



**ARCHITECTURAL GUIDELINES**

**FOR**

**REDHAWK COMMUNITY ASSOCIATION**

Adopted by the Board of Directors  
Originally Dated: December 5, 1991  
Revised: June 22, 2006  
Revised: July 16, 2013  
Revised: January 18, 2017  
Revised: July 18, 2018

**REDHAWK COMMUNITY ASSOCIATION  
ARCHITECTURAL GUIDELINES**

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FOR  
REDHAWK COMMUNITY ASSOCIATION**

**I. PURPOSE**

As set forth in the Declaration of Restrictions, the Architectural Committee is vested with the power to review and approve architectural proposals or plans for all residential Lots and Dwellings for Redhawk Community Association. Such improvements include, without limitation, painting, additions, modifications and alterations to residential Dwellings, signs, fences, walls, landscaping, screens, patios and patio covers, awnings, window treatments, air conditioning units and attic fans, and any other modifications to the exterior of a Dwelling or other improvements or alterations to your Lot or the exterior portions of your home.

The Architectural Committee seeks to assure continuity in design, which will help preserve and improve the appearance of the Community.

The Architectural Committee shall consist of not less than three (3) members. Members of the Architectural Committee receive no compensation for services rendered other than reimbursement by the Association for any expenses that might be incurred in performing their duties. The Architectural Committee has the right to retain architects or other construction specialists as may be necessary to perform its duties.

Prior to the commencement of any addition, alteration or construction work of any type on any residential Lot or Dwelling in Redhawk Community Association, an owner must first make application to the Architectural Committee for approval of such work. Failure to obtain approval from the Architectural Committee prior to beginning work constitutes a violation of the Declaration of Restrictions and may require modification or removal of unauthorized work or improvements at owner's expense. In addition, a building permit or other permit may be required by the City of Temecula, or other governmental agencies prior to the commencement of any work. Neither the Architectural Committee, nor the Association assumes any responsibility for failure to obtain such permits. Also, obtaining such permits does not waive the Owner's obligation to obtain written Association approval.

Each residence, as a result of its location, enjoys a particular view; however, that view is not guaranteed nor protected. Future development of other property, construction of public facilities, and/or growth of trees or other vegetation may change, obstruct, impair or otherwise affect the view from a residence at any time. The governing instruments of the Redhawk Community Association do not contain any provisions intended to protect the current view from any residences or guarantee that such views will not be impaired or obstructed in the future by changes to other property.

These revised Guidelines shall have an effective date of July 18, 2018 supersede all prior versions and have retroactive application.

## II. GUIDELINES

### A. Submission Procedure and Requirements

1. All requests (“Requests”) for Architectural Committee approval are to be made on the standard Redhawk Home Improvement Form (Exhibit A).
2. Submission of Requests. All Requests are to be submitted to the Redhawk Architectural Committee, c/o Avalon Management, 43529 Ridge Park Drive, Temecula, California 92590.
3. Construction Drawings. Plans and specifications for the work of improvement must be prepared in accordance with the applicable building codes, and with sufficient clarity and completeness to enable the Architectural Committee to make an informed decision on your request.
4. Submission of Application or Improvements. Please forward three (3) sets of your proposed plans and specifications, together with the standard Redhawk Home Improvement Form (Exhibit A) and the Impacted Neighbor Statement (Exhibit B) along with the following information to the Architectural Committee to constitute a complete Application. Please mail this information to the address noted above in item #2. One (1) set will be returned to you after completion of the review upon request. The following information constitutes a complete application package.
  - a) Plot plan drawn to scale showing the following:
    - i) All proposed improvements and relevant elevations, including existing or planned “slopes” together with the desired location of such improvements to dwelling and property lines.
    - ii) Complete dimensions of the proposed improvements.
    - iii) Streets, with the names that are contiguous to the property.
  - b) Description of materials to be used, including the proposed color scheme and pattern. Material samples should be provided; color samples must be provided.
  - c) Grading plans (if applicable) must establish where the drainage pattern might be altered by the proposed improvements. Note: All grades and drains must comply with CC&Rs Section 9.2.12.
  - d) Floor plans (if applicable) showing overall dimensions and area of improvements reflecting your preliminary design concept.
  - e) Description of proposed construction schedule.
  - f) Landscape plan and working drawings (if applicable).
  - g) If proposed improvements require access over the Common or Community Areas or Community Facilities for purposes of transporting labor or materials, prior written permission shall be required from the Association. Any such requests must be filed with the Community Board prior to the commencement of your improvements.
  - h) Any other information or documentation deemed to be necessary by the Architectural Committee in evaluating your request.

B. Failure to Comply with Required Procedures

An owner's failure to comply with the requirements and procedures set forth herein and in the CC&R's shall automatically cause the owner to toll the time period in which the Community Board and Architectural Committee have to act pending submission of further information and documentation to the Architectural Committee.

C. Notification of Committee Decision

The Committee will have 30 days to provide a written decision concerning the application from the latter of (a) the date it receives all documentation/information initially or (b) the date it receives all additional information/documentation requested, provided that the request for this additional information/documentation is made before the initial deadline has expired. In the event the Committee fails to approve or disapprove the application with this time frame, the Owner requesting approval may submit written notice to the Committee and/or the Board advising of the failure to act. If the Committee fails to approve or disapprove of the plans with 15 days after receipt of the second notice, the Owner may submit its plans directly to the Board.

D. Construction Time Limits

Construction must be completed within the number of days indicated on the approval. Requests for extensions may be submitted to the Architectural Committee and will be considered on a case-by-case basis.

E. Appeal

If Plans submitted by an Owner are disapproved by the Architectural Committee, the party or parties making such submission may appeal in writing to the Community Board. The written request must be received by the Community Board not more than thirty (30) days following the final decision of the Architectural Committee. Within forty-five (45) days following receipt of the request for appeal, the Community Board shall render its written decision. The failure of the Community Board to render a decision within said forty-five (45) day period shall be deemed a decision in favor of the appellant.

F. Enforcement

Failure to obtain the necessary written approval from the Architectural Committee, or failure to complete the improvements in conformity with the plans, time limits and specifications approved by the Architectural Committee, constitutes a violation of the Declaration of Restrictions and may require modifications, removal of any work of improvement, at your expense, and/or monetary fines and legal costs. Pursuant to the provisions of the Declaration, the Board shall have the right to record against your home a Notice of Non-compliance which shall identify the reason(s) for such notice. If necessary, the City of Temecula will be contacted to assist in enforcement of this policy.

G. Violations

All Owners in Redhawk Community Association shall have the right and responsibility to bring to the attention of the Board of Directors or Architectural Committee, any violations of the Standards set forth herein.

H. Notice of Completion

Upon completion of the work of improvement, the owner shall submit a written notice of completion (Exhibit C) to the Architectural Committee.

I. Preemption

These Architectural Guidelines and the Community Declaration shall preempt and supersede any inconsistent provision of any rules or restrictions of any Neighborhood Declaration or Neighborhood Rules which are in conflict with the provisions of these Architectural Guidelines or the Community Declaration. If the restrictions of any Neighborhood Declaration or Neighborhood Rules are more restrictive than these Architectural Guidelines or the Community Declaration, there shall be no preemption unless the Community Board determines in its sole discretion that preemption is warranted under Article VII of the Declaration.

III. ARCHITECTURAL STANDARDS

A. Structural or Material Additions or Alterations.

Exteriors of any building shall conform to the material, colors, character and detailing as established on existing Lots and Dwellings within the respective Tract.

1. Structures in this section shall conform to the original structural character of the existing Dwelling.
2. No second-hand materials shall be used in the construction of any building or other structure without the prior written consent of the Architectural Committee.
3. Patio trellises, sun shades, arbors or gazebos, and all type of structures shall require approval by the Architectural Committee.
4. Structures under this section shall have either flat or shed roofs, or a form consistent with the existing roof line.
5. Structures under this section will be stained or painted to match or be complimentary with colors used on the original Dwelling.
6. In designing any addition, intrusion upon a neighbor's privacy, or the passage of light or air to a contiguous Lot or Dwelling, should be kept to a minimum. Aesthetic appearance as well as impact on a contiguous Lot(s) or dwelling(s) will be given consideration.
7. Hardscape, decorative lighting and landscaping are allowed on rear yard slopes. No (structural) improvements shall be allowed. (Structural) under this section shall include, but not be limited to, extended decks, patio covers, gazebo's or any other covered structure. All slope improvements will be reviewed by the Architectural Committee on a case by case basis.
8. Applications for walls, fences or gates will be evaluated on an individual basis. No wall or fence extending toward the street shall exceed a maximum height of three (3) feet, beginning at a point parallel to the front of the house or garage. Please also see wall/fence painting policy.

B. Landscaping and Other Related Improvements

1. Each Owner shall install (unless landscaping is installed by the Merchant Builder) and thereafter maintain landscape in a clean, safe and attractive condition according to any rules promulgated by the Community Board. All portions of a Lot which are not within an enclosed fence or otherwise visible from any other Lot which are improved with a Dwelling or Structure, shall be landscaped by the Owner thereafter in accordance with the Community Association Rules promulgated by the Community Board on or before a date which is ninety (90) days from the original conveyance of such Lot by a Merchant Builder.

2. Removal of trees from Owner's lot does not require approval from the Committee. However, the planting of trees must be approved by the Committee prior to installation.

3. The installation of artificial turf (see parameters below), decorative rocks, boulders and other drought tolerant landscaping will be considered subject to compliance with the governing documents and will be evaluated by the Committee on an individual basis for its aesthetic acceptability. Small rocks or pebbles cannot be used to cover large areas. Artificial turf may be approved provided that the property owner meets the following parameters:

- Submits a product sample of artificial turf to be used, and other product information requested by the AC. Sample must be a minimum size of 6" x 6".
- Turf must be green, multi-colored and include thatch.
- Pile height must be a minimum 1 1/2".
- Face weight must be a minimum of 60 ounces per square yard.
- Turf must have polyurethane backing. Latex backing is not permitted.
- Turf must allow ring around trees and a hardscape border of at least 4" in width between property lines.
- Used turf is not allowed.
- Turf must be laid with grain so appears to be one even mat and must be installed per manufacturer's specifications so that there are no bumps or ripples. Turf must be permeable in nature.
- Professional installation is recommended.
- Maintains it by keeping it clean and free of dirt and debris; this may require occasional rinsing with water and removing fallen leaf dander. Pet waste must be immediately removed.
- Agrees to replace it when the Association determines its appearance no longer meets community standards due to the lack of appropriate or normal maintenance or normal deterioration. (Note that most artificial turf products currently sold may have an anticipated life expectancy of 10 years.)

4. Drought tolerant plant material and landscaping is permitted provided your plans and application is approved by the Architectural Committee prior to installation.

- Desert-type landscapes consisting of only cactus or similar true desert plants or any designs consisting of large expanses of rock, decomposed granite or mulch with minimal number of plants are not permitted.
- Decorative rock must be one inch diameter minimum and must have a plant at every three feet (may vary depending on type of shrubs).
- Small rocks, pebbles, decomposed granite, red mulch and white rock are not allowed.
- All plants, trees, ground cover, hardscape, etc must be chosen based on an approved landscape plan.

5. A plan, including drawings of the proposed landscape design is required. It should show enough detail so the Architectural Committee can clearly decide if the criteria and requirements are met. An effective plan is:

- Prepared to scale
- Writing is clear and legible
- Lists the names and show locations of all plants in the landscape
- Specified description of material that will be used to cover bare soil after planting to prevent weed infestation until the new landscape is established.

- Has a drawing that identifies plant name and planting position.
- Plants must be arranged at least every 3 feet (may vary depending on type of shrubs), planted in sufficient number and density, and specifies the minimum sizes to assure the landscape has 60% coverage when plants are mature.
- Use of large boulders may be approved if the Architectural Committee determines their presence suits the intended design and their placement and approximate sizes of boulders must be noted on the landscape drawing, please provide a picture of the proposed boulder.
- There shall be no large or a continuous area of bare soil in the landscape after the initial planting or after the landscape is established.
- Areas of bare soil must be covered with a layer of mulch or other approved soil covering at the time of planting.
- A hardscape border of at least 4” in width between property lines will be used to separate adjacent properties when different material is used other than builder installed landscape.

6. Mulches & Soil Coverings - Soil covering material that will be applied to cover bare soil areas must be approved before use. The material used shall be brown, black or natural earth tone in color and 2 to 4 inches deep.

- Shredded bark, bark nuggets, or similar coarse forest products (must provide samples)
- Coarse or rounded pebble at least 1 inch in diameter in size (must provide samples)
- River rock at least 1 inch in diameter in size (must provide samples)
- Lava Rock (must provide samples)
- Synthetic mulch shall be brown, black or natural earth tone in color. (must provide samples)

The following and similar materials are NOT permitted:

- Road based gravel
- Artificially colored rock or granite
- Ground stones/pea gravel
- Uncovered weed control or landscape fabric
- Red Mulch
- White rock

7. Water features and fountains require approval from the Committee prior to installation. The application must include a picture or brochure of the proposed improvement, as well as a drawing that shows the location of the improvement.

#### C. Terrace Drains

If any drainage culverts or terrace drains are situated on an Owner’s Lot, such Owner shall clean and maintain such terrace drains or drainage culverts so as to ensure that no debris obstructs the flow of water on the Owner’s Lot or any other Lot through which the drainage culvert runs.

#### D. Drainage and Fill

There shall be no interference with the established drainage patterns over any Lot, Common Area or Community Facilities, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Committee.



E. Gutters and Downspouts

No gutters, downspouts or scuppers to control water shed from roofs shall be installed without prior approval of the Architectural Committee. Such improvements shall be primed and painted to match the surface color of its appurtenant dwelling.

F. Unsightly Items

All weeds, rubbish, debris, unsightly materials or objects of any kind shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. All clotheslines, refuse containers, wood piles, air conditioners, water softeners, storage areas, machinery and equipment shall be prohibited upon a Lot unless obscured from view of adjoining streets, lots, alleys, Community Common Area nearest such portion of the Lot from a height of six (6) feet or less and shall comply with any restrictions or standards promulgated by the Community Board or the Architectural Committee.

G. Flag Poles

All flag pole installations must be approved in advance in writing by the Architectural Committee.

A permanent flag pole may be installed in the backyard no less than 10 feet set back from the rear property line and no less than 10 feet set back from the side property lines, or from a wall or fence, whichever is nearest to the house. Permanent backyard flag poles may be of metal, aluminum or thick walled PVC material, to be no larger than 6 inches in diameter at the base and no higher than 20 feet above the ground.

A temporary (removable) flag pole may be installed in the front yard, no less than 20 feet set back from the street curb line and no less than 10 feet set back from the side property lines, or from a wall or fence, whichever is nearest to the house. Temporary (removable) front yard flag poles must be of thick walled PVC material, to be no larger than 3 inches in diameter and no higher than 20 feet above the ground.

Flag pole brackets installed on the front or rear of the house may display the American Flag and/or seasonal banners provided they are maintained in good condition, and are not unreasonably offensive in nature.

H. Window Coverings

Only curtains, drapes, shutters or blinds may be installed as window covers. No aluminum foil, paint, newspaper or similar covering deemed to be inappropriate for a window covering by the Board of Directors or Architectural Committee shall be applied to the windows or doors of any dwelling. Window coverings which are visible to the exterior must be maintained in good condition.

I. Awnings

Prior to the installation of awnings, plans for awnings must be submitted to the Architectural Committee for review and approval. Awnings must be of colors that compliment the existing house colors.

J. Temporary Structures

No trailer, mobile home, tent, shack or other outbuilding shall be kept upon any Lot, the Community Common Area or Neighborhood Common Area or in any street within the Redhawk Community, except with prior written approval from the Board of Directors and in connection with work or construction diligently pursued.

K. Skylights and Other Solar Energy Equipment

The installation of rooftop structures or a system to accommodate solar energy equipment or skylights must be reviewed and approved by the Architectural Committee before installation. Solar energy equipment is encouraged but should be designed to integrate with the structure and minimize the visual effect of the equipment on the Common Areas and other residents. Pipes must be painted to match the surface on which they are installed. All systems must be operable. Should the system become inoperable for any reason, the entire roof system must be removed within sixty (60) days from the date the system becomes inoperable. Owners are responsible for the maintenance, repair, and replacement of any solar energy systems, and installers of solar energy systems must indemnify or reimburse the Association and/or its members for loss or damage caused by the installation, maintenance, or use of said systems.

L. Height of Trees, Hedges and Other Plant Material

All trees, hedges and other plant material shall be trimmed by the owner of the Lot upon which same are located so that the same shall appear well maintained. In the event of a dispute as to whether an item is considered well maintained, the final determination of the level of maintenance required will be rendered as a result of a site inspection by the Board of Directors, and/or its appointed agent. Before a homeowner plants any trees, hedges or other plant material that may exceed the height of the closest fence, the proposed location of such items shall be approved in writing by the Architectural Committee. For all builder planted slopes; the homeowner is to review with the builder, prior to the close of escrow on their home, and approve the landscaping to be provided by the builder on their property and/or slopes adjacent to their property and the acceptability of same. Any discrepancy is to be handled between the builder and the homeowner.

M. Satellite Dish Guidelines

Subject to any applicable federal, state, or local statute, rule, or ordinance, an Owner, resident, or lessee may, at his or her expense or otherwise, place or maintain any objects, such as masts, towers, poles, wiring, television and radio antennas, or television satellite dishes ("satellite receivers") on the Owner's Lot or about the exterior of the Owner's building after first obtaining the prior written approval from the Committee.

1. The application will include the location and dimensions of the satellite receiver, description of the installation method, a picture and/or drawing of proposed installation.
2. An Owner must place his or her satellite receiver in a location which will minimize the visual effect of the equipment on the Common Areas and other residents. There will be no exposed cables or wires. Cables and wires, or conduits will match existing color of the exterior.
3. Owner shall keep the satellite receiver in good repair and maintenance and not permit the antenna to become unsightly.
4. Owner shall indemnify and hold harmless the Association, and its agents, directors, officers, and employees, from any and all loss, claim, damage, injury, judgment, or cost, including attorney's fees and court costs, resulting from or arising out of Owner's installation, maintenance, or use of the satellite receiver, to the extent that Owner's negligence in installation, maintenance, and/or use of the satellite receiver caused or resulted in the loss, claim, damage, injury, judgment or cost, including attorney's fees and court costs being indemnified.

N. Screen Doors

1. Any homeowner interested in installing a screen door onto the front door of their home must submit a written application to the Association prior to this work being started. The submittal should include a completed Homeowner Improvement (Exhibit A) form with plans, pictures, manufacturer brochures,

samples of color or any other information that could assist the Architectural Committee in determining if the proposed screen door installation is consistent with existing architectural style and colors.

O. Swimming Pools/Spas

The Architectural Committee must approve all swimming pools and spas. Sound dampening enclosures are required on all spa/pool equipment which have decibel readings in excess of 70 decibels at a distance of 3 feet.

P. Wall/Fence Painting and Construction Policy

1. Approval Required

Architectural Committee approval is required for the staining, painting or weatherproofing of homeowner's wood fences or stucco walls with the exception of front and side yard wood fencing, which must be painted Dunn-Edwards color "Nomadic Taupe – DE6192" and the painting of white stucco walls (Sherwin Williams color, SQ 13943).

2. No Construction on Association Property

Owners shall not be permitted to construct any fences or walls upon any portion of a slope being maintained by the Association, or upon Association property.

3. Wall/Fence Repair, Maintenance and Installation

The Perimeter Walls/Fences shall not be removed, re-located, reconstructed or modified as to structure, finish or color without the prior written consent of the Architectural Committee. Each Owner shall repair or reconstruct that portion of any damaged or destroyed Perimeter Wall/Fence that is contiguous to his residence to a condition approved by the Architectural Committee. If you move a gate or fence or install new fencing you need Architectural Committee approval. Double gates are not permitted. Perimeter fencing may not exceed 6' and courtyard walls and walls extending past home may not exceed 3'. It is the policy of the Architectural Committee to encourage the replacement of wood fencing with approved tan vinyl fencing.

4. Vinyl Fencing Specifications

Vinyl fencing may be constructed within Redhawk. However, architectural approval must still be obtained before the start of construction. The following specification is the preferred specification for the construction of vinyl fencing within Redhawk:

- a) Style & type: Tongue and Groove Privacy Fencing
- b) Color: Tan
- c) Height: Same as height of existing fence being replaced (normally 5 feet)
- d) Capping: External flat cap.

5. Tan Color Requirement

The Association requires that all current and future wood and vinyl fencing in Redhawk shall be tan in color. The required color shall be available at Dunn-Edwards and shall be called "Nomadic Taupe - DE6192." Prior Architectural approval is not required if you are going to repaint wood fencing with Nomadic Taupe – DE6192.

6. Perimeter Walls and Fences

Any perimeter walls or fencing situated on an Owner's Lot shall be repaired and maintained in good condition by the Owner of the Lot. Additionally, the Owner is responsible for the replacement of decorative view fencing, and must first obtain approval from the Committee before replacing.

7. Wrought Iron Fencing

Homeowners may install additional wrought iron fencing in certain instances with prior approval from the Architectural Committee. A drawing showing design, dimensions, color and location must be submitted with the application.

Q. Exterior Painting

The exterior painting of a home does not require approval provided there is no color change. Approval is required for any changes to the exterior color of a home. All exterior color change requests must conform with the home's existing "tract" color scheme, which were selected by Sherwin Williams and approved by the Community Board. A Paint Diagram must be submitted with applications for exterior paint. Prior to commencing any painting please contact Avalon Management (951-699-2918) for a list of approved colors for your neighborhood. Important Note: Board's of gated communities may have selected their own paint color schemes. If your home is located within a gated community, contact your Neighborhood Association prior to painting.

R. Miscellaneous

1. Grass only installed in the rear yard does not require plan approval.
2. Holiday lights and decorations are permitted without approval from Thanksgiving through January 31.
3. Installation of garage doors and changes to existing garage doors such as changes in color require prior approval from the Architectural Committee.
4. The use of wire mesh or chicken wire, which exceeds 3 feet in height measured from the ground level is prohibited.
5. Tarps or fabric type materials over fencing to provide screening is not permitted. Homeowners are to provide other screening such as solid wood fencing or plant material which is to be approved by the Architectural Committee prior to installation.
6. Painting or staining of driveways is not permitted. Installation of colorized concrete or brickwork on or in a driveway must be approved by the Architectural Committee. Walkways from the driveway to the rear yard may not exceed 4' and driveway extensions may not exceed 2' on either side of the driveway. Request for walkways and driveway extensions that exceed the dimensions noted above will be considered on an individual basis. Approval by the Architectural Committee prior to installation is required for both walkways and driveway extensions.
7. Patio umbrellas, sunshades, playhouses/structures and other temporary items not otherwise identified in the governing documents do not require approval provided they are maintained in good condition, and are not unreasonably offensive in nature.
8. Sheds and other similar structures may not be visible from the street. Prior approval from the Architectural Committee is required for sheds and other similar structures.
9. The installation of any exterior lighting requires prior approval from the Architectural Committee. Exterior lighting whether wall, post or ground (landscape) mounted must be low wattage and wiring must be installed discreetly and in conduit.

#### **IV. GENERAL CONDITIONS**

- A. Redhawk Community Association architectural approval does not constitute waiver of any requirements required by applicable governmental agencies, or by applicable Redhawk Neighborhood Associations. Architectural approval of plans does not constitute acceptance of any technical or engineering specifications, and Redhawk Community Association assumes no responsibility for such. The function of the Architectural Committee is to review submittals as to aesthetics. All technical and engineering matters are the responsibility of the Lot owner.
- B. An oversight of a Covenant, Condition or Restriction, these Guidelines, or a Committee policy does not constitute waiver of that rule and therefore, must be corrected upon notice.
- C. City of Temecula ordinances require homeowners to maintain correct grades of lots so that water drainage does not flow into adjoining properties or does not prevent off flow from same.
- D. Access for equipment used in construction must be through your property only. Access over Community Property will not be permitted without prior written approval from the Architectural Committee.
- E. Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, dumpsters, sand and building materials may not be stored on streets, sidewalks or Community Property. Owners are responsible for the cleanliness of the surrounding streets during and after any construction.
- F. Building permits may be required for certain improvements from the City of Temecula.
- G. Any damage to Redhawk Community Association Property arising out of or relating to construction of homeowner improvements shall be replaced or repaired by a contractor. All applicable charges for restoration will be charged back to the homeowner by Redhawk Community Association and are due and payable within 30 days from notification or assessment of penalties.
- H. Approval of plans is not authorization to proceed with improvements on any property other than the Lot owned by the applicant.
- I. Approved plans are not to be considered authorization to change the drainage plan as installed by the developer and approved by the County of Riverside or City of Temecula.

#### **NOTICE OF COMPLETION**

Upon completion of any work for which approval has been given, the Owner shall submit written notice of completion (Exhibit C) to the Architectural Committee. Within sixty (60) days thereafter, a representative of the Committee or designated agent may inspect such improvement. If such work was not done in substantial compliance with the approved plans, the owner will be notified in writing of such noncompliance within this sixty (60) day period and require the Owner to correct the matter within the time limit in the notice, not to exceed 30 days.

If the owner has failed to remedy the noncompliance, the Architectural Committee shall notify the Community Board of the Association of such failure. After affording such owner notice and hearing, the Board shall determine whether there is a noncompliance of the CC&Rs and, if so, the nature thereof and the estimated cost of correcting or removing the same. If a noncompliance exists, the owner shall remedy or remove the same within a period of time determined by the Community Board. If the owner does not comply with the Board ruling within such period, the Board may levy an Enforcement Assessment against the Owner and/or may record a Notice of Noncompliance and/or commence a lawsuit for damages, injunctive relief, and/or declaratory relief.

## **VARIANCE**

The Community Board may authorize variances from compliance with any architectural provisions contained in these Guidelines, including, without limitation, restrictions upon height, size, or placement of structures, or similar restrictions when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require such variances. The granting of a variance must be evidenced in writing and must be approved by a majority of the Community Board.



## Redhawk Community Association

### Architectural Submission Procedure and Requirements

1. All requests (“Requests”) for Architectural Committee approval are to be made on the standard Redhawk Home Improvement Form (Exhibit A).
2. Submission of Requests. All Requests are to be submitted to the Redhawk Architectural Committee, c/o Avalon Management, 43529 Ridge Park Drive, Temecula, California 92590.
3. Construction Drawings. Plans and specifications for works of improvement must be prepared in accordance with the applicable building codes, and with sufficient clarity and completeness to enable the Architectural Committee to make an informed decision on your request.
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  - a. Plot plan drawn to scale showing the following:
    - i) All proposed improvements and relevant elevations, including existing or planned “slopes” together with the desired location of such improvements to dwelling and property lines.
    - ii) Complete dimensions of the proposed improvements.
    - iii) Streets, with the names that are contiguous to the property.
  - b. Description of materials to be used, including the proposed color scheme and pattern. Material samples should be provided; color samples must be provided.
  - c. Grading plans (if applicable) must establish where the drainage pattern might be altered by the proposed improvements. Note: All grades and drains must comply with CC&Rs Section 9.2.12.
  - d. Floor plans (if applicable) showing overall dimensions and area of improvements reflecting your preliminary design concept.
  - e. Description of proposed construction schedule.
  - f. Landscape plan and working drawings (if applicable).
  - g. If proposed improvements require access over the Common or Community Areas or Community Facilities for purposes of transporting labor or materials, prior written permission shall be required from the Association. Any such requests must be filed with the Community Board prior to the commencement of your improvements.
  - h. Any other information or documentation deemed to be necessary by the Architectural Committee in evaluating your request.

**EXHIBIT A (Page 1 of 2)**  
**HOME IMPROVEMENT FORM**

Mail to: Redhawk Community Association  
43529 Ridge Park Drive  
Temecula, CA 92590  
PH: 951-699-2918 FX: 951-699-0522

Lot # \_\_\_\_\_  
Tract # \_\_\_\_\_  
Close of Escrow: \_\_\_\_\_

Name \_\_\_\_\_  
Site Address \_\_\_\_\_

Owner Information:  
Home Phone \_\_\_\_\_  
Work Phone \_\_\_\_\_  
Has work already been started? \_\_\_\_\_

**PROJECTS BEING SUBMITTED:** (Please check all appropriate items)

- |  |  |
|--|--|
| <input type="checkbox"/> Air Conditioner (Relocation)                                      | <input type="checkbox"/> Shed or Green House   |
| <input type="checkbox"/> Awnings   | <input type="checkbox"/> Solar Panels  |
| <input type="checkbox"/> Slabs/patio/walkways  | <input type="checkbox"/> Trees   |
| <input type="checkbox"/> Driveway Extension <i>(not to exceed 2' on either side of dw)</i> | <input type="checkbox"/> Landscaping   |
| <input type="checkbox"/> Wood Deck   | <input type="checkbox"/> Side ___ Front ___ Back ___                                   |
| <input type="checkbox"/> Drains (if altering existing grade)                               | <input type="checkbox"/> Patio Cover   |
| <input type="checkbox"/> Gutters   | <input type="checkbox"/> Exterior Painting <i>(Should it not match existing color)</i> |
| <input type="checkbox"/> Fence(s) or   | <input type="checkbox"/> Play Set or Playhouse   |
| <input type="checkbox"/> Walls (Retaining, Sitting, Etc)                                   | <input type="checkbox"/> Spa and Equipment *   |
| ___ Front ___ Side ___ Rear  | <input type="checkbox"/> Pool and Equipment*   |
| <input type="checkbox"/> BBQ, Fire Pit, Fireplace  | <input type="checkbox"/> Water Features (Fountain, Waterfall, Pond)                    |
| <input type="checkbox"/> Other: _____  |  |

- *All pool and spa equipment must have a sound barrier if the noise level exceeds 60 decibels at a distance of 3 feet from equipment.*

**PLEASE FILL IN DETAILS BELOW IF NOT SHOWN ON PLANS:**

Are existing improvements shown on plans? \_\_\_\_\_  
Names of plants \_\_\_\_\_  
Type of materials used \_\_\_\_\_  
Type of wood surfaces \_\_\_\_\_  
Color scheme \_\_\_\_\_  
Impacted Neighbor Statement attached? \_\_\_\_\_ Three copies of plans attached? \_\_\_\_\_

**NOTE:** Plans that are approved are not to be considered authorization to change the drainage plan as installed by the developer and approved by the County of Riverside or City of Temecula. The review is intended to consider aesthetic appearance of the drains, pipes and coring and other applicable aspects of drainage. Owner may also need to acquire approval from the City of Temecula for permission to encroach within the City's easement.

The applicant has been provided with copies of all the Redhawk's CC&Rs, Rules, Guidelines and agrees to be bound by and comply to the same.

If this application is for work that has already been started or completed, the Owner hereby forever agrees to indemnify, defend, and hold harmless the Redhawk Community Association, it's Committees and managing agent for any and all claims, without limitation against any and all claims or challenges regarding such work.

Signature of Owner/Applicant \_\_\_\_\_ Date: \_\_\_\_\_



DO NOT WRITE BELOW THIS LINE



- Sound baffle to be constructed around entire pool/spa equipment.
- Do not pour concrete against existing fences.
- Do not backfill against existing fences.
- Core drill through curbs for drainage.
- Submit originally reviewed plans with revised drawings.
- Maintain existing drainage pattern or provide alternative drainage method.
- \_\_\_\_\_ must be painted to match existing stucco or trim.
- Solid patio covers must match style and/or color of existing roof of house.
- Resubmit patio cover with additional dimensions and elevation.
- All lighting must be low wattage or low voltage.
- Add root barriers to all fence line trees.
- BBQ, Fire Pit or Fireplaces must be gas. No wood burning permitted.
- Front yard must be maintained during work and/or must be landscaped immediately following completion of all work.
- Recommend Concrete installed in front yard match existing color of driveway.
- Driveway extensions may not exceed 2 feet on either side.
- Block walls placed in front yard must be one color and must match color of STUCCO / EXISTING WALLS
- Walls in front yard may not exceed 3 feet in height.

THE ARCHITECTURAL COMMITTEE HAS DETERMINED THAT THE ABOVE SUBMITTED IS:

Approved as submitted.

Approved with the following conditions:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Work must be completed within \_\_\_\_\_ Days*

Disapproved as submitted.

Additional Comments: \_\_\_\_\_

\_\_\_\_\_

ARCHITECTURAL COMMITTEE

DATED: \_\_\_\_\_

INITIALS: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

**EXHIBIT B Page 1 of 2**  
**IMPACTED NEIGHBOR STATEMENT**

It is the intent of the Architectural Committee to notify neighbors on any improvements which may impact their use and enjoyment of their property. The Committee and/or the Board may waive the requirement for neighbor notification on an individual basis. Neighbor approval or disapproval of a particular improvement shall only be advisory and shall not be binding in any way on the Architectural Committee's decision.

1.     Definitions:                   Facing Neighbor, Adjacent Neighbor, and Impacted Neighbor.  
  
      Facing Neighbor:           Means the three (3) homes most directly across the street.  
  
      Adjacent Neighbor:       Means all homes with adjoining property lines to the Lot in question.  
  
      Impacted Neighbor:       Means all homes in the immediate surrounding area which would be affected by the construction of any improvements.

2.     Improvements Requiring Notification

Any exterior improvements including but NOT limited to exterior painting.

3.     Statement

The Facing, Adjacent and Impacted Neighbor Notification Statement set forth on the next page (Exhibit "B") must be provided to the Architectural Committee to verify the neighbors have been notified about the proposed improvements.

**EXHIBIT B Page 2 of 2**  
**REDHAWK COMMUNITY ASSOCIATION**  
**FACING, ADJACENT AND IMPACTED NEIGHBOR NOTIFICATION STATEMENT**

**The attached plans were made available to the following neighbors for review:**

Impacted Neighbor	Impacted Neighbor
Name _____	Name _____
Address _____	Address _____
Signature _____ Date _____	Signature _____ Date _____

**Common Area or Back Yard - Rear of Home**

Adjacent Neighbor		Adjacent Neighbor
Name _____	Name _____	Name _____
Address _____	Address _____	Address _____
Signature _____ Date _____	Name _____ Address _____	Signature _____ Date _____

**Your Street - Front of Home**

Facing Neighbor	Facing Neighbor	Facing Neighbor
Name _____	Name _____	Name _____
Address _____	Address _____	Address _____
Signature _____ Date _____	Signature _____ Date _____	Signature _____ Date _____

My neighbors have seen the plans I am submitting for Architectural Committee approval (see above verification). If any neighbor has a concern, they should notify Avalon Management in writing. Please note that neighbor objections do not in themselves cause denial of the plans, however, those concerns may be considered by the Committee. All above boxes must be filled out whether or not a signature has been obtained.

**SUBMITTED BY:**  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Home Phone: \_\_\_\_\_

**REDHAWK COMMUNITY ASSOCIATION  
EXHIBIT C  
NOTICE OF COMPLETION**

**(Pictures must be submitted with Notice of Completion for rear yard improvement and other improvements,  
which are not visible from the street)**

Redhawk Community Association  
43529 Ridge Park Drive  
Temecula, California 92590

Re: Application #: \_\_\_\_\_

Notice is hereby given that:

The undersigned is the owner(s) of the property located at:

\_\_\_\_\_  
(Street Address)

\_\_\_\_\_  
(City)

The work of improvement on the described property was COMPLETED ON THE \_\_\_\_ day of \_\_\_\_\_, 20\_\_ in accordance with the Architectural Committee's written approval of the above owner's plans and submitted package.

Signature of Owner: \_\_\_\_\_

Dated: \_\_\_\_\_

Phone #: \_\_\_\_\_

Best Time to Contact  
For Final Inspection: \_\_\_\_\_

**DISCLAIMER**

THE MATERIAL CONTAINED WITHIN THIS PACKET IS NOT INTENDED TO BE SUBSTITUTED FOR THE SERVICES OF AN ATTORNEY. THE LAW AND ITS INTERPRETATION ARE CONSTANTLY CHANGING.

PLEASE CONSULT YOUR PROFESSIONAL ADVISOR REGARDING YOUR INVOLVEMENT IN A COMMUNITY ASSOCIATION.