

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 architectural applications with plans are to be submitted to the Architectural Committee by email at hoamgmt@pmahoa.com or mailing to the below 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, TRELLIS 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. The above colors must be approved by the Architectural Committee.

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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.

PAINTING CONSIDERATIONS: If repainting is desired for a home in Vista Tassajara, and the proposed colors for any portion of the structure (body, trim, doors) represent a change, an application is required for review and approval by the Architectural Committee for community fit and style.

As a general principle, neutral, white and gray color families provide the best community fit for body colors; colors from other families will be considered on a case-by-case basis for structural elements such as trim, fascia, windows and doors (front and garage). Links to color families from major brands including Sherwin-Williams, Benjamin Moore and Behr are referenced below. Other paint brands are acceptable, provided that requested colors align to community fit guidelines. As another general principle, some degree of contrast between body and trim elements is desirable.

Applicants should submit digital images or links with the application for each structural element where applicable including body, trim, fascia, windows and doors (front and garage). Applications should be specific in noting paint locations for structural elements referenced above, supported by drawings, annotated photographs or written description. The color name and brand should be referenced for each structural element being re-painted. In scenarios where not all structural elements will be re-painted with a different color, existing colors for retained elements should be documented for fit evaluation.

Exterior house colors (whether existing or new) should be submitted when painting exterior doors; front doors may be maintained with stain in their natural wood finish.

Link to Sherwin-Williams color families:

<https://www.sherwin-williams.com/en-us/color/color-family>

Link to Benjamin Moore color families:

<https://www.benjaminmoore.com/en-us/paint-colors/color-families>

Link to Behr color families:

<https://www.behr.com/consumer/colors/paint>

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.