

# ARCHITECTURAL AND LANDSCAPE GUIDELINES

## California Park

Welcome to California Park. The Primary goal of the Architectural and Landscape Guidelines is to provide each individual lot/home owner with the required design criteria which have been developed by the California Park Property Owners' Association in conjunction with the Design Review Committee. These guidelines have been developed to assist you in the design or remodeling of your home, to maintain the integrity and natural attributes of the surrounding environment, and to ensure the investment, the security and the enjoyment of the home builder. These same guidelines shall apply to any multi-dwelling structure(s) insofar as applicable and in conjunction with the requirements stipulated by the City of Chico for multi-dwelling structure(s).

In keeping with these objectives, it is the responsibility of each lot/home owner to review the California Park CC&R's and Architectural and Landscape Guidelines as well as all applicable governmental codes and regulations. In no way are the Guidelines intended to supersede any applicable statutes, codes, ordinances or regulations.

### I. REVIEW AND APPROVAL PROCESS

1. In order to assist each lot/home owner in the planning and design of his/her home, The Design Review Committee has been given the responsibility of reviewing all plans for any building, addition, wall, fence, the painting of exterior surface or the alteration of any lot or structure.
2. The plan submittal process is divided into two phases: Plot Plan and Landscape Plan.
3. Owners, their architects and/or builders are required to present their plans to the Design Review Committee. The Design Review Committee will review the submittal for conformance to the Architectural and Landscape Guidelines and to any preliminary approval stipulations. Upon completion of the presentation, the DRC will notify the applicant of its decision concerning any submitted plans and specifications and the reasons for such decision within thirty (30) days. A list of deficiencies or corrections shall be noted in writing. In the event of disapproval by the DRC, any resubmission of drawings must follow the same procedure as the original submittal. All decisions of the DRC are subject to review by the Board of Directors and may be appealed to the Board. Failure of the Design Review Committee to act within thirty (30) days shall constitute an approval of the submittal, unless applicant and Committee agree to other terms.
4. It is the responsibility of the owner and/or builder to obtain a building permit from the City of Chico. Construction shall be in accordance with the final approval of the Design Review Committee. Any changes to the approved drawings before, during or after construction must be submitted to the Design Review Committee.

## II. PLAN SUBMITTAL

### 1. **Plot Plan** shall include:

- a. **Site Plan:** Shall show lot boundaries, easements, setbacks, existing contours, all buildings, structures, fences, trellises, arbors, gazebos and slopes. Show all dimensions on work to be considered, distances between existing and proposed work, and distances between proposed work and property lines. Show location of driveway and other permanent paving (walkways, patios, decks, built-in planters, etc.).

The location of the structure or structures on the building site and the landscaping shall bear an overall relation to the adjacent properties as to create an aesthetically pleasing overall appearance. Structures on sloping sites are to be designed to fit the slope. The Owner and/or his architect or contractor shall consider such factors as the topography of the lot, the curve of the lot's frontage, views from the lot in determining appropriate placement of improvements and landscaping and outside lighting.

- b. **Grading and Drainage Plan:** Show existing contours and proposed site grading and drainage. Include any proposed tree removal. Include erosion control techniques and techniques to prevent siltation and runoff flowing into the storm drain.
- c. **Exterior Elevations:** Show existing and proposed grade lines and all exterior and proposed materials.
- d. **Two (2) Complete Sets of Specifications (Min. scale ¼":1'0")**
  - Indicate all walls, columns, openings and any conditions or feature that will affect the design of the building.
  - There will be accurate dimensions for all items and parts of plans and details, including balconies, decks, atriums, garages, storage buildings, square footage of total living area of residence, pools, recreations areas, patio covers, etc.
  - Show plan of proposed roof with slope and pitch and ridge heights above pad elevation.
- e. **Color Sample Board:** Show samples of all exterior materials and colors, window and glass specifications, roofing material and colors.
- f. **Time Schedule:** An approximate time schedule indicating start-up and completion of construction and landscaping dates.
- g. **Plan Expiration:** Once construction has started, it must be completed within one year of plan approval, or new approval is required.

2. **Landscaping Plan:** A general landscape plan shall be submitted to the Design Review Committee prior to commencement of construction of the residence. A detailed landscaping plan (specifications shall include existing and proposed vegetation) shall be submitted to the DRC within three (3) months of occupancy or six (6) months of recording a Notice of Completion, whichever occurs first. Plans must be approved in writing prior to the commencement of any construction or preparation. Permanent landscaping must be installed around the residence in the front, side and rear yard areas within twelve (12) months of completion of the Residence.

- a. When planning landscaping for properties adjacent to common areas, every effort should be made to maintain views from adjacent lots (i.e., line of sight from adjacent property towards common areas must not be blocked by dense or continuous planting or shrubs).
- b. **Street Trees:** Street trees are to be provided by the builder/homeowner prior to occupancy. Trees to be in accordance with the requirements of the City of Chico. The following is a summary of recommended species for California Park from the City of Chico street tree list:

<u>STREET</u>	<u>SPECIES</u>
Lakewest Drive (West of Idyllwild)	Chanticlear pear( <u>Pyrus Calleryana</u> Chanticlear)
Lakewest Drive (East of Idyllwild)	Yarwood sycamore ( <u>Plantanus</u> ‘Yarwood’)
Idyllwild Drive (North of Lakewest)	Holly Oak ( <u>Quercus ilex</u> )
	Yarwood Sycamore ( <u>Plantanus</u> ‘Yarwood’)
Idyllwild Drive (South of Lakewest)	Yarwood Sycamore ( <u>Plantanus</u> ‘Yarwood’)
Pinyon Hills Drive (to Stoney Point)	White Alder ( <u>Alnus rhombifolia</u> )
Pinyon Hills Drive (S.P. to Banning)	Scarlet Oak ( <u>Quercus coccinea</u> )
Banning Park Drive	Yarwood sycamore ( <u>Plantanus</u> ‘Yarwood’)
Dana Point Road	Scarlet Oak ( <u>Quercus coccinea</u> )
Catalina Point Road	Scarlet Oak ( <u>Quercus coccinea</u> )
Laguna Point Road	Scarlet Oak ( <u>Quercus coccinea</u> )
Burney Drive	Aristocrat pear ( <u>Pyrus Calleryana</u> ‘Aristocrat’)
Brookside Drive	Yarwood sycamore ( <u>Plantanus</u> ‘Yarwood’)
Yosemite Drive	Yarwood sycamore ( <u>Plantanus</u> ‘Yarwood’)
Palisades Drive	Chinese Hackberry ( <u>Celtis sinensis</u> )
Palomar Lane	Chinese pistache ( <u>Pistachia chinensis</u> )
Griffith Park Lane	Chinese pistache ( <u>Pistachia chinensis</u> )
Glenview Court	Chinese evergreen elm ( <u>Ulmus parvifolia</u> )
Stoney Point Court	Autumn gold ginkgo ( <u>Ginkgo biloba</u> ‘Autumn Gold’)
Windridge Court	Marchall seedless ash ( <u>Fraxinus pennsylvicana</u> )
Sir Aaron Court	Chinese Hackberry ( <u>Celtis sinensis</u> )
Princess TJ Court	Chinese Hackberry ( <u>Celtis sinensis</u> )
Jordanne Court	Chinese Hackberry ( <u>Celtis sinensis</u> )
Sierra Sunrise Terrace	Chinese pistache ( <u>Pistachia chinensis</u> )
Amanecida Common	Saratoga ginkgo ( <u>Ginkgo biloba</u> ‘Saratoga’)
Edgewater Court	White Alder ( <u>Alnus rhombifolia</u> )

- c. **Hardscape:** Hardscape elements may include brick, stone or concrete courtyards, patios, pavers, water elements, fountains, waterfalls, ponds and gazebo structures.
- d. **Decorative Bark:** Shredded fir bark (3/4" maximum aggregate) is acceptable for use as planter mulch; use of large scale decorative bark is prohibited.
- e. **Fences:** Fence Heights shall be:
  - 1. Properties Abutting Common Areas:
    - a. Fence height shall not be more than six feet adjacent to the building structure on the side property line and not more than three feet in height on the side and rear yards except as specifically allowed by the DRC.
  - 2. Properties Not Abutting Common Areas:
    - b. Where the property does not abut common areas, the maximum fence height shall be six feet.
  - 3. All Properties
    - a. Fences shall not be allowed in front yards except as an integral element in front yard landscape and where specifically approved by The DRC.
- f. **Fence Materials and Appearance:**
  - 1. The widest latitude in choice of fencing material is encouraged, as long as it is consistent with the building structure.
  - 2. Chain link fencing may be approved on an individual basis, but must be vinyl-clad in brown, dark green, or black. Chain link fences should be decoratively treated with vines and/or low growing continuous planting on the common area side of chain link fencing. Plants will be planted on the interior side of lot line.
  - 3. Fencing shall appear the same on both sides (commonly referred to as a "Good neighbor fence").
  - 4. All fences on side yards shall be placed on the property line.
- g. **Maintenance:** All landscaping shall be maintained in a neat and orderly condition at all times so as to present a pleasing appearance to the owners and occupants of the building sites. The Association reserves the right at all times

Upon evidence, written or visual, of any unplanted or inadequately maintained vacant or unimproved lot, to enter in or upon said lot after a reasonable notice to the Owner, to plant, cut or replant, trim, cut back, remove, replace and/or maintain hedges, trees, shrubs and flowers within said areas and/or to keep cultivated and/or remove plants on any portion of the lot, all at the expense of the Owner. The Association, or any officer or agent of either, shall not thereby be deemed guilty of any manner of trespass.

- h. **Storm Drain / Common Areas:** All storm drains are conduits to the lake. To protect the health of the lake and the common areas, it is the responsibility of the Property Owner to assure that leaves, yard waste, fertilizer and chemical residue, etc. are not to enter the storm drain, the common area and the lake. Any other substance that would adversely affect the condition of the lake and common areas is prohibited.

### III. ARCHITECTURAL CONTROL

- 1. **Architectural and Design Approval:** No site modifications, buildings, addition, wall, fence, painting of exterior surface or alteration (including, without limitation, landscaping and solar energy equipment) shall be begun, constructed, maintained or permitted to remain on any lot or structure until complete plans and specifications of the proposed work have been submitted to and approved by The Design Review Committee. The Committee shall review all such proposals to judge whether they are compatible with the standards of design, construction and quality of the property and, if they are not, to require that changes be made before approval.
  - a. Any improvement may be repainted without approval of The Design Review Committee as long as it is repainted the identical color which it was last painted.
  - b. Approval and control powers concerning solar energy equipment shall be subject to the provisions of California Civil Code Sec. 714.
- 2. **Excavation Fill:** Except as is reasonably necessary for the construction, reconstruction or alteration of any improvement, any excavation or fill and change in the natural or existing drainage for surface or subsurface waters, or from removing or destroying any living tree having a height of six (6) feet or more and having a trunk measuring three (3) inches or more in any diameter at ground level is prohibited unless prior approval has been received from The Design Review Committee.
- 3. **Residential Use:** No lot shall be used for any purpose other than single-family or multiple-family residential purpose. No business of any kind shall be established, maintained, operated, permitted, or conducted upon any lot except such professional and administrative professions as may be permitted by

applicable governmental ordinances and provided that there shall be no external evidence thereof.

4. **Structural Interference:** No building, structure or improvement shall be constructed, erected, altered, placed or permitted to remain on any lot in such location or manner as will unreasonably obstruct or interfere with the view of any other lot or which exceeds the height limit allowed by applicable local ordinances or the Final Map. No building, structure or improvements shall be constructed, erected, altered, placed or permitted to remain on any lot which does not conform with the building setback distance requirements as specified by applicable local ordinances or the Final Map. No projection of any type shall be placed or permitted to remain above the roof of any residential building, with the exception of one or more chimneys and one or more vent stacks. Antenna installation and maintenance shall meet the guidelines for satellite dish installation and maintenance.
5. **Temporary Structures:** No structure of a temporary nature (such as a mobile home, house trailer, camper, tent or trailer, shack, barn, shed, cellar, or other outbuildings) may be used on any lot at any time as a residence. No temporary building shall be erected, maintained or used on any lot unless that temporary building is used only for purposes incidental to the initial construction of improvements and dwellings on any lot and shall be promptly removed upon completion of such construction work. During actual construction, only materials and tools may be stored in a moveable building suitable for that purpose.
6. **Weeds and Debris:** No weeds, rubbish, debris, building materials or objects of any kind shall be placed or permitted to accumulate upon any portion of any lot which render such portion unsanitary, unsightly, offensive or detrimental to any lot in the vicinity.
7. **Service Yards or Service Areas:** All service yards or service areas, clothesline areas, rubbish containers and storage piles on any lot shall be enclosed or fenced in such manner that such yards, areas, containers, equipment and piles will be concealed from view from any neighboring lot or street and common area. Fences and walls shall be constructed of a similar or compatible material as that used on the main residence. Trash enclosures may not be within the front setback line.
8. **Heating/Air Conditioning Equipment:** All air conditioning, heating equipment, compressor units and soft water tanks must be screened from the street. Air conditioning units are not permitted on the roof. External venting of the heating system must be on the roof.
9. **Swimming Pool Equipment:** Pool heaters and pumps must be screened from street view and common area.

#### IV. BUILDING HEIGHTS, SETBACKS AND SQUARE FOOT

1. **Minimum Square Feet:** For Dana, Catalina, Laguna Points, Lakewest and Idyllwild Drives:
  - a. Minimum livable floor area of 1800 square feet exclusive of garage.
2. **Maximum Height:** All residential structures: Maximum two stories finished.
3. **Minimum Setback:** All residential structures must have at least a 5 foot setback.

#### V. BUILDING EXTERIORS

1. **General Exterior:** Building faces shall be varied in placement, size and material to avoid visual monotony.
2. **Vents Stacks and Pipes, etc.:** All vent stacks and pipes must be colored or covered from view to match the roof or wall material from which they project. Exposed metal flues are not permitted.
3. **Gutters and Downspouts:** Gutters and downspouts must be concealed unless designed as a continuous architectural feature and are to be colored or coordinated to match roof and/or wall materials. Exposed downspouts must be colored to match the surface to which they are attached.
4. **Flashing:** All flashing and sheet metal must be colored to match the material to which it is attached.
5. **Windows:** If aluminum frame windows are used, the frames shall be painted or appropriately colored to match the house or trim. The use of many different styles of windows on one building plane shall not be permitted.
6. **Exterior Finishes:** Exterior finishes shall be stucco, treated wood or brick. No prefab panel exteriors are allowed. No artificial rock products other than brick or slump stone are allowed unless approved by the DRC. All exterior finishes shall be earth tones in order to blend in with the natural landscape backdrop. No secondhand materials except used brick shall be used in construction of any building or structure without the prior written approval of the Design Review Committee. Elevations facing Common Areas shall in general carry the front elevation quality throughout all exterior elevations visible to the Common Areas.

## **VI. ROOFS**

1. **Acceptable roofing materials Include:**
  - a. Concrete or wood shake
  - b. Concrete or clay tiles
  - c. Fiberglass shingles of the quality of class "A", 30 years or greater
  - d. Anodized metal
  - e. Colored galvanized metal
  - f. Other roofs may be acceptable but must be approved by the DRC
2. **The pitch of all roofs is encouraged to be at least 6 and 12.**
3. **Roofing for Dana, Catalina and Laguna Points and Lakewest and Idyllwild Drives:**
  - a. Concrete or wood shake
  - b. Clay tiles
  - c. Anodized metal
  - d. Colored galvanized metal
  - e. Other roofing materials may be considered on an individual basis
  - f. Architectural grade, fiberglass shingles, grade 30 years or greater
4. **Solar Panels:**
  - a. Solar panels located on roof-top are to be the same pitch as the roof.
  - b. No solar panels shall be allowed without the express approval of the DRC.

## **VII. ARCHITECTURAL FEATURES/ACCESSORY STRUCTURES**

1. **Awnings:** Awnings are not encouraged and must be approved by The DRC prior to installation.
2. **Exterior Signs:** Exterior signs other than house numbers are not permitted. Realtor or personal sale signs shall be limited to one per structure and shall not Exceed 18" by 24". Signage shall be in conformance with the City of Chico

## Signage Ordinance.

3. **Decks and Patio Covers:** Decks and patio covers shall be constructed of a material compatible with the main building. Deck understructure shall be screened with materials compatible with main residential structure, or skirted/enclosed with materials approved by The Design Review Committee. No exposed stilt construction of a deck shall be permitted.
4. **Exterior Lighting:** Exterior lighting shall contain the illumination on site and shall be directional and non-obtrusive to adjoining properties.
5. **Personal Utility Storage Sheds:** Personal utility storage sheds and garden buildings shall be constructed of a material compatible with the main building and completely screened from adjacent properties, streets and neighborhood views. No personal utility storage shed or garden building shall be constructed without the approval of the DRC.
6. **Satellite Dishes:** Satellite dishes are subject to approval of the Design Review Committee.
7. **Prohibited Parking:** Visible storage of motor homes, trailers, boats or other recreational vehicle in driveways or on lots is prohibited.
8. **Refuse:** To be out of sight of Common Areas and front and side streetscapes with the exception of pick up day.

## VIII. DRAINAGE AND GRADING

1. **Grading and Drainage:** Adequate drainage must be provided adjacent to perimeter of all foundations and permanent structures. Improvements should be designed to fit the existing contours of the site, minimizing excavation rather than altering the site. No change in natural or existing drainage patterns for surface waters shall be made upon any lot that could adversely affect another lot. Surface drainage shall not drain to adjoining lots or open spaces except as established by natural drainage patterns, nor cause a condition that could lead to soil erosion. All disturbed slopes shall be re-graded to a natural terrain. Upon completion of construction, the earth around the residence and site walls should lie against the walls as near as possible to the original angle of slope.
2. **Irrigation:** All plantings and irrigation systems on the property shall be designed and maintained so as to minimize water run off to adjoining properties. Irrigation systems shall be designed to irrigate only those areas intended and shall not irrigate within ten feet of an oak trunk. Irrigation shall be directed so as not to affect Common Areas or adjacent lots.

## IX. CONSTRUCTION GUIDELINES

1. **Owner Responsibility:** Owners are responsible for the conduct and behavior of their agents, representatives, builders, contractors and subcontractors.
2. **Hours of Activity:** No construction work may start before 7:00a.m. Or continue after sunset. In general, all deliveries, loading/unloading and hauling will adhere to the hours of operation between 7:00a.m. Until 4:30p.m.
3. **Sanitary Facilities:** One portable chemical toilet must be in place on the site, at an approved location, at the time construction work is commenced. These facilities shall be regularly emptied. Such facilities must be removed when construction is completed, or if construction is halted for more than 14 days.
4. **Debris and Trash Removal:** Litter and trash must be controlled and properly disposed. Unightly dirt, mud, or debris resulting from activity of each construction site shall be promptly removed and the general area clean. construction trash containers must be in place on the site, at an approved location, at the time construction commences and shall be regularly emptied and serviced. Such facilities must be removed when construction is completed, or if construction is halted for more than 14 days. Builders shall clean up all trash and debris on the construction site at the end of each day. Lightweight material, packaging and other items shall be covered or tied down to prevent them from blowing off the construction site. Owner/contractor shall make every effort to minimize hazardous conditions during the course of construction.
5. **Storm Drain / Common Areas:** All storm drains are conduits to the lake. To protect the health of the lake and the common areas, it is the responsibility of the property owner to assure that drywall, cement, paint material, residue from salt finish driveways, etc. are not to enter the storm drain, the common area and the lake. Any other substance that would adversely affect the condition of the lake and common areas is prohibited. Silt fences or hay bales should filter all water prior to entering storm drain system.
6. **Vehicles and Access Requirements:** Construction crews shall not park on, or otherwise use, other lots or any open space. Private and construction vehicles and machinery shall be parked only within the limit of the work area and shall be parked so as not to inhibit traffic. Equipment must be removed if construction is halted for more than 14 days.
7. **Dust and Noise Abatement:** The builder shall be responsible for controlling dust and noise. All noise abatement laws of the City of Chico Municipal Code will be adhered to during construction. Radios and other audio equipment are not to be audible from any lot other than the present site of construction.

*Adopted by Resolution of the Board of Directors  
On November 21, 2000 -- Updated April 5, 2005*