

Vista Tassajara Homeowners Association

Homeowner's

Information

and

Guidelines

VISTA TASSAJARA HOMEOWNERS ASSOCIATION
INFORMATION AND GUIDELINES

INTRODUCTION

The Rules and Regulations of The Vista Tassajara Homeowners Association have been drafted in the spirit of participation and communication. They are adopted to provide some semblance of certainty, order and safety for our community. The Rules and Regulations take their authority from the statutory law of the State of California, CC&Rs and Bylaws; therefore the Association is obligated to enforce them.

The Board of Directors of Vista Tassajara Homeowners Association reserves the right to notify and fine homeowners for non-compliance.

Thank you for your cooperation,

THE BOARD OF DIRECTORS
THE VISTA TASSAJARA HOMEOWNERS ASSOCIATION

GENERAL

1. All owners are members of the Association by virtue of the CC&Rs. All guests are the responsibility of their resident hosts.
2. Nothing shall be stored in the common area without the prior consent of the Board of Directors, i.e. basketball goals and trash cans. No personal landscaping debris or grass clippings shall be placed on the common area.

USE OF LOTS

1. Lots may be used for business purposes as long as the nonresidential activity is not apparent or detectable by sight, sound or smell from the exterior of the Lot and such nonresidential activity does not generate an unreasonable amount of traffic or unreasonably limit parking for Owners and their guests.
2. Permitted signs in the community include those:
 - a) of customary size and shape advertising a home for sale or rent,
 - b) displayed by the Declarant in connection with the sale of the Lots,
 - c) required for legal proceedings.
3. No noxious or offensive activity shall be permitted on any Lot, nor shall anything be done thereon which shall interfere with the quiet enjoyment or other residents, or which shall increase the insurance rate of the association.

4. No structure of a temporary nature including but not limited to, trailers, tents, or shacks shall be permitted at any time on any Lot, except as used by the Declarant.

VEHICLES

1. No commercial vehicle, recreational vehicle or equipment shall hereafter be permitted to remain upon the Covered Property unless placed or maintained within an enclosed area, or unless obscured from view of adjoining Lots, streets, and alleys by a solid wall or fence or appropriate screen, nor permitted to be parked on any street, alley, or any other portion of the Covered Property.
2. No automobile, recreational vehicle or equipment, commercial vehicle or any other motorized vehicle may be dismantled, rebuilt, repaired, serviced or repainted on the Covered Property unless performed within a completely enclosed structure located on a Lot which completely screens the sight and sound of such activity from streets, Association Property and neighboring Lots.
3. As used in this Section, (i) "recreational vehicle or equipment" shall include, without limitation, trailers, boats, campers, trailer coaches, buses, house cars, camp cars, motor homes (if a size larger than seven (7) feet in height and/or greater than one hundred twenty-four (124) inches in wheel base length), or any other similar type of equipment or vehicle, (ii) "commercial vehicle" shall be defined as a truck of greater than three-quarter (3/4) ton capacity, and (iii) temporary parking shall mean temporary parking for washing and polishing of vehicles and activities related thereto, temporary parking for loading and unloading of vehicles, parking of vehicles belonging to guests of Owners and temporary parking of commercial vehicles being used in the furnishing of services to the Association or the Owners.

ANIMALS

1. No animals. Livestock or poultry of any kind shall be raised, bred or kept upon the Covered Property, except that dogs, cats or other household pets may be kept on the Lots, provided they are not kept, bred or maintained for any commercial purpose, or in numbers deemed unreasonable by the Board.
2. Notwithstanding the foregoing, no animals may be kept on the Lots which in good faith judgment of the Board, or a committee selected by the Board for this purpose, result in any annoyance or are obnoxious to residents in the vicinity. All animals permitted to be kept by this Section shall be kept on a leash when on any portion of the Covered Property except when contained within a Lot.

MISCELLANEOUS

1. All weeds, rubbish debris or other unsightly material shall not be allowed to accumulate on Lots. All clothes lines, refuse containers, trash cans, woodpiles, storage areas, machinery and equipment shall be screened from view of the streets.
2. No appliances or mechanical devices may be installed on any rooftop unless they are installed in such a manner so as to make them not visible from the street, Association Property or neighboring Lots.
3. Solar panels are permitted with approval of the Architectural Committee and subject to Committee regulations.
4. Drainage of all water from any Lot shall be into the street. No water shall be allowed to drain over or onto association property unless the association has granted an easement in writing.
5. Curtains, drapes, shutters or blinds may be installed as window covers. No window shall be covered with aluminum foil, newspapers, or other material not designed for a window covering.
6. Owners are responsible for the actions of their tenants. No Lot shall be rented for transient purposes, or for a period of less than thirty (30) days. The tenant shall be given a copy of the association rules and documents. Any lease or rental agreement shall provide that the terms of such lease shall be subject in all respects to the provisions of the Association Management Documents.

ARCHITECTURAL POLICIES

Since February 1991, The Board of Directors of Vista Tassajara has approved the following policies and standards in accordance with the governing documents of the Association.

These policies and standards, in conjunction with the CC&Rs, are adopted to preserve the quality and appearance of your neighborhood, your property values, and your homeowners' rights. The following is not meant to replace the CC&Rs but attempts to clarify and apply them in a constructive and helpful manner. The purpose of the procedures and standards set forth herein is in no way intended to discourage or impede home improvements and/or alterations.

1. THE ARCHITECTURAL COMMITTEE:

The Architectural Committee is charged with the approval or disapproval, upon proper application by owner-members only, of proposed landscape and/or external structural improvements and alterations in accordance with the community standards established as contained herein.

Each application is dealt with by the Architectural Committee as an individual instance and upon its own merits, with a thorough dedication to the principle that the committee's obligation to the benefit, best interest, and desires of the applying owner-member is exceeded only by its obligation to the total community.

2. HOMEOWNERS' RESPONSIBILITIES:

All portions of the yard of a lot that is visible from the street or Common Area, shall be landscaped within six (6) months after the homeowner closes on the lot.

Landscaping plans must be submitted to the Architectural Committee before any work can begin on the homeowner's yard or residence. When modifying or changing an approved plan, the homeowner must submit a revised plan detailing the revisions to the Architectural Committee. No work may begin until the revised plan is approved.

Any and all improvements to a lot must be maintained in good order and appearance.

The Homeowner should notify the Architectural Committee when the improvements to the property are completed so that an inspection of the property may be conducted. If the improvements are in accordance with the approved plans, and in compliance with the CC&Rs and architectural guidelines, a notice of approval will be issued to the homeowner.

3. APPLICATION PROCEDURES:

Familiarize yourself with the ARCHITECTURAL POLICIES. Also, read the CC&Rs and the Association's By-Laws.

Drawings, specifications and a scaled plot plan of sufficient clarity and adequate detail and dimensioning to enable the Architectural Committee to completely evaluate the proposed improvements.

All changes required or requested by the Town of Danville must be returned to the Architectural Committee for review.

Failure to obtain Architectural Committee approval may subject the Member to restoration of the property to its original condition, or other remedies provided for in the governing documents.

All plans are to be submitted in duplicate to the Architectural Committee at the following address:

Property Management & Accounting, Inc.
563 Leisure Street
Livermore, CA 94551

The Architectural Committee will review the plans and respond to Members within thirty (30) days of receipt of such requests. While the committee hopes and intends the response to be much shorter, this time frame is provided by the governing documents and will be used as the maximum limit.

In the event the plans submitted by the Member are NOT approved, the Member may ask for reconsideration in writing to the Board of Directors. The written appeal should be received by the Board not more than 15 days following the final decision of the Architectural Committee. Within forty-five (45) days following receipt of the written request for appeal, the Board will render its written decision.

The management company will forward all plans to Committee members, and the Committee will review the plans at their regularly scheduled meeting.

The management company will forward the Committee's determination to the homeowner. In the case of rejection of plans, a Committee member will also contact the homeowner to discuss the reason for rejection.

Following approval, the homeowner has twelve months to complete the installation of the architectural improvement.

The Property Manager is responsible for maintenance of all homeowner files of correspondence, submittal, approval/rejection, and minutes of the committee. These files will be maintained so as to assist and aid determinations by the Board and Committee.

4. DRAWINGS AND HOW TO PREPARE THEM:

Drawings must be prepared for submission for Architectural Committee approval. These must be of sufficient quality and adequately detailed and dimensioned to enable the committee to accurately determine the extent and nature of existing and proposed improvements and the intent and architectural detail of the changes therein.

Simple drawings are adequate for minor proposals, but insufficient delineation and dimensioning will necessitate return of drawings for redrafting.

In general, drawings should include a plot and floor plan of existing contiguous structures showing all fences or other enclosures, planters, etc., both existing and proposed, with special attention to conditions and features having a major affect on exterior design and appearance of the premises.

All elements of an enclosure, such as house or garage walls, garden walls, fences, should be shown in elevation; i.e., a garden wall with three runs requires three elevations. Where eaves or rooflines join new construction, these should be shown in detail.

Height, eaves, eaves-angle, existing and proposed openings of any affected external wall must be shown in fully dimensioned elevation.

Descriptions of materials, textures, and finish colors must be stated.

Landscape installation and alterations of a substantial nature must be shown. Bear in mind, that neighboring views should be considered when selecting and planting trees and shrubs.

5. PERSPECTIVE AND ISOMETRIC RENDERINGS AND PHOTOGRAPHS:

Renderings and photographs are not required, but in situations where the preponderance of alteration and effect is in the aesthetics of external appearance, such supplementary renderings and or color photographs not less than 3" x 5" with proposals will be helpful.

6. SPECIFIC GUIDELINES:

PATIOS AND DECKS: Decks which are proposed to be installed at elevations higher than six inches above original grade shall ensure that the privacy of adjoining neighbors is assured. Sufficient information on final plan and elevation detail and construction techniques shall be provided for consideration and approval. No patio deck or walking surface shall be approved which is to be installed within four (4) inches to the property line.

FENCES*: Fences that are not shared with another homeowner and are deer fencing as installed by the developer are allowed to be converted to wrought iron subject to the below restrictions.

The ability to convert to wrought iron only exists on the rear yard fence facing common area and not to any side yard or front yard fence. Excluded from the

ability to convert to wrought iron are those lots whose rear fence is within view of any Vista Tassajara streets, the park, or from other parcels within Vista Tassajara.

All other fencing must be replaced as originally installed by the developer, i.e. same style, height, material and not painted.

If new or existing fences are to be stained, *an architectural application must be submitted for approval prior to the start of any work, even if using the approved stain color.**

Parameters that must be followed:

1. Height cannot exceed 6 feet.
2. Gates: replace existing gates only, no new gates can be added to existing design.
3. Materials that can be used are:
 - a. Redwood in their natural color;
 - b. No lattice work on top of the fences will be allowed;
 - c. Where accepted, open view or "deer" fencing, i.e. as installed by developer;
 - d. Where accepted, vertical wrought iron metal fences in black only and no finials, same style as installed by developer, i.e. pool fencing.
4. All proposed fence replacement must be approved by the architectural committee.

* The approved stain color is: Olympic 717 Redwood (can be found at Lowe's).

SCREEN DOORS: Screen doors shall be allowed to be installed upon approval of the Architectural Committee or the Board.

EXTERIOR LIGHTS: Exterior lights other than landscape lights must be approved by the Architectural Committee.

SPAS, HOT TUBS, POOLS AND FOUNTAINS: The noise from the required pumps, the increased noise during use, and the effects of water drainage and possible damage is of primary concern. Full details on proposed construction materials, method and final plan and elevation views shall be provided with each application.

PATIO, SUNSHADE, ARBOR, TRELIS AND GAZEBO STRUCTURES: Structures shall be of wood construction only with the exception of vertical support poles which may be of wood, clay brick or other approved materials. The following materials shall be used for the horizontal cover surface: wood, canvas and other materials as approved. Structures in this section shall have either flat or shed roofs or other comparable shape to match the existing home roof. Height

and placement of the proposed structure should be evaluated, as well as your neighbor's view, when constructing such a structure. Colors of the above must be approved by the Architectural Committee.

STORAGE FACILITIES (SHEDS): Storage facilities are to be compatible to and harmonious with the design and style of the developments. All storage facilities shall be approved by the Architectural Committee.

CONCRETE BLOCK RETAINING WALLS: All concrete block retaining visible from the street or adjoining lot shall be faced with similar aesthetic surface material compatible with the home.

ELECTRICAL MODIFICATION TO EXTERIOR STRUCTURES: Permanent electrical modifications or installation of outdoor sound systems shall not be permitted to be made to exterior structures without Architectural Committee approval. All exterior electrical systems that are modified or additional lights that are added must be approved by the Architectural Committee. Location of security alarm apparatus and hardware that is visible must be approved by the Architectural Committee.

MISCELLANEOUS EXTERIOR WIRING: All additions and modifications to cable TV wiring and telephone wiring that appear on the exterior of dwellings must be approved by the Architectural Committee before any installation is performed.

HOMEOWNER CONSTRUCTION MANAGEMENT: Homeowner is responsible for controlling the day-to-day operations of any contractors they hire. Contractors working for homeowners shall keep the construction site in a clean and workman like manner. As an example, debris shall not be allowed to accumulate. It must be hauled away daily. Stockpiles of soil, sawdust, gravel, etc. shall not block sidewalks or impede the drainage on streets. Nuisances to the neighborhood will be corrected at homeowner's expense.

UNSTATED CATEGORIES: Any proposed improvement not specifically addressed within these guidelines shall be evaluated by the Architectural Committee on a case by case basis.

VISTA TASSAJARA HOMEOWNERS ASSOCIATION

POOL RULES

DATES & HOURS

Pool Hours Daily 5:00 a.m. to 10:00 p.m.
Pool Heated May 1 - October 31

CHILDREN

Children under the age of 14 must have adult supervision at all times.

GUESTS

Only homeowners and a maximum of 4 guests per household, escorted by homeowners, are allowed in the pool area.

FOOD

Food is allowed in the pool area. No food is to be eaten while in the pool. All trash must be placed in trash receptacles. **Absolutely no glass!**

BEVERAGES

Unbreakable containers - **Absolutely no glass!**

PROPER SWIMMING ATTIRE

Swimming suits must be worn, no cutoffs allowed. Babies in diapers must wear plastic pants, in addition to the diaper and/or swimming suit, while in the pool.

HORSE PLAY

Horse play is not allowed. This includes rough, boisterous play; running; yelling and/or screaming. NO skateboards, rollerblades, scooters and bicycles are allowed in the pool area.

PETS

Pets are NOT ALLOWED in the pool area, except as required by law to prevent discrimination.

LOTIONS

Suntan and sunscreen lotion only; please, no baby oil. Shower before entering the pool.

TOYS & FLOATS

No inflatable toys or mattresses are allowed in the pool, with the exception of infant safety floatation devices.

RADIOS

No radios, CDs, cassettes, speakers or electronic devices which allow for music or other noise are allowed, except when used with headsets.

GENERAL

1. This is a private pool. A lifeguard is NOT on duty, members and guests are to swim at their own risk.
2. The gates must be locked at all times and may not be propped open. **Reminder: DO NOT let anyone in the pool area who does not have a key in their possession – especially children without an adult present.**
3. The Association assumes no liability for any personal injury, loss of property or damage to property.
4. Please keep the pool area tidy so that everyone may enjoy it.
5. If you are aware of any problems, please speak up and ask politely for the problem to be resolved or report it to management at the first opportunity. The Board may suspend rights of any owner or resident or guest to use the pool due to failure to follow the rules or offensive or abusive behavior.

UNINVITED GUESTS

Uninvited guests should be told to leave by any and all residents present. Remember, this is your property. If they do not leave, they may be treated as trespassers - it is appropriate to call the police.

Anyone who consistently shows disregard for the preceding rules will be asked to leave the pool area. Repeat offenders will be referred to the Board of Directors for appropriate action.

Please read all the rules carefully, and review them with the members of your household. It is the responsibility of each homeowner to ensure the safety of the recreation facility.

THE BOARD OF DIRECTORS RESERVES THE RIGHT TO AMEND THE ABOVE RULES AS DEEMED NECESSARY FOR THE HEALTH AND SAFETY OF ALL HOMEOWNERS.

Vista Tassajara Homeowners Association

Recently there was a meeting held at the pool to discuss unwanted activity at the pool. The meeting was attended by about 17 homeowners, two members of your Board of Directors, your association management company and a representative from the Town of Danville Police Department. Several things came out of the meeting, including ideas and actions to be taken by police services to eliminate the trespassing and vandalism at the community pool. The problems occurring on Association property requires assistance by police services, as well as actions by the citizens of our community.

Things we can all do:

- Call the Danville Police Department if there are any individuals trespassing into the pool or park area. Do not get into a confrontation with anyone.
- When calling police services, verbally paint a picture of the individuals for the dispatcher. Provide license plates, descriptions of the individuals, vehicle descriptions, direction of travel, hair color, clothing descriptions, etc. The dispatcher needs as much information as possible.
- Do not feel you are inconveniencing the dispatcher. Start the conversation with "I have been told by the Danville Police Department to contact dispatch if there is illegal trespassing in our common area."
- If at the pool, use the address of **126 Parkhaven**. You can add this to your phone as well. The address will also be posted on the building.
- Take responsibility for your children, including visiting friends and family. Homeowners need to be at the pool with guests at all times.
- Always have your key to enter the pool area.

Town of Danville Police Department

Non-emergency Phone Number
925-820-2144

Emergency Phone Number
925-646-2441 or 9-1-1

** The Police Department has on file an updated Right of Trespass Letter**

If you are interested in being added to a Neighborhood Watch email List, please email Natalie Kurtz at nattiegirl@yahoo.com

Please include your name, address, phone number and email. It is best to provide the name of the adults in the home as space will be limited on the distribution list. Please include the best phone numbers and email addressed.

Vista Tassajara

Approved Street Trees

February 2003

In Vista Tassajara, a "street tree" is any tree that is located along the street at the front of a lot. For corner lots, this includes trees along the side street.

The following trees have been approved as replacement street trees:

1) - Crape Myrtle - smallest of tree choices

- ◆ This tree can be seen all around our community and Danville. It is a showy tree with either pink, rose, white or lavender flowers.

2) - Aristocrat Flowering Pear - mid-size choice

- ◆ The Aristocrat Pear has white, showy flowers. Flowering in spring/winter. Some already exist in our community.

3) - Chinese Hackberry - mid-size choice

- ◆ The Chinese Hackberry can be seen all around the Tri-Valley.

4) - Chinese Pistache - slow growing, but largest choice.

- ◆ This tree is known for it's beautiful display of fall colors in red, gold and orange.

You may desire to have more information on these approved trees. Go online to <http://selectree.cagr.calpoly.edu/>, and type in the common names given here. If you are unsure as to which tree would best suit your specific lot/setback, please call our landscape maintenance company - Aragon Commercial Landscape at 510-651-3422 and ask for Scott. He will be glad to offer free assistance and set up a time to visit your yard for discussion.

Additionally, Skyline Tree Surgeons Inc., (510-651-3419), has estimated the cost for removal of existing trees: approximately \$200-250 per tree. This includes the grinding of the tree root base as well. This does NOT include the price of your new tree and installation. A recommendation for the replacement size of your new tree is a 24inch box.

Please note that per the Town of Danville Municipal Code, Chapter 32 Planning and Land Use, Section 32-79 Tree Preservation, sycamores are on the list of Protected Trees. You may need a permit to remove the tree if its diameter is 10inches or greater measured 4 1/2 feet above grade.

Lastly, please submit and receive approval prior to tree removal and/or replacement using the Application for Architectural Review and Approval as per VTHOA CC&R's.

Memo

To: Vista Tassajara Homeowners
From: Vista Tassajara Board of Directors
Date: September 11, 2007
Re: HOA Procedure regarding Pet Nuisance

Dear Homeowners,

It has been brought to our attention of an increasing number of homeowner complaints regarding pets barking constantly and that homeowners are unaware of the procedure for filing a complaint against a neighbor whose pets are a nuisance. For your information and education on the process, following is the guideline that will be followed by the HOA:

1. When three complaints, from three separate lot owners, are filed with the HOA against one address in a 90 day period, a warning letter will be written to the homeowner. A BCC will be sent to the owners who filed the complaints.
2. Eleven (11) days after the date of the letter, if the HOA receives three separate complaints, in writing, stating the letter was not effective and there has been no improvement to the situation, a second letter will be sent and fines attached to the owner's HOA account.

The Town of Danville defers enforcement of these types of issues to the Contra Costa County Animal Control and we encourage homeowners to file complaints with them in addition to complaints filed with the HOA. Their contact number is 925-646-2995.

Due to the sensitivity of this issue and the relationship most neighbors want to maintain with each other within the development, we want to encourage homeowners to control their domestic animals, taking into consideration the close proximity to your neighbors and the hours that pets are allowed to be outside unattended.

Regards,

The Board of Directors,
President, Paul Kortschak
Vice President, Ann Marie' Nugent
Treasurer, Barbara Michel
Secretary, Hisham Joudi
Member at Large, Vacant

Property Management & Accounting, Inc. 563 Leisure Street Livermore, CA 94551 925-454-1987
925-454-2702 FAX email: hoamgmt@aol.com HOA website: www.vistatassajara.com

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Vista Tassajara Homeowners Association

November 1, 2013

Dear Homeowners:

On the reverse side of this letter is your copy of the new Rules and Regulations regarding replacement of your fences. Please add this document to your copy of the Association's governing documents.

This policy was approved by the Board of Directors at their meeting held on October 24, 2013 and will be effective November 8, 2013.

Anyone making changes to or replacing their fences must file an architectural application, even if you are replacing the fence exactly as it currently exists.

If you have any questions, please feel free to contact our office.

Regards,

Lindy Johnson
Property Management & Accounting, Inc.

Encl: 2013 Fence Rules

VISTA TASSAJARA HOMEOWNERS ASSOCIATION

FENCE RULES AND REGULATIONS

Effective November 8, 2013 the Board of Directors formally adopts the following policy regarding fence rules and regulations within said development.

Fences that are not shared with another homeowner and are deer fencing as installed by the developer are allowed to be converted to wrought iron subject to the below restrictions.

The ability to convert to wrought iron only exists on the rear yard fence facing common area and not to any side yard or front yard fence. Excluded from the ability to convert to wrought iron are those lots whose rear fence is within view of any Vista Tassajara streets, the park, or from other parcels within Vista Tassajara.

All other fencing must be replaced as originally installed by the developer, i.e. same style, height, material and not painted.

If new or existing fences are to be stained, an architectural application must be submitted for approval prior to the start of any work.

Parameters that must be followed:

1. Height cannot exceed 6 feet.
2. Gates: replace existing gates only, no new gates can be added to existing design.
3. Materials that can be used are:
 - a. Redwood in their natural color;
 - b. No lattice work on top of the fences will be allowed;
 - c. Where accepted, open view or "deer" fencing, i.e. as installed by developer;
 - d. Where accepted, vertical wrought iron metal fences in black only and no finials, same style as installed by developer, i.e. pool fencing.
4. All proposed fence replacement must be approved by the architectural committee.

Accepted and approved by the B.O.D. on October 24, 2013

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Property Management & Accounting, Inc.
563 Leisure Street
Livermore, CA 94551
(925) 454-1987 (925) 454-2702 FAX
email: hoamgmt@aol.com

Vista Tassajara Homeowners Association

December 17, 2004

RE: New paint color palette

Dear Vista Tassajara Homeowners:

If repainting is required for a structure in Vista Tassajara (e.g. home, pool house, shed, etc.) the paint colors including trim and doors must be approved by the Architectural Committee for community fit, style and likeness to the original Vista Tassajara color schemes.

We have enclosed the latest released color palette from Kelly Moore for your convenience. This palette is to be used as a guideline when choosing colors for your home and/or exterior structures. The committee reserves the right to deny certain colors and combinations that are on this palette. *None of these colors should be considered "pre-approved"*. **All changes in exterior painting must be submitted for approval, even if painting the same color.** If you are using a different brand of paint that is close to this color palette, two color samples must be included with your application. An architectural application has been enclosed for your convenience.

Kelly Moore has also given residents within the Vista Tassajara Community a discount card to be used when purchasing paint for your projects. Present the enclosed card to your Kelly Moore representative to receive your discount.

If you have any questions, please feel free to contact us.

Sincerely,

*The Board of Directors of the
Vista Tassajara Homeowners Association*

Enclosures:
Architectural Application
Kelly Moore Exterior Color Palette
Kelly Moore HOA discount card



Vista Tassajara Homeowners Association

Front Yard Artificial Turf Guidelines

The Board of Directors has created these Guidelines to ensure that the synthetic grass installed in front yards is of a high quality and has an appearance that closely resembles natural grass.

When submitting your architectural application, please include a copy of the manufacturer's specifications with the below items highlighted, showing that they meet the minimum standards.* You will also be required to submit a sample of the turf. After installation, the architectural committee may compare the approved sample to the product that is installed.

Coverage

Total coverage of artificial turf in front yards shall be less than 50 percent of the net soft-scape area which excludes the driveway, sidewalk and any paved areas.

Total Yarn Weight (aka Face Weight)

Total weight of the yarn above the backing per square yard - this will depend on several factors, including the length of the yarn (pile height) and the distance between the individual tufts (density). Generally, longer pile and thicker density will look more natural. Artificial turf shall be of the thatched variety only. **The total yarn weight must be greater than 70 oz. per square yard.**

Primary Backing

The primary backing materials are a fabric of one or more layers that provide stability for the grass. **The minimum weight is 7 oz. per square yard.**

Tuft Bind

Tuft bind refers to the force (measured in pounds) required to pull a tuft from the synthetic grass backing. **A minimum of 6.8 lbs. is recommended, but the higher the tuft bind, the better.**

Water Permeability Rate (Drainage)

In order to properly drain water from the lawn, the synthetic grass system must have a drain rate of at least 30" per hour.

Installation

Installation must be completed by a licensed contractor approved by the manufacturer. In order to ensure a natural appearance to the lawn, it is advised that natural undulations be incorporated into the design. Synthetic grass systems must include infill to help keep the synthetic grass from moving and to minimize the expansion and contraction with temperature changes. Crumb rubber infill material is not permitted. Natural materials such as silica sand are preferred.

The preparation of the base and drainage elements below the lawn should also be taken into consideration, as it will affect the final look and proper drainage of the installation. A minimum of 3 to

5 inches of compacted aggregate materials under the synthetic grass surfaces should be installed over soil stabilizing fabrics on top of the native soil conditions.

There must be a contour to the installed turf (not flat) so it will look like a natural lawn. Grass blades must be at least 2" (two inches) and no more than 3" (three inches) long.

Window types and locations must be considered prior to installation. Reflections from Low-E windows may cause artificial turf to fade and/or melt. Homeowner and installer must take steps to assure that no mold will grow under or on the synthetic product.

Extra synthetic grass from the same installation dye lot should be requested and kept on hand for future repairs that may arise. A minimum recommendation is 5 square feet.

Repair and Maintenance

Once installed, the ongoing maintenance will be a consideration as the Association will be concerned with any degradation of the turf (i.e. – seams splitting, discoloration, etc.). Some maintenance or repairs may be covered under the manufacturer warranty. For maintenance/repairs not covered under warranty, the owner should be prepared for out of pocket expense to restore the damaged area to a near-like condition that existed before the repair. Homeowners making repairs themselves may void the manufacturer warranty so repairs should be done by a professional installer as approved by the product manufacturer. Some examples of damage that may not be covered under warranty are accidentally mowing the synthetic turf, high-traffic areas showing wear, window reflection onto the turf that causes premature discoloration or damage.

*The Board has selected and approved the vendors and product types below, which meet or exceed the Association's guidelines.

Homeowners are free to choose some other product than what is shown below but that product must still meet the approved standards in terms of blade length, yard weight, etc. Additionally, alternative products must be manufactured in the US and be lead free.

Manufacturer	Product	Yarn Weight	Primary Backing	Permeability
SYNLawn	SL356	78 oz.	8.0 oz.	>30 in/hour
Heavenly Greens	HG92/T70/Fescue	92/70/70 oz.	>7.0 oz.	>30 in/hour

As the installation of each synthetic lawn will vary based on the size of the yard, preparation of base materials and product chosen, we have not included pricing for the pre-approved products. You can contact the following companies for quotes. (The Board does not endorse any specific vendors and does not receive any compensation for referrals.)

SYNLawn Bay Area
510-215-2000
www.synlawnbayarea.com

Heavenly Greens
408-723-4954
www.heavenlygreens.com

VISTA TASSAJARA HOMEOWNERS ASSOCIATION
Architectural & Landscaping Application
 563 Leisure Street
 Livermore, CA 94551
 (925) 454-1987
 Email: hoamgmt@pmahoa.com
 HOA website: www.vistatassajara.com

If you're planning any architectural modifications you are required by the **Covenants, Conditions and Restrictions** to submit the proposed work for review and approval. Please use this form and mail it to the address shown.

APPLICATION FOR ARCHITECTURAL REVIEW AND APPROVAL

Name: _____

Date: _____

Address: _____

Day Time Phone: _____

Description of work: Include description, type of materials, colors (color swatches *must* be attached) and attach a sketch, if applicable.

Homeowner, please specify how the paint colors will be used:

Body of house: _____
 Wood Trim: _____
 Eaves: _____

Front Door: _____
 Garage Door: _____

Signed: _____

APPROVED AS SUBMITTED: _____

ARCHITECTURAL COMMITTEE

APPROVED AS NOTED BELOW: _____

BY: _____ DATE _____

DENIED AS SUBMITTED: _____

BY: _____ DATE _____

DENIED AS NOTED BELOW: _____

BY: _____ DATE _____

Approved work must be completed within twelve months of approval or resubmission for review and approval is required. All approvals are contingent upon homeowner acquiring all applicable permits required for the work. *Architectural Committee must respond to applicant's request within 30 days of receipt by management office.*

NOTES: _____
