAL

The following shall be the conditions of any architectural approval and shall be incorporated by reference only as the approved plans or DRC's letter of approval. It shall be the responsibility of the owner of the residence, on which an approval was granted to insure that these conditions are enforced upon all persons or firms used, engaged or employed in carrying out any operation or trade in conjunction with said improvement.

#### **Section 3.1            *Signs:***

No signs shall be displayed on any residence other than the signs advertising the property for sale and/or as permitted by the CC&Rs. This restriction includes tradesmen's, contractor's, and installers' signs of any type, including the signs identifying the residence as the site of their activities of operation.

#### **Section 3.2            *Hours of Operations:***

The hours of operation are set and governed by the City of Fullerton and may be changed from time to time.

#### **Section 3.3            *Temporary Structure:***

No structure of a temporary character will be permitted to remain on any lot without the written approval of the DRC.

#### **Section 3.4            *Construction Materials:***

All construction materials must be stored within an owner's lot. Any construction materials that are delivered and deposited on the streets or on any other common area must be relocated to the owner's lot at the end of each calendar day unless otherwise authorized in writing by the City of Fullerton and the DRC. The owner who is making the improvements shall be responsible for removing all debris and maintaining all common areas, including the streets and walkways, in a clean and attractive condition. The Board has the right to levy Compliance and/or Special Assessments against the owner who is making the improvements to recover the cost of cleaning or restoring any common area to the condition that existed prior to the commencement of such improvements.

#### **Section 3.5            *Maintenance of Improvements:***

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

#### **Section 3.6            *Conditions Not Covered:***

Any condition not covered or material not contained within these Guidelines shall become a matter of judgment on the part of the DRC.

#### **Section 3.7            *Construction Equipment:***

The owner who is making improvements shall be responsible for insuring that construction equipment such as trucks, concrete mixers, trailers, trash bins, and compressors shall not be parked or placed on the streets for a period greater than seventy-two (72) hours or as regulated by the local governing

jurisdiction. Additionally, all construction equipment is strictly prohibited from all other common areas. The Board has the right to levy Compliance and/or Special Assessments against the owner who is making such improvements as a disciplinary measure for a violation of the foregoing regulation. Compliance and/or Special Assessments are intended as reimbursement for any costs incurred by the Association in the repair of damage for which such owner, or such owners agents or contractors was allegedly responsible.

### **Section 3.8            Drainage:**

Do not interfere with the rain gutters, downspouts, or other drainage systems (whether surface or subterranean) originally installed by the Builder, or any other interference with the established drainage pattern over any lot or common areas, unless an adequate provision, previously approved in writing by the DRC, is made for proper drainage. Do not change the grade at the base of existing fences and/or walls and do not retain or raise the grade against them as they are not designed to accommodate this structural load. All paved and planting areas are to drain at a minimum of 1% or one foot of fall in 100 feet of run or 1/8" of fall in one foot of run. It is preferred that plant beds drain at a minimum of 2% or two feet of fall in 100 feet of run or 1/4" of fall in one foot of run. All drain pipes must have a slope of a minimum of 1/2% or six inches of fall in 100 feet of run or 1/16" of fall in one foot of run with a slope of 1% preferred. All grades in plant beds must be held a minimum of six (6) inches below the adjacent finish floor or a minimum of four (4) inches below the stucco screed line, whichever is greater. All grades in plant beds must be held a minimum of six (6) inches below the top of adjacent planter or retaining walls. All finish surfaces of paving are to be held below the adjacent metal stucco house screed. All plant beds and paving areas are to slope away from the house.

## ***IV. SUBMITTAL REQUIREMENTS***

In addition to the general submission procedures described in Section II of these Design Review Guidelines, Owners within the Development, other than Builder, shall comply with the following submission guidelines:

### **Section 4.1            Submittal Checklist:**

There are four parts to the Submittal Checklist attached.

- ◆ The first part lists the submittal requirements for All Improvements that must be included with any and all submittal requests.
- ◆ The second part lists the submittal requirements for Landscape Improvements (e.g., plant material, hardscape, spa and pool, and fences and walls).
- ◆ The third part lists the submittal requirements for Exterior Improvements (e.g., trellis, gazebo, sunshade, balcony, window and door treatment and exterior color or material changes).
- ◆ The fourth part lists the submittal requirements for Space Improvements (e.g., room additions or conversions).

If you are applying for landscape improvements, you must submit all of the items listed under the Landscape Improvements part of the checklist. If you are applying for exterior improvements such as a trellis or gazebo, you must submit all of the items listed under the Exterior Improvements part of the checklist. If you are applying for room addition or conversion, you must submit all of the items listed

under the Space Improvements part of the checklist. If you are applying for improvements involving items related to more than one part of the checklist, you must include all of the items for all of the parts of the specific checklist related to the improvements for which you are applying. Requests involving a landscape plan with a gazebo or shade structure, must be submitted with the items required for both the Landscape Improvements and Exterior Improvements parts of the checklist.

All applications shall include the items listed under the "All Improvements" part of the checklist.

**Section 4.2**                    **Minimum Submittal Requirements For All Improvements:**

When required by the checklist, each type of drawing submitted must include the minimum amount of information listed below:

(a)     **Plot Plan:**

(i)     Plot plan to be drawn to scale at either 1/8" = 1'-0" (1/8<sup>th</sup> scale) or 1/4" = 1'-0" (1/4<sup>th</sup> scale). Drawing is to be submitted at this scale and not drawn at this scale and then reduced during the reproduction process in order to fit it onto a smaller size sheet of paper.

(ii)    Show all lot lines accurately as to length, angles and amount of curve. Show and label all existing and proposed buildings, structures, fences, walls, sidewalks, driveways, drive approaches and other improvements. Indicate all required setbacks, easements and top and toe of slopes.

(iii)   Show all dimensions on work to be considered; distances between existing and proposed work and distances between proposed work and property lines, setback lines and slopes.

(b)     **Landscape Plan:**

(i)     Utilize the "Plot Plan" noted above and include proposed walkways, walls, pilasters, fire pits, barbecues, decks, fences and walls, stairs, trellises, arbors, gazebos, spas, ponds, fountains, ornamental rocks, bar-b-ques, courts, play equipment, apparatus and yard lighting and other hardscape elements.

(ii)    Planting plans shall utilize the "Plot Plan" noted above along with all hardscape elements noted above and shall indicate the location of each shrub, tree, and vine along with its botanical and common names and the size of container from which it is to be planted.

(iii)   Proposed fences and wall drawings shall note materials, colors and heights. Heights shall be noted in relation to the immediate ground elevations.

(iv)    Pool and spa plans shall include the location, size and visual and sound mitigation treatment of all mechanical equipment.

(c) **Exterior Elevations:**

(i) Provide exterior elevations at a minimum scale of  $\frac{1}{4}'' = 1'-0''$  of all proposed structures including trellises, gazebos, and shade structures. When the proposed improvement is attached to the existing home, show the existing elevation in relation to the proposed improvement.

(ii) Note all member sizes, materials, finishes, colors and textures of proposed work. Note if proposed finishes and materials are to match existing finishes and materials. Trellises and gazebos are to be painted to match the homes existing trim, fascia or white.

(iii) If the proposed finish materials or colors are different than those noted above or of the existing structure, a color and material board must be included clearly depicting the materials and/or colors that are to differ.

(d) **Floor Plans:**

(i) Indicate all walls, columns, openings and any condition or feature that will affect the exterior design of the structure.

(ii) Show dimensions and labels for all proposed work and related existing work; and indicate their relationships.

(iii) Delineate all parts of the exterior that cannot be shown on the elevation drawings.

(iv) Identify square footage of proposed work and existing work.

(e) **Roof Plan:**

(i) Show all existing and proposed roof surfaces. Note pitches and overhangs.

(ii) Call out existing and proposed roof materials and colors.

(f) **Mechanical and Solar Energy Plans:**

(ii) Include all mechanical devices exposed to the exterior and all solar collectors, racks, storage facilities, piping and distribution components.

(g) **Existing Home Remodel / Addition Plans Including Second Floor Decks, Sunrooms, Etc.:**

(ii) Provide a "Plot Plan", "Exterior Elevations", "Floor Plans" and a "Roof Plan" as noted in this section (items 'a', 'c' 'd' & 'e') along with photos of all sides of the exterior of the house.

(iii) Provide setback dimensions to proposed improvements from all side, front and rear property lines.

- (iv) Provide a tabulation of lot coverage indicating the total lot area as measured within the property line boundaries, the amount of lot coverage by the existing house and garage along with the proposed improvement.

## ***V. SITE DEVELOPMENT GUIDELINES***

The following site development guidelines shall apply to all improvements, except such work undertaken by the Builder:

### ***Section 5.1 Workmanship:***

All lot improvements shall be performed in a manner consistent with the guidelines. Any work deemed by the DRC as not meeting the guidelines shall be reworked to meet those guidelines or removed and the lot improvements restored to its original condition. Any damage or destruction to common area caused by such improvements shall be repaired or replaced by the property owner to the condition that existed prior to commencement of the work by the owner or his/her contractor. In the event the owner refuses to rework, remove and/or restore as called for above, the DRC shall request the Board of Directors to cause such rework, removal and/or restoration and the cost thereof shall be assessed to the owner as provided in the By-laws of the Amerige Heights Community Association.

### ***Section 5.2 General Development Guidelines:***

#### ***(a) Heights:***

##### ***(i) Dwellings:***

Heights of improvements other than landscaping shall be restricted to the maximum height of the existing structure and must be compatible with the intent of the existing structure with respect to massing and enclosure.

##### ***(ii) Other Structures:***

Maximum height of the occupiable area of all other structures including patio structures, trellises and gazebos shall be limited to ten (10) feet in height for flat roofs and up to twelve (12) feet for peaked or sloping roofs. All portions of proposed structures that are decorative and unoccupiable and exceed the ten (10) feet limit for flat roof areas and twelve (12) feet for sloping or peaked roof structures are subject to review and may not be permitted.

##### ***(iii) Vertical trellises, trellage, grills, or small arbors are not to exceed seven (7) feet in height.***

##### ***(iv) No item, with the exception of patio covers, trellises, gazebos, rose arbors, overhead trellage and play structures shall exceed the height of the adjacent perimeter wall or fence or six (6) feet above the lowest immediately adjacent grade, whichever is less. This includes fountains, waterfalls, statues, garden art elements, etc.***

**(b) Setbacks:**

Minimum setback guidelines for the community are established in conformance with the applicable Amerige Heights Specific Plan (September 2000) and Amerige Heights Design Guidelines (April 2001). These guidelines affect all improvements including without limitation, buildings, out-buildings, garages, carports, pools, recreation facilities, parking areas, awnings, patio covers, balconies, stairs and decks. In the case of irregular shaped lots or flag lots, the DRC may establish front, side and rear yard setbacks, consistent with the approved minimum guidelines, to allow alternative siting of improvements. Freestanding structures shall occupy a maximum of 20% of rear yard area. The rear yard area shall be measured from the back of the house to the rear and side property lines. All freestanding and attached structures, regardless of size, require approval from the DRC.

For freestanding patio covers, arbors, trellises and similar structures, the following setbacks shall apply.

- (i) Side Yard Setbacks as established by the Amerige Heights Specific Plan are as follows:
  - i. Lots 45 ft. in width or narrower, including Green Courts – the side yard setback is eight (8) feet adjacent to a street or three (3) feet if adjacent to a neighboring house.
  - ii. Lots wider than 45 ft. – the side yard setback is ten (10) feet adjacent to a street or five (5) feet if adjacent to a neighboring house.
- (ii) Rear Yard Setbacks as established by the Amerige Heights Specific Plan are as follows:
  - i. Green Courts – three (3) feet six (6) inches or forty two (42) inches.
  - ii. All other lots – five (5) feet or sixty (60) inches.
- (iii) For irregularly shaped lots or for clarification, see Tables 3-9 and 3-10 of the Specific Plan:
- (iiii) All raised planters, steps, pilasters or other design elements situated above the surrounding grade should be set back two feet (2') from the public sidewalk.

**(c) Architectural Elements:**

The Amerige Heights Specific Plan and Design Guidelines have been developed to establish the character and development standards for the community. Sections 5.3.4 and 4.3.5 of the Amerige Heights Specific Plan establish Building Massing and Placement Standards and Architectural Design Guidelines. Section III of the Amerige Heights Design Guidelines establishes the Community Design Guidelines, including site design and guidelines for architectural character. For home additions or remodels, please refer to the Specific Plan and Design Guidelines.

**(d) Sundecks:**

No sundecks are permitted on or over any portion of a second story roof (e.g., crow's nests etc.). Floor heights for decks are limited to those of the existing second floor living levels. All sun decks shall be directly accessible from living unit levels. A sundeck is further defined as a balcony, open porch, etc., which is attached to the house at second floor level height. The railing is to be appropriate to the home's architectural style – no horizontal pipe rails are allowed.

**(e) Exterior Stairs:**

Exterior stairs are not allowed.

**(f) Chimneys:**

No chimney on a dwelling unit or attached to a dwelling unit may extend higher than the maximum height as allowed by the Building Code of the City of Fullerton. Any freestanding fireplace located in the yard area is not to exceed 7 feet (7') in height, including the chimney.

**(g) Exterior Colors:**

Exterior colors of all existing improvements shall not be changed or altered. All colors shall be consistent with existing colors of the community.

**(h) Antennae:**

Appliances or installations upon the roof of any residential or accessory structure, except for solar panels or other appliances installed by the Builder, shall not be permitted unless approved by the DRC. All electrical, mechanical or other equipment on any roof of any building in the property shall be treated, wherever possible and in such a fashion, so as not to be visible from the street.

**(i) Satellite Dish:**

No satellite "dish" antenna shall be constructed, erected, altered, placed, or permitted to remain on any Lot without the prior written approval of the DRC. The size of the satellite antennae must be compatible in scale with its location. The satellite antennae must be screened by landscape that is, or will be, located solely on that owner's Lot or if mounted on the home and painted to match the existing surface color. The antennas designed to look like patio umbrellas must also receive approval under these criteria.

The goal of the DRC will be to balance the aesthetic requirements of the community with the reasonable functionality of the satellite dish. The Committee shall:

- (i) Strive to prohibit the location of the dish from the front yards or portions of the roof that face the front yard.
- (ii) Require reasonable screening of the dish from view by surrounding properties where the dish is located in the yard of a Lot. Such screening shall be accomplished in order of priority by:
  - (A) Installing landscape materials around the dish to screen the dish from view.
  - (B) Installing walls/fences around the dish to screen the dish from view.
  - (C) Combination of the above.
- (iii) Operate in good faith and in the best interests of the community in reviewing



applications for satellite dishes. The Committee shall require reasonable mitigation of the visibility of the dishes in order to promote aesthetic compatibility of the dishes with the surrounding properties. If it is determined by the Committee that satellite dishes are regulated by City of Fullerton, State, or Federal Agencies such that these or other Design Review guidelines of the Amerige Heights Community Association may be limited in their enforceability, the adoption of these guidelines shall not be construed as an absolute obligation of the Association to litigate the enforceability of its Design Review guidelines for satellite dishes.

(iv) All Design Review applications concerning satellite “dish” antenna shall:

(A) Include “Plot Plans” per Section 4.2a of these guidelines showing the location of the antenna in relation to adjoining structures;

(B) Specify the “dish’s” shape, height, width, diameter and shall include a photograph, drawing or catalog cut or specification sheet of the antenna; and a “Landscape” or “Plot Plan” per Section 4.2a of these guidelines showing the type, locations, elevation and color (in the case of a fence) of trees, bushes, shrubs, plants, hedges or fences designed for the purpose of screening the dish.

The Association will determine if the screening chosen by the homeowner is appropriate by considering the following criteria:

(1) The effect of the “dish’s” location on neighboring property;

(2) The location and heights of the “dish” with respect to visibility, color scheme and aesthetic beauty;

(3) Whether the “dish” conforms and is “in harmony” with the external design of surrounding and neighboring structures; and the location of the “dish” in relationship to the topography, surrounding and natural obstructions, grade and finished ground elevation of the neighboring property.

**(j) Door, Window and Skylight Coverings:**

Doors, windows and/or skylights shall not be covered with unsightly material such as aluminum foil, paper, paint, etc. Please review Section 2.9.3 of the CC&R’s for more specifics.

**(k) Garage Doors:**

Garage doors shall be compatible with the design, color and style of the house. The door shall be simple in design and color with no ornate decoration. Decorative glass panels in the upper sections of the door are acceptable if they are in keeping with the homes architectural style.

**(l) Exterior Lighting:**

Lighting fixture locations, heights & sizes with bulb type & wattage. Exterior lighting is to be

indirect and shielded from adjacent properties. All lights must be compatible with house design and should be simple in design & color. No exposed wires or cables are allowed. No exterior lighting shall be placed or maintained upon any lot so as to cause an unreasonable glare or illumination upon any other private or common lot. "High pressure sodium", "metal halide" or other high intensity lamp sources are considered appropriate.

**(m) Clotheslines:**

Outside clotheslines shall not be erected, unless they are placed and maintained so as not to be visible from neighboring properties. Clotheslines must be submitted for approval, but are strongly discouraged.

**(n) Fences and Walls:**

Fences, walls, and gates shall not be installed, removed, reconstructed, or modified as to structure, finish or color without the prior written consent of the DRC. Double walls constructed side by side shall not be permitted except in the form of "flash" or "cheek" walls utilized to retain grade against existing fences or walls. Fences, walls and gates shall not exceed six (6) feet in height or the adjacent property line wall or fence, which ever limits the height to a lower elevation. Retaining walls are subject to the approval of the DRC. 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. 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. Side yard return walls shall be masonry with wood or wrought iron gates; however, all walls, fences and gates must properly screen any element as required in these guidelines.

**(i) Side-Yard Walls:**

The DRC will approve requests to modify side-yard walls if the owner first obtains the approval of the adjoining neighbor and agrees to construct the wall so that it matches the existing wall in terms of material, color and height. The owner must also agree to consult with a professional soils and structural engineer as to the design of the wall.

**(ii) Front Yard Retaining Walls:**

Shall not exceed 36 inches in height as measured from the finish grade on the exposed side.

**NO APPROVAL IS GIVEN OR IMPLIED TO CHANGE, REMOVE, MOVE OR MODIFY ANY AND ALL EXISTING FENCES, WALLS, PILASTERS, GATES AND OTHER SUCH ITEMS THAT ARE MAINTAINED BY THE ASSOCIATION EVEN IF INDICATED ON THE APPROVED PLAN.**

**(o) Planter Walls:**

Building materials used to construct decorative planters should blend in and compliment the style of the home and existing walls or fences. These materials are subject to the DRC's approval. All planter walls shall also have an approved drainage system located near the wall footing. Side yard walls may not extend to within four feet (4') of the public sidewalk.

**(p) Patio Structures, Sun Shades and Gazebos:**

All patio structures, sunshades and gazebos shall be constructed according to the governing standards, regulations and ordinances of the City of Fullerton. No metal or aluminum patio covers are permitted. Side elevations of shade structures shall not be enclosed in any manner, except in the case where a wall of a dwelling forms a natural enclosure to some or all portions of a side elevation. Trellis posts shall be located a minimum of 5 ft. from all side and rear property lines or in accordance with the City of Fullerton ordinances, whichever is the more restrictive. Maximum height of the patio structures, trellises and gazebos shall be limited to ten (10) feet in height for flat roofs and up to twelve (12) feet for peaked or sloping roofs. All portions of proposed structures that are decorative and unoccupiable and exceed the ten (10) feet limit for flat roof areas and twelve (12) feet for sloping or peaked roof structures are subject to review and may not be permitted. Design, color, finish and detailing are to be consistent with the existing house.

**(q) Mailboxes:**

Mailbox post guidelines and enclosures shall be subject to the control and approval of the DRC unless otherwise controlled by the U.S. Postal Service.

**(r) In-ground Flagpoles:**

The design, material and installation of in-ground flagpoles of any kind (including decorative or seasonal flags) shall be subject to the review and approval of the DRC.

**(s) Mechanical and Solar Devices:**

All mechanical equipment exposed to the exterior, including pumps, heaters, air-conditioning compressors, and solar devices including collectors shall be subject to review and approval of the DRC.

**(i) Permissible Types of Solar Energy Systems:**

For the purposes of this Policy, the term "solar energy system" is defined in California Civil Code § 801.5(a)(1) and (2) and includes any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for (a) space heating or cooling, (b) water heating, or (c) electric generation. Other solar energy devices are not permitted.

**(ii) Design Review Procedures:**

**(a) Written Request, Plans and Specifications; Prior Approval.** Prior to installing a solar energy system, an owner must submit an application and plans to the Design Review Committee in the same manner and containing the same information as an application for approval of any other architectural modification, addition, or alteration, in addition to all other information required in this policy.

**(b) Decisions in Writing.** Any Association decision regarding a solar energy system application shall be in writing.

(c) Approval may be Conditioned. The Association may require as a condition of its approval that the owner install the solar energy system in a different location than originally proposed and/or in a different manner and comply with any other reasonable restriction, as long as the Association's requirements do not exceed the cost and efficiency parameters specified in Section III of this Policy. The Association may also require the installation of a different solar energy system of comparable cost, efficiency, and energy conservation benefits.

(d) Later Modifications by Association Permissible. After the solar energy system has been installed, the Association reserves the right to require post-installation modifications to the system to address health and safety issues, as well as glare, and other nuisance issues raised after installation.

(iii) Restrictions and Placement of System and Manner of Installation:

1. Location. **Solar energy systems must be installed in the least obtrusive location possible that does not significantly increase the cost of the system or significantly decrease its efficiency or specified performance.** "Least obtrusive location" means a location where the solar energy system is the least visible and produces the least glare that may be seen from common area or Amerige Heights residences.

(a) For solar water heating systems, a significant increase in cost means an amount exceeding 10% of the cost of the originally proposed system; a significant decrease in the system's performance or efficiency means the efficiency of the originally proposed system is reduced by more than 10%.

(b) For solar electricity generation (photovoltaic) systems, a significant increase in cost means \$1,000 more than the cost of the originally proposed system; a significant decrease in the system's performance or efficiency means the efficiency of the originally proposed system is reduced by more than 10%.

2. Restrictions. The Association requires the following:

(a) Least Obtrusive. The solar energy system shall be (i) flat mounted on the roof (as opposed to raised or angle-mounted), and (ii) mounted on the portion of the roof that faces away from streets, as long as efficiency is not unreasonably reduced.

(b) Ancillary Equipment. To the maximum extent possible, all wiring, piping, lines, and other associated equipment must be installed so as to be the least visible from common property. The Association may require that such components be painted to blend in with the background color of the surface to which they are attached or placed.

3. Compliance with Governmental Requirements. All solar energy systems must be installed in accordance with applicable health and safety, building, fire, electrical, plumbing, and related codes and any other applicable governmental requirements. The owner shall obtain all required state and/or local permits and other required approvals prior to installation.

4. Professional Installation. The solar energy system shall be installed by a licensed contractor qualified in the installation and maintenance of solar energy systems.

**(t) Basketball Backboards:**

Basketball backboards may be permanently attached to that portion of the dwelling or garage that fronts the driveway. All brackets and other hardware utilized to mount the backboard are to be painted to match the existing adjacent surface and to blend with the home's color scheme. Permanent basketball backboards mounted on posts are strictly prohibited in front yard areas or areas visible from the street. Movable freestanding basketball backboards are allowed but must be stored out of view of residential lots and common area lots when not in use.

**(u) Play Equipment:**

Play equipment shall not exceed twelve (12) feet in height and shall be screened by landscaping located on the homeowner's lot.

**(v) Paving Materials:**

Enhancement of front yard hardscape is subject to the approval of the DRC. All exterior paved areas exposed to street right-of-way shall be of materials and colors consistent with existing treatments and approved by the DRC.

Applicant will be responsible for replacing all common area improvements damaged during the installation of such enhancements. Modification to the common area irrigation system is prohibited unless otherwise approved by the Board. The Association at the applicants' expense will do modification to the common area irrigation system.

Front Yard Areas:

- Existing driveway limits shall not be expanded by more than two (2) feet on a side.
- A three (3) feet wide planting area shall remain between the back of sidewalk and any hardscape element other than the entry walk and/or driveway.
- The paving in the front yard shall not exceed one third (1/3) or thirty-three percent (33%) of the total front yard area less the driveway. The front yard area is calculated from the back of sidewalk to the side property lines to the front of the house and back to the side yard return fences, walls and/or gates.

**(w) Miscellaneous:**

Trash Cans:

- (i) Stored in an area screened from view.

**Section 5.3 Landscaping and Pool Guidelines**

**(a) Landscape Review Items:**

The plant palette (see Exhibit "A") contains a list of plant material approved by the Amerige Heights Community Association that has been selected based on visual and aesthetic considerations only. No representation, explicit or implicit is made as to the soil suitability or disease resistance of the attached list of plant material. Amerige Heights and the surrounding area are not "thematic" in their landscape treatment. The list of approved plant material is

intended only as a starting point. Owners are encouraged to select plant material suitable to the general environment and appropriate to the area. The use of “exotic” (e.g., cactus, etc.) landscape material is specifically discouraged.

(i) All portions of the yard of a Lot must be landscaped within six (6) calendar months of the close of escrow of the homebuyer. A time variance may be granted by the DRC at its own discretion upon submittal of a written request by the property owner.

(ii) Each owner agrees that the established drainage pattern over the lot from and to the adjoining or other lots will not be interfered with or the adequate provisions for proper drainage will be made in the event it is necessary to change said established drainage.

(ii) Owners will provide an irrigation design for their landscaping to provide adequate water. Excess or too little water can cause serious damage to the lot or hardscape improvement.

(ii) Front yards:

1. Any trees installed by the original Builder are to be retained – especially in the parkway areas between the curbs and sidewalks.
2. One hundred percent (100%) of the ground plane is to be covered by plant material unless specifically exempted by the DRC.
3. No large bare areas of earth are acceptable.
4. No mirror balls, pink flamingos, statues, sculptures, Synthetic Grass or gravel yards in front yard areas are to be visible from the street.
5. Vines and shrubs are encouraged to soften the appearance of walls and fences.

**(b) Pools, Spas, Hot Tubs, Ponds and Fountains:**

(i) Pools, spas, hot tubs, ponds, water falls, and fountains shall be subject to review by the DRC.

(ii) All accessory equipment shall be located, screened, or recessed in such a manner so as not be viewable from any lot or street and the noise from the equipment attenuated for the adjacent property owners.

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

(iv) All equipment installations shall be located, sound controlled and maintained in such a manner so as not to unreasonably disturb residents of other lots. The DRC shall have the right, but not the obligation, to require any owner to repair or restore any installation to quiet operation or restrict its use or operation if in the reasonable opinion of the DRC continued use or operation disturbs residents of other lots.

(vi) The construction of pools and spas will need to consider/evaluate and mitigate: 1) the expansive nature of the on-site soils, 2) the potential sulfate exposure, 3) the proximity of the pool/spa to slopes and/or structures, 4) the possible occurrence of a bedrock fill condition, 5) the possible presence of harder bedrock, 6) long-term effects of landscape irrigation, 7) confirmation of the soil compaction, and 8) the impact of any proposed grade changes. Individual homeowners who are considering adding a swimming pool and/or spa should retain a geotechnical consultant to review and accept the design. In addition, the homeowner is advised to include a hydrostatic relief valve in the design of the pool or spa to protect the pool from the effects of perched ground water. Pools shall be designed in compliance with all applicable codes of the City of Fullerton.

#### **Section 5.4      General Materials and Color Guidelines**

**(a)      Architectural and Structural Elements:**

Exterior plaster or stucco will be the primary wall surface material with a finish texture to match the existing adjacent surfaces. Heavy textures such as Spanish lace, swirl or heavy trowel are prohibited unless a match of the existing adjacent surface or is found on the homes exterior as a part of its original design. Wall finish colors shall be selected match the existing home's color palette. Accent materials and colors used to compliment the stucco are allowed and encouraged in moderation as long as they are a part and consistent with the architectural style of the home. Wood trim shall be stained with semi-transparent-stains or painted as accents to match like existing elements on the home. The use of tile, brick, stone and masonry are permitted as design accents and trim when they are consistent with the homes exterior style.

**(b)      Patio Structures, Sunshades, Trellises, Gazebos and Sundecks:**

Structures including overhead elements shall be of wood or of wood appearance construction. Vertical support members may be wood, stucco, or masonry to relate to existing structures. Roofing materials shall match the roof material of the dwelling or be open wood or wood appearance lattice. Structures of exposed metal and roofing materials of gravel, built up roofing, asphalt shingles or shakes, composition roofing plastic, fiberglass and metal are prohibited unless it exactly matches the roofing material on the existing home.

**(c)      Walls and Fences:**

Approved materials for walls and fences other than the perimeter walls shall include masonry material or stucco covered fences/walls, brick, painted tubular steel fencing, wood or painted wood fencing or fences or walls that match the existing installed by the Builder. 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 Plexiglas, reed or straw-like materials, rope or other fibrous strand elements, concrete block, plain or painted are not permitted.

**(d)      Color:**

Color is intended to act as a primary theme-conveying element. The use of vinyl or aluminum siding requires DRC approval and may be denied. Exterior colors of buildings shall match those

applied by the original homebuilder and/or comply with the color palette approved by the DRC.

The color of any new stucco fence/wall shall match the existing building or wall immediately adjacent thereto. Wood fences must be painted to match or compliment the existing building trim color or Builder fencing. Wrought iron fences shall match the existing trim color on the adjacent wall or the color of the existing tubular steel fencing found within the community at the top of slopes.

### **Section 5.5 Building Material Guidelines**

(a) **Exterior Building Walls:**

(i) Material allowed for exterior cover of building walls shall include any of the following;

- (A) Brick or stone to match existing accents.
- (B) Stucco with a texture, finish and color to match existing.
- (C) Material to match the existing structure.

(ii) Exterior cover material treatment used on the building walls shall be continuous and consistent on all elevations of a residence with existing like elevation exposures in order to achieve a uniform and complete architectural design statement.

(iii) Two story wall surfaces shall be treated in a manner consistent with the existing architectural style or like architectural styles in the Amerige Heights Community Association area.

(b) **Door, Window and Skylight Openings:**

Door, window and skylight openings within exterior wall surfaces shall be located and detailed in a manner consistent with the existing treatment. Door, window and skylight styles, size, spacing, material, detail, trim, finish, etc. shall be consistent with the existing home's like elements. A skylight shall not exceed 5% of the roof surface area of the roof plane upon which it is installed – this is not total roof area but the area of the section of roof in which the skylight is proposed. Example: Area of roof plane equals 1,000 sq. ft. (25 ft. x 40 ft.). 5% of 1,000 sq. ft. equals 50 sq. ft. of skylight area.

(c) **Window and Skylight Glazing, Tinting and Shading:**

Glass tinting or shading must be compatible with the existing treatment. Reflective glass film and plastic roll up shades shall not be permitted. Exterior shades of any type shall not be permitted on the street-facing sides of the home.

(d) **Trim:**

Fascias, window trim, and exterior doors shall be compatible and consistent with the existing treatments found on the home.



(e) **Diverters:**

Galvanized iron or aluminum diverters shall be painted to match roof vents or roof material.

(f) **Roof:**

All roofing materials shall be compatible with the existing treatment. All roof pitches shall match existing roof pitches. No flat roofs are allowed.

(g) **Roof Vents:**

All roof vents shall be colored to match the roof.

(h) **Gutters and Downspouts:**

All gutters to match color of trim at roof and downspouts to match color of house or trim.

(i) **Flashing:**

All flashing shall be colored to match the roof or wall surface surrounding it.

(j) **Tubular Steel Fencing:**

All tubular steel fencing shall be galvanized or bonderized prior to applied finish color and shall match existing.

(k) **Walls, Fences and Gates:**

All walls and fences that exist on the lots shall not be altered in any manner. Side yard return walls and fences shall match existing conditions in design, finish materials, colors and construction. The design, construction, and finish material of any gates are to match the same of the main structure, side yard walls or perimeter walls.

## Design Guidelines Approved Plant List

### TREES:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<i>Agonis flexuosa</i>	Peppermint Tree, Australian Willow Myrtle
<i>Alnus rhombifolia</i>	White Alder
<i>Arbutus unedo</i>	Strawberry Tree
<i>Bauhinia variegata</i>	Purple Orchid Tree
<i>Betula pendula</i>	European White Birch
<i>Brachychiton populneus</i>	Bottle Tree
<i>Calodendron capense</i>	Cape Chestnut
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Cedrus deodora</i>	Deodar Cedar
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Eucalyptus citriodora</i>	Lemon Scented Gum
<i>Eucalyptus ficifolia</i>	Red Flowering Gum
<i>Eucalyptus leucoxylon</i>	White Ironbark
<i>Eucalyptus maculata</i>	Spotted gum
<i>Eucalyptus nicholii</i>	Willow-Leafed Peppermint Gum
<i>Eucalyptus polyanthemus</i>	Silver Dollar Gum
<i>Eucalyptus rudis</i>	Swamp gum
<i>Eucalyptus torquata</i>	Coral Gum
<i>Fraxinus uhdei</i>	Evergreen Ash, Shamel Ash
<i>Geijera parvifolia</i>	Australian Willow
<i>Gleditsia triacanthos</i> "Shade Master"	Thornless Honey Locust
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Melaleuca linarifolia</i>	Flaxleaf Paperbark
<i>Melaleuca nesophila</i>	Pink Melaleuca
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus eldarica</i>	N.C.N.
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pistachia chinensis</i>	Chinese Pistache
<i>Pittosporum phillyraeoides</i>	Willow Pittosporum
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Podocarpus gracilior</i>	Fern Pine
<i>Populus fremontii</i>	Nevada Cottonwood
<i>Populus nigra</i>	Lombardy Poplar
<i>Prunus cerasifera</i>	Purple Leaf Plum

## **TREES Continued:**

<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>
<b><i>Pyrus kawakamii</i></b>	<b>Evergreen Pear</b>
<b><i>Quercus agrifolia</i></b>	<b>Coast Live Oak</b>
<b><i>Quercus ilex</i></b>	<b>Holly Oak</b>
<b><i>Rhus lancea</i></b>	<b>African Sumac</b>
<b><i>Sapium sebiferum</i></b>	<b>Chinese Tallow Tree</b>
<b><i>Schinus molle</i></b>	<b>California Pepper</b>
<b><i>Sophora japonica</i></b>	<b>Japanese Pagoda Tree</b>
<b><i>Tipuana tipu</i></b>	<b>Tipu Tree</b>
<b><i>Tristania laurina</i></b>	<b>Water Gum</b>
<b><i>Ulmus parvifolia</i> "True Green"</b>	<b>Evergreen Elm</b>

## **SHRUBS:**

<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>
<b><i>Agapanthus africanus</i> "Peter Pan"</b>	<b>Peter Pan's Lily of the Nile</b>
<b><i>Bougainvillea</i> (Species)</b>	<b>Bougainvillea</b>
<b><i>Calliandra inaequilatera</i></b>	<b>Pink Powder Puff</b>
<b><i>Eleagnus pungens</i></b>	<b>Silverberry</b>
<b><i>Escallonia fradesii</i></b>	<b>Escallonia</b>
<b><i>Euonymus japonica</i></b>	<b>Evergreen Euonymus</b>
<b><i>Grevillea</i> "Noelii"</b>	<b>Grevillea</b>
<b><i>Ilex cornuta</i> (Varieties)</b>	<b>Chinese Holly</b>
<b><i>Ligustrum texanum</i></b>	<b>Japanese Privet</b>
<b><i>Liriope muscari</i></b>	<b>Big Blue Lily Turf</b>
<b><i>Photinia fraseri</i></b>	<b>N.C.N.</b>
<b><i>Pittosporum tobira</i> "Variegata"</b>	<b>Variegated Tobira, Mock Orange</b>
<b><i>Raphiolepis indica</i> "Ballerina"</b>	<b>Ballerina Indian Hawthorn</b>
<b><i>Raphiolepis indica</i> "Springtime"</b>	<b>Springtime Indian Hawthorn</b>
<b><i>Trachelospermum jasminoides</i></b>	<b>Star Jasmine</b>
<b><i>Viburnum tinus</i> "Spring Bouquet"</b>	<b>Laurustinus</b>
<b><i>Xylosma congestum</i> "Compacta"</b>	<b>Compact Shiny Xylosma</b>

## **VINES & ESPALIERS:**

<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>
<b><i>Bougainvillea</i> (Species)</b>	<b>Bougainvillea</b>
<b><i>Clytostoma callistegioides</i></b>	<b>Violet Trumpet Vine</b>
<b><i>Distictis buccinatoria</i></b>	<b>Blood Red Trumpet Vine</b>
<b><i>Gelsemium sempervirens</i></b>	<b>Carolina Jessamine</b>
<b><i>Macfadyena unguis-cati</i></b>	<b>Cat Claw Vine</b>
<b><i>Trachelospermum jasminoides</i></b>	<b>Star Jasmine</b>

# Supplemental Approved Plant List

## TREES:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<i>Acacia baileyana</i>	Bailey Acacia
<i>Acacia baileyana</i> "Purpurea"	Purple Leaf Acacia
<i>Acer palmatum</i>	Japanese Maple
<i>Acer palmatum</i> "Atropurpureum"	Red Japanese Maple
<i>Acer palmatum</i> "Varieties"	Japanese Maple Varieties
<i>Acer saccharinum</i>	Silver Maple
<i>Agonis flexuosa</i>	Peppermint Tree, Australian Willow Myrtle
<i>Ailanthus altissima</i>	Tree-of-Heaven
<i>Albizia julibrissin</i>	Silk Tree
<i>Alnus cordata</i>	Italian Alder
<i>Alnus rhombifolia</i>	White Alder
<i>Araucaria bidwillii</i>	Bunya-Bunya
<i>Araucaria heterophylla</i>	Norfolk Island Pine
<i>Arbutus unedo</i>	Strawberry Tree
<i>Archontophoenix cunninghamiana</i>	King Palm
<i>Arecastrum romanzoffianum</i>	Queen Palm
<i>Bauhinia variegata</i>	Purple Orchid Tree
<i>Betula pendula</i>	European White Birch
<i>Brachychiton acerifolius</i>	Flame Tree
<i>Brachychiton populneus</i>	Bottle Tree
<i>Callistemon citrinus</i>	Lemon Bottlebrush
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Calodendron capense</i>	Cape Chestnut
<i>Caryota ochlandra</i>	Canton Fishtail Palm
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Cedrus deodora</i>	Deodar Cedar
<i>Ceratonia siliqua</i>	Carob
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Chorisia speciosa</i>	Floss Silk Tree
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Eriobotrya "Coppertone"</i>	Coppertone Loquat
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Eriobotrya japonica</i>	Japanese Loquat
<i>Eucalyptus citriodora</i>	Lemon Scented Gum
<i>Eucalyptus ficifolia</i>	Red Flowering Gum
<i>Eucalyptus leucoxylon</i>	White Ironbark
<i>Eucalyptus maculata</i>	Spotted gum
<i>Eucalyptus nicholii</i>	Willow-Leafed Peppermint Gum
<i>Eucalyptus polyanthemus</i>	Silver Dollar Gum
<i>Eucalyptus rudis</i>	Swamp gum
<i>Eucalyptus torquata</i>	Coral Gum
<i>Ficus benjamina</i>	Weeping Fig

## TREES Continued:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<i>Ficus florida</i>	N.C.N.
<i>Ficus nitida</i> "Green Gem"	N.C.N.
<i>Ficus retusa</i>	Indian Laurel
<i>Ficus rubiginosa</i>	Rusty Leaf Fig
<i>Fraxinus uhdei</i>	Evergreen Ash, Shamel Ash
<i>Fraxinus velutina</i>	Arizona Ash
<i>Geijera parvifolia</i>	Australian Willow
<i>Gleditsia triacanthos</i> "Shade Master"	Thornless Honey Locust
<i>Harpephyllum caffrum</i>	Kaffir Plum
<i>Hymenosporum flavum</i>	Sweetshade
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Leptospermum laevigatum</i>	Australian Tea Tree
<i>Ligustrum japonicum</i>	Japanese Privet
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Magnolia grandiflora</i> "Little Gem"	Little Gem Southern Magnolia
<i>Magnolia grandiflora</i> "Majestic Beauty"	Majestic Beauty Southern Magnolia
<i>Magnolia grandiflora</i> "Samuel Sommer"	Samuel Sommer Southern Magnolia
<i>Magnolia grandiflora</i> "St. Mary"	St. Mary Southern Magnolia
<i>Magnolia soulangiana</i>	Saucer Magnolia
<i>Magnolia stellata</i>	Star Magnolia
<i>Melaleuca linarifolia</i>	Flaxleaf Paperbark
<i>Melaleuca nesophila</i>	Pink Melaleuca
<i>Melaleuca quinquenervia</i>	Cajeput Tree
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree
<i>Myoporum laetum</i>	Myoporum
<i>Nerium oleander</i>	Oleander
<i>Olea europaea</i> (fruitless)	Olive
<i>Phoenix reclinata</i>	Senegal Date Palm
<i>Photinia fraseri</i>	Photinia
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus eldarica</i>	N.C.N.
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus pinea</i>	Italian Stone Pine
<i>Pinus thunbergiana</i>	Japanese Black Tree
<i>Pistachia chinensis</i>	Chinese Pistache
<i>Pittosporum phillyraeoides</i>	Willow Pittosporum
<i>Pittosporum rhombifolium</i>	Queensland Pittosporum
<i>Pittosporum undulatum</i>	Victoria Box
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Podocarpus gracilior</i>	Fern Pine
<i>Populus fremontii</i>	Nevada Cottonwood

## **TREES Continued:**

<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>
Populus nigra	Lombardy Poplar
Prunus caroliniana	Carolina Cherry
Prunus cerasifera	Purple Leaf Plum
Pyrus calleryana	Bradford Pear
Pyrus kawakamii	Evergreen Pear
Quercus agrifolia	Coast Live Oak
Quercus douglasii	Blue Oak
Quercus engelmannii	Mesa Oak
Quercus ilex	Holly Oak
Quercus suber	Cork Oak
Quercus virginiana	Southern Live Oak
Rhus lancea	African Sumac
Rhus laurina	Laurel Sumac
Salix babylonica	Weeping Willow
Sapium sebiferum	Chinese Tallow Tree
Schinus molle	California Pepper
Schinus terebinthifolius	Brazilian Pepper
Sequoia sempervirens	Coast Redwood
Sophora japonica	Japanese Pagoda Tree
Tipuana tipu	Tipu Tree
Trachycarpus fortunei	Windmill Palm
Tristania conferta	Brisbane Box
Tristania laurina	Water Gum
Ulmus parvifolia "True Green"	Evergreen Elm

## SHRUBS:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<i>Abelia grandiflora</i>	Shiny Abelia
<i>Abelia grandiflora</i> "Ed. Goucher"	Edward Goucher Abelia
<i>Abelia grandiflora</i> "Sherwoodii"	Sherwood's Abelia
<i>Abutilon hybridum</i>	Chinese Bellflower, Chinese Lantern
<i>Acacia redolens</i>	Acacia Ongerup
<i>Acanthus mollis</i>	Bear's Breech
<i>Adiantum capillus-verneris</i>	Southern Maidenhair Fern
<i>Agapanthus africanus</i>	Lily of the Nile
<i>Agapanthus africanus</i> "Peter Pan"	Peter Pan's Lily of the Nile
<i>Agapanthus africanus</i> "Queen Anne"	Queen Anne's Lily of the Nile
<i>Agave attenuata</i>	Agave
<i>Arbutus unedo</i>	Strawberry Tree
<i>Arctostaphylos emundsii</i> "Emerald Carpet"	Emerald Carpet Little Sur Manzanita
<i>Arctostaphylos hookeri</i>	Monterey Manzanita
<i>Arctostaphylos uva-ursi</i> "Pointe Reyes"	Pointe Reyes Bearberry, Kinnikinnick
<i>Asparagus densiflorus</i> "Myers"	Myer's Asparagus
<i>Asparagus densiflorus</i> "Sprengeri Compacta"	Compact Sprenger Asparagus
<i>Asparagus densiflorus</i> "Sprengeri"	Sprenger Asparagus
<i>Aspidistra elatior</i>	Cast Iron Plant
<i>Asplenium bulbiferum</i>	Mother Fern
<i>Aucuba japonica</i>	Japanese Aucuba
<i>Aucuba japonica</i> "Variegata"	Guinea Gold Bush, Gold Dust Plant
<i>Azalea belgian indica</i> (Varieties)	Azalea
<i>Azalea southern indica</i> (Varieties)	Azalea
<i>Bougainvillea</i> (Species)	Bougainvillea
<i>Brunfelsia pauciflora</i> "Floribunda"	Yesterday, Today & Tomorrow
<i>Buxus microphylla</i> (Varieties)	Boxwood
<i>Calliandra inaequilatera</i>	Pink Powder Puff
<i>Calliandra tweedii</i>	Trinidad Flame Bush
<i>Camellia</i> (Species)	Camellia
<i>Carissa grandiflora</i> (Varieties)	Natal Plum
<i>Ceanothus</i> "Concha"	Concha Ceanothus
<i>Ceanothus</i> "Joyce Coulter"	Joyce Coulter Ceanothus
<i>Ceanothus</i> "Julia Phelps"	Julia Phelps Ceanothus
<i>Ceanothus</i> "Ray Hartman"	Ray Hartman Ceanothus
<i>Ceanothus</i> "Sierra Blue"	Sierra Blue Ceanothus
<i>Ceanothus gloriuosus</i>	Pointe Reyes Ceanothus
<i>Ceanothus griseus</i> "Santa Ana"	Santa Ana Carmel Creeper
<i>Ceanothus griseus horizontalis</i>	Carmel Creeper
<i>Ceanothus griseus horizontalis</i> "Yankee Pt."	Yankee Point Carmel Creeper
<i>Ceanothus impressus</i>	Santa Barbara Ceanothus
<i>Ceanothus prostratus</i>	Squaw Carpet
<i>Ceanothus rigidus</i> "Snowball"	Snowball Ceanothus
<i>Cerastium tomentosum</i>	Snow-in-summer
<i>Chrysanthemum frutescens</i>	Marguerite Daisy
<i>Cistus purpureus</i>	Orchid Rockrose
<i>Clivia miniata</i>	Kaffir Bloom Lily

## SHRUBS Continued:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Coprosma kirkii	N.C.N.
Coprosma repens	Mirror Plant
Cotoneaster congestus	N.C.N.
Cotoneaster horizontalis	Rock Cotoneaster
Cotoneaster lacteus	Parney Cotoneaster
Cotoneaster microphyllus	Rockspray Cotoneaster
Crassula argentea	Jade Plant
Cycas revoluta	Sago Palm
Dicksonia antarctica	Tasmanian Tree Fern
Dietes bicolor	N.C.N.
Dietes iridioides	Fortnight Lily
Dizygotheca elegantissima	False Aralia
Dodonaea viscosa "Purpurea"	Purple Hopseed Bush
Echium fastuosum	Pride of Madeira
Eleagnus pungens	Silverberry
Escallonia fradesii	Escallonia
Escallonia fradesii "Compacta"	Dwarf Escallonia
Euonymus japonica	Evergreen Euonymus
Fatsyhedera lizei	N.C.N.
Fatsia japonica	Japanese Aralia
Feijoa sellowiana	Pineapple Guava
Ficus elastica	Rubber Plant
Gamolepis chrysanthemoides	N.C.N.
Gardenia (Species)	Gardenia
Grevillea "Noelii"	Grevillea
Hemerocallis (Evergreen)	Evergreen Day Lily
Heteromeles arbutifolia	Toyon
Hibiscus rosa-sinensis (Varieties)	Hibiscus
Hypericum moserianum	Gold Flower
Ilex altaclarensis "Wilsonii"	Wilson Holly
Ilex cornuta (Varieties)	Chinese Holly
Ilex crenata (Varieties)	Japanese Holly
Impatiens (Species)	Busy Lizzie, Impatiens
Juniperus (Species)	Juniper
Lantana (Species)	N.C.N.
Leptospermum scoparium (Varieties)	New Zealand Tea Tree
Ligustrum texanum	Japanese Privet
Liriope gigantea	Giant Lily Turf
Liriope muscari	Big Blue Lily Turf
Magnolia stellata	Star Magnolia
Mahonia lomariifolia	N.C.N.
Melaleuca nesophila	Pink Melaleuca
Murraya paniculata	Orange Jessamine
Myoporum "Pacificum"	Pacific Myoporum
Myoporum laetum	Myoporum
Myrsine africana	African Box
Myrtus communis "Compacta:	Compact Myrtle



## SHRUBS Continued:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Nandina domestica</i> "Compacta"	Compact Heavenly Bamboo
<i>Nandina domestica</i> "Harbour Dwarf"	Harbour Dwarf Heavenly Bamboo
<i>Nandina domestica</i> "Nana"	Nana Heavenly Bamboo
<i>Nephrolepis cordifolia</i>	Southern Sword Fern
<i>Nephrolepis exaltata</i>	Sword Fern
<i>Nephrolepis exaltata</i> "Bostoniensis"	Boston Sword Fern
<i>Philodendron selloum</i>	Philodendron
<i>Phoenix roebelenii</i>	Pigmy Date Palm
<i>Phormium tenax</i>	New Zealand Flax
<i>Photinia fraseri</i>	N.C.N.
<i>Pittosporum tobira</i>	Mock Orange
<i>Pittosporum tobira</i> "Variegata"	Variegated Tobira, Mock Orange
<i>Pittosporum tobira</i> "Wheeler's Dwarf"	Wheeler's Dwarf Pittosporum
<i>Plumbago capensis</i>	Cape Plumbago
<i>Podocarpus macrophylla</i> "Maki"	Shrubby Yew Pine
<i>Polystichum munitum</i>	Sword Fern
<i>Punica granatum</i> (Varieties)	Pomegranate
<i>Pyracantha fortuneana</i>	Firethorn
<i>Raphiolepis indica</i> "Ballerina"	Ballerina Indian Hawthorn
<i>Raphiolepis indica</i> "Clara"	Clara Indian Hawthorn
<i>Raphiolepis indica</i> "Coates Crimsom"	Coates Crimsom Indian Hawthorn
<i>Raphiolepis indica</i> "Enchantress"	Enchantress Indian Hawthorn
<i>Raphiolepis indica</i> "Jack Evans"	Jack Evans Indian Hawthorn
<i>Raphiolepis indica</i> "Pink Cloud"	Pink Cloud Indian Hawthorn
<i>Raphiolepis indica</i> "Pinkie"	Pinkie Indian Hawthorn
<i>Raphiolepis indica</i> "Springtime"	Springtime Indian Hawthorn
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Rhus ovata</i>	Sugar Bush
<i>Rosa</i> (Species)	Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Rumohra adiantiformis</i>	Leatherleaf Fern
<i>Schefflera actinophylla</i>	Queensland Umbrella Tree
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Ternstroemia gymnanthera</i>	Ternstroemia
<i>Thevetia peruviana</i>	Yellow Oleander
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Tulbaghia violacea</i>	Society Garlic
<i>Tupidanthus calyptratus</i>	N.C.N.
<i>Viburnum japonicum</i>	Japanese Viburnum
<i>Viburnum tinus</i> "Spring Bouquet"	Laurustinus
<i>Xylosma congestum</i>	Shiny Xylosma
<i>Xylosma congestum</i> "Compacta"	Compact Shiny Xylosma

## VINES & ESPALIERS:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<i>Beaumontia grandiflora</i>	Herald's Trumpet
<i>Bougainvillea</i> (Species)	Bougainvillea
<i>Calliandra inaequilatera</i>	Pink Powder Puff
<i>Callistemon citrinus</i>	Bottlebrush
<i>Camellia japonica</i>	Camellia
<i>Camellia sasanqua</i>	Camellia
<i>Cissus antarctica</i>	Kangaroo Treebine
<i>Cissus rhombifolia</i>	Grape Ivy
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine
<i>Distictis buccinatoria</i>	Blood Red Trumpet Vine
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Ficus repens</i>	Creeping Fig
<i>Gelsemium sempervirens</i>	Carolina Jessamine
<i>Grewia caffra</i>	Lavender Starflower
<i>Hibbertia scandens</i>	Guinea Gold Vine
<i>Ilex altaclarensis</i> "Wilsonii"	Wilson Holly
<i>Jasminum polyanthum</i>	Jasmine
<i>Mandevilla</i> "Alice duPont"	N.C.N.
<i>Macfadyena unguis-cati</i>	Cat Claw Vine
<i>Pandorea jasminoides</i>	Bower vine
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Photinia fraseri</i>	N.C.N.
<i>Podocarpus gracilior</i>	Fern Pine
<i>Pyracantha coccinea</i>	Firethorn
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Rosa banksiae</i> (Varieties)	Climbing Rose
<i>Solanum jasminoides</i>	Potato Vine
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Wisteria sinensis</i>	Chinese Wisteria

## **GROUND COVERS:**

<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>
Ajuga reptans	Carpet Bugle
Ajuga reptans "Atropurpurea"	Purple Carpet Bugle
Alyssum maritima	Sweet Alyssum
Alyssum maritima "Carpet of Snow"	White Sweet Alyssum
Alyssum maritima "Violet Queen"	Purple Sweet Alyssum
Arctotheca calendula	Cape Weed
Armeria maritima	Common Thrift
Delosperma alba	White Trailing Iceplant
Drosanthemum hispidum	Iceplant
Fescue Lawn	N.C.N.
Festuca elatior	Tall Fescue
Festuca ovina	Sheep Fescue
Festuca ovina "Glauca"	Blue Fescue
Festuca rubra	Red Fescue
Fragaria chiloensis	Ornamental Strawberry
Gazania leucolaena "Mitsuwa Varieties"	Trailing Gazania
Gazania splendens (Varieties)	Clumping Gazania
Hedera helix	English Ivy
Hedera helix "Hahn's "	Hahn's Ivy
Hedera helix "Needlepoint"	Needlepoint Ivy
Hymenocyclus crocea (Malephora c.)	Iceplant
Hypericum calycinum	St. Johnswort
Iberis sempervirens	Evergreen Candytuft
Lampranthus spectabilis	Trailing Iceplant
Lobularia maritima	Sweet Alyssum
Lobularia maritima "Carpet of Snow"	White Sweet Alyssum
Lobularia maritima "Violet Queen"	Purple Sweet Alyssum
Lonicera japonica "Halliana"	Hall's honeysuckle
Medium Grind Bark Mulch	N.C.N.
Myoporum parvifolium	N.C.N.
Osteospermum fruiticosum	African Daisy
Pelargonium peltatum	Ivy Geranium
Polygonum capitatum	Knot Weed
Potentilla verna	Spring Cinquefoil
Rosmarinus officinalis "Lockwood de Forest"	Lockwood de Forest Rosemary
Rosmarinus officinalis "Prostratus"	Prostrate Rosemary
Sagina subulata	Scotch Moss
Sedum acre	Goldmoss Stonecrop
Soleirolia soleirolii	Baby's Tears
Trachelospermum asiaticum	Asian Jasmine
Verbena peruviana	N.C.N.
Vinca major	Dwarf Periwinkle
Vinca minor	Periwinkle

# *SUBMITTAL CHECKLIST*

## AMERIGE HEIGHTS COMMUNITY ASSOCIATION DESIGN REVIEW COMMITTEE APPLICATION

*(Owner to Complete)*

This checklist must be completed by Owner and be attached to the Design Review Committee Application. Failure to complete and include this checklist constitutes an incomplete submittal. The Committee will return all incomplete submittals without review.

A description of what must be included on each of the drawings required below may be found in the Design Review Standards.

### **PART I - ALL IMPROVEMENTS**

This part lists the submittal requirements for All Improvements that must be included with any and all submittal requests.

- Completed Design Review Committee Application Form – Exhibit ‘A’ (2 pages)
- Signed Neighbor Awareness Form – Exhibit ‘B’ (2 pages)
- Submittal Checklist
- Photo(s) of entire front of residence indicating architectural style and color scheme (3 sets).
- Plans, Photos, Catalogs, Color Boards, Submittals – 3 sets
- Improvement Security Deposit Fee of \$500.00.
- Design Review Fee of \$125.00.
- Copy of application form or approval of your sub association. Only applies to condominiums.

### **PART II - LANDSCAPE IMPROVEMENTS**

This part must be completed by all applicants for improvements involving all landscaping in any yard (i.e.: plant material, hardscape, spa or pool, fences and walls).

- Part I submittal requirements
- Landscape Plan (may be included on plot plan)

### **PART III - EXTERIOR IMPROVEMENTS**

This part must be completed for exterior alterations including room additions, trellis and sunshades, gazebos, balcony, window and door treatment and exterior color or material changes.

- |  |  |
|--|--|
| <input type="checkbox"/> Part I submittal requirements | <input type="checkbox"/> Exterior Elevations |
| <input type="checkbox"/> Floor Plans                   | <input type="checkbox"/> Roof Plans.         |
| <input type="checkbox"/> Exterior Photos               |  |

### **PART IV - SPACE IMPROVEMENTS**

This part must be completed for space improvements such as room additions, large decks and room conversions affecting the exterior appearance of the home.

- |   |  |
|---|--|
| <input type="checkbox"/> Part I submittal requirements              | <input type="checkbox"/> Exterior Elevations |
| <input type="checkbox"/> Floor Plans (may be included on plot plan) | <input type="checkbox"/> Building Section(s) |
| <input type="checkbox"/> Roof Plan                                  | <input type="checkbox"/> Exterior Photos     |

# *EXHIBIT 'A'*

## AMERIGE HEIGHTS COMMUNITY ASSOCIATION DESIGN REVIEW COMMITTEE APPLICATION

(Owner to Complete)

Please complete this request form, the submittal checklist form and attach four (4) copies of your proposed improvement plans. **Incomplete applications will not be considered and will be returned.** To assure prompt consideration, review all submittal materials for completeness before sending them to the Design Review Committee:

Mail or deliver to: Amerige Heights Design Review Committee  
C/O Action Property Management  
2603 Main Street, Suite 500  
Irvine, CA 92614

From: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner

\_\_\_\_\_  
Mailing Address City Zip  
( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
Area Code Home Phone Number Area Code Work Phone Number

Property Address: \_\_\_\_\_

Lot No: \_\_\_\_\_ Tract No: \_\_\_\_\_

Architect, Engineer or Owner's Representative: (If applicable)

\_\_\_\_\_  
Contact Company Name  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

**Type of Work:** *(Check all that are appropriate)*

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Room Addition               | <input type="checkbox"/> Sundeck or Balcony | <input type="checkbox"/> Attached Patio Cover         | <input type="checkbox"/> Gazebo              |
| <input type="checkbox"/> Spa                         | <input type="checkbox"/> Swimming Pool      | <input type="checkbox"/> Pond, Fountain, Waterfall    | <input type="checkbox"/> Fire Pit, Fireplace |
| <input type="checkbox"/> Barbecue                    | <input type="checkbox"/> Drainage System    | <input type="checkbox"/> Fence, Screen Wall, Gate     | <input type="checkbox"/> Trellis, Arbor      |
| <input type="checkbox"/> Front Yard                  | <input type="checkbox"/> Rear Yard          | <input type="checkbox"/> Planter, Retaining Wall      | <input type="checkbox"/> Seat Wall           |
| <input type="checkbox"/> Tubular Steel               | <input type="checkbox"/> Driveway Widening  | <input type="checkbox"/> Irrigation                   | <input type="checkbox"/> Planting            |
| <input type="checkbox"/> Exterior Low Voltage Lights |   | <input type="checkbox"/> Exterior High Voltage Lights |  |
| <input type="checkbox"/> Satellite Dish              | <input type="checkbox"/> Other              |   |  |

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**THE REVIEW AND/OR APPROVAL OF ANY PLANS, IMPROVEMENTS, CONCEPTS, CONSTRUCTION, ETC. BY THE DESIGN REVIEW COMMITTEE AND/OR THE BOARD IS DONE TO CHECK FOR CONFORMANCE WITH THE CC&RS AND THE DESIGN REVIEW GUIDELINES AND DOES NOT REVIEW NOR WARRANT THE PLANS AS REGARDS CONFORMANCE WITH ANY APPLICABLE GOVERNING CODES AND ORDINANCES NOR STRUCTURAL STABILITY OR SUITABILITY.**

**EXHIBIT 'A' – PAGE 2**  
**AMERIGE HEIGHTS COMMUNITY ASSOCIATION**  
**DESIGN REVIEW COMMITTEE APPLICATION**

*(Owner to Complete)*

I UNDERSTAND AND AGREE THAT:

1. No work on this request shall commence until written approval of the Design Review Committee has been received.
2. The "General Conditions of Approval" section of the Design Review Standards shall apply to any approval.

SIGNATURE: \_\_\_\_\_ Date \_\_\_\_\_  
Owner

Received by the Design Review Committee: \_\_\_\_\_ Date \_\_\_\_\_

***(Do Not Write Below Line. This is to Be Completed By Design Review Committee Only)***

**Committee Comments:**

**APPROVED**

**CONDITIONAL APPROVAL**

**DISAPPROVED**

Community CC&Rs

Incomplete Submittal

Notes on plans

Require Additional Information

Appearance Evaluation Review Checklist

Appearance Evaluation Review Checklist

Letter dated \_\_\_\_\_

**RETURNED TO APPLICANT/OWNER**

Completion of Neighbor Awareness Form

Date: \_\_\_\_\_

Completion of DRC Application Form

Other \_\_\_\_\_

**Committee Signature(s):**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

*EXHIBIT 'B'*  
AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
**NEIGHBOR AWARENESS FORM**

*(Owner to Complete)*

**NEIGHBOR AWARENESS** - The intent is to advise your neighbors who own property adjacent to your lot (property) line or unit. Neighbors must sign this form and may add their comments or concerns in the space provided below OR may independently submit their comments or concerns in writing. Each neighbor must also initial each set of plans.

---

NEIGHBOR NAME / LOT # / TRACT # / ADDRESS

LOT TO THE: *(Check One)*

LEFT  RIGHT  BEHIND  ACROSS  BACK LEFT CORNER  BACK RIGHT CORNER

---

SIGNATURE

---

DATE

COMMENTS:

---

---

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---

NEIGHBOR NAME / LOT # / TRACT # / ADDRESS

LOT TO THE: *(Check One)*

LEFT  RIGHT  BEHIND  ACROSS  BACK LEFT CORNER  BACK RIGHT CORNER

---

SIGNATURE

---

DATE

COMMENTS:

---

---

---



---

NEIGHBOR NAME / LOT # / TRACT # / ADDRESS

LOT TO THE: *(Check One)*

LEFT  RIGHT  BEHIND  ACROSS  BACK LEFT CORNER  BACK RIGHT CORNER

---

SIGNATURE

---

DATE

COMMENTS:

---

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*EXHIBIT 'B' – PAGE 2*  
AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
**NEIGHBOR AWARENESS FORM**

---

NEIGHBOR NAME / LOT # / TRACT # / ADDRESS

LOT TO THE: *(Check One)*

LEFT  RIGHT  BEHIND  ACROSS  BACK LEFT CORNER  BACK RIGHT CORNER

---

SIGNATURE

---

DATE

COMMENTS:

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NEIGHBOR NAME / LOT # / TRACT # / ADDRESS

LOT TO THE: *(Check One)*

LEFT  RIGHT  BEHIND  ACROSS  BACK LEFT CORNER  BACK RIGHT CORNER

---

SIGNATURE

---

DATE

COMMENTS:

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NEIGHBOR NAME / LOT # / TRACT # / ADDRESS

LOT TO THE: *(Check One)*

LEFT  RIGHT  BEHIND  ACROSS  BACK LEFT CORNER  BACK RIGHT CORNER

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SIGNATURE

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DATE

COMMENTS:

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*EXHIBIT 'C'*  
**NOTICE OF COMPLETION FORM**  
**AMERIGE HEIGHTS COMMUNITY ASSOCIATION**

---

Today's Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_      Tract #: \_\_\_\_\_      Lot #: \_\_\_\_\_

Address Where Work Took Place: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Daytime Phone: (\_\_\_\_\_) \_\_\_\_\_-\_\_\_\_\_      Evening Phone: (\_\_\_\_\_) \_\_\_\_\_-\_\_\_\_\_

**Notice is hereby given that the undersigned is the owner of the property where the work took place and that the work was completed on the date specified below:**

Date Work was completed: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Applicant's Name: \_\_\_\_\_      Applicant's Signature: \_\_\_\_\_  
*(Please Print)*

**Please provide the following documents in order that the Notice of Completion may be reviewed:**

- Photographs of everything completed on the property.
- Copy of approved stamped plans (and any approved revised plans).

*(Do Not Write Below Line. This is to Be Completed By Design Review Committee Only)*

---

**Committee Comments:**

- |   |   |
|---|---|
| <input type="checkbox"/> <b>APPROVED</b>                        | <input type="checkbox"/> <b>CONDITIONAL APPROVAL</b>            |
| <input type="checkbox"/> <b>DISAPPROVED</b>                     | <input type="checkbox"/> Community CC&Rs                        |
| <input type="checkbox"/> Incomplete Submittal                   | <input type="checkbox"/> Notes on plans                         |
| <input type="checkbox"/> Require Additional Information         | <input type="checkbox"/> Appearance Evaluation Review Checklist |
| <input type="checkbox"/> Appearance Evaluation Review Checklist | <input type="checkbox"/> Letter dated _____                     |
| <input type="checkbox"/> <b>RETURNED TO APPLICANT/OWNER</b>     | <input type="checkbox"/> Completion of Neighbor Awareness Form  |
| Date: _____   | <input type="checkbox"/> Other _____                            |
|   | <input type="checkbox"/>  |

**Committee Signature(s):**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

*EXHIBIT 'D'*  
**SECURITY DEPOSIT RETURN REQUEST FORM**  
AMERIGE HEIGHTS COMMUNITY ASSOCIATION

---

Today's Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_      Tract #: \_\_\_\_\_      Lot #: \_\_\_\_\_

Address Where Work Took Place: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Daytime Phone: (\_\_\_\_\_) \_\_\_\_\_-\_\_\_\_\_      Evening Phone: (\_\_\_\_\_) \_\_\_\_\_-\_\_\_\_\_

Notice is hereby given that the undersigned is the owner of the property where the work took place and that they are to be the legal recipient of any refundable funds from the security deposit. To ensure that they are the legal recipients and that all processes have been satisfactorily completed, attached are copies of the following:

- Design Review Committee Application Form (Exhibit 'A') That Was Signed, Dated And Approved By The DRC From Which The Work Was Done.
- Design Review Committee Notice Of Completion Form that has been Signed and Dated.

Applicant's Name: \_\_\_\_\_      Applicant's Signature: \_\_\_\_\_  
*(Please Print)*

.....  
*(Do Not Write Below Line. This is to Be Completed By Design Review Committee Only)*  
.....

*Application Form Complete*      \_\_\_\_\_  
*Initials*

*Notice of Completion Form Complete*      \_\_\_\_\_  
*Initials*

*Voted on By Board:* \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ *(Date Vote Took Place)*

*Approved*       *Denied*

*Reason for Denial:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*See Attached Sheet*

*Check Number* \_\_\_\_\_      *Check Date:* \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

*Check Sent*      *Date:* \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_