

# **Solano Verde Ranches**

**Homeowners' Association**

## **Residential Development Standards**

**REAL SUPPORT  
PROPERTY MANAGEMENT  
Malibu, CA 90265**



**310/457-0019**

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**SOLANO VERDE RANCHES**

**RESIDENTIAL DEVELOPMENT STANDARDS**

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These Development Standards have been established by the Solano Verde Architectural Committee in accordance with the Declaration of Covenants, Conditions and Restrictions for Solano Verde Ranches. As these Development Standards are subject to amendment from time to time, it is the responsibility of each interested party to obtain a copy of the most recently revised version.

## 1. PURPOSE

It is the purpose and intent of these standards to create a harmonious and aesthetically pleasing community of high quality homes at Solano Verde Ranches. These standards have been developed to provide guidance to lot owners for the improvement of their properties and to ensure compatibility and harmony with the community and the natural environment that exists.

It is expected that the design of each residence or other improvement will be integrated with the unique features of each individual lot. All plans, specifications and construction of dwellings, outbuildings, accessory structures, garden walls and fences, patios and planters will require the services of licensed professionals.

In order to assist each owner in the environmentally sound and aesthetically compatible design of a residence, a design review process has been established as a part of these Development Standards. Since the preservation of the natural landscape and enhancement of the community at Solano Verde Ranches are of primary concern, the Architectural Committee has been charged with the responsibility of ensuring that these principles are adhered to throughout all phases of development. The Architectural Committee shall be the final authority on the suitability of the character, materials, and/or design of the submittals.

For this reason, the design review process has been established, encompassing the following phases:

1. The Preliminary Design Submittal, at which time the Architectural Committee can review conceptual plans to ensure conformance with the Development Standards before the Owner finalizes the design.
2. The Final Design Submittal, at which time the Architectural Committee can review final construction documents to confirm that they are consistent with the previously approved preliminary plans.
3. The Construction Conference, at which time the Architectural Committee can review the staking of the improvements to be made, to confirm that the location of the improvements is consistent with the approved final plans.

The Design Review Process is solely intended to enforce the Residential Development Standards and the standards contained in the Declaration of Covenants, Conditions and Restrictions for Solano Verde Ranches (the "Declaration"). This approval does not obviate the require-

ments of obtaining building permits and other permits and approvals required by the County of Ventura or any other governing agency. It shall be the sole responsibility of the owner to comply with all applicable governmental laws and regulations, including but not limited to zoning ordinances and local building codes.

These Development Standards are in addition to the Declaration and owners must also comply with all provisions in the Declaration. These Development Standards are intended to supplement the Declaration. Terms not otherwise defined herein shall have the meanings set forth in the Declaration.

To insure quality construction within Solano Verde Ranches, licensed contractors, architects or engineers, as appropriate, shall be retained and used for all new construction within the subdivision.

Every owner or other person, by submission of plans and specifications to the Architectural Committee for approval, agrees that he will not bring any action suit against the Architectural Committee, any of its members, nor the Board of Directors and the Association regarding any action taken by the Architectural Committee.

Any violation of these Development Standards shall also be deemed a violation of the Declaration, and the Architectural Committee, the Board of Directors and the Association shall have all right and remedies provided in the Declaration. Any amount payable by an owner hereunder, including, without limitation, any liquidated damages levied against an owner, shall be deemed a special assessment and shall be secured by the assessment lien created under the Declaration.

If any provision of these Development Standards, or any section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, the validity of the remainder of these Development Standards, and of the application of any such provision, section, sentence, clause, phrase or word in any other circumstances, shall not be affected thereby, and the remainder of these Development Standards shall be construed as if such invalid part were never included therein.

## 2. SITE PLANNING AND LANDSCAPE GUIDELINES

The natural landscape and the harmony and enhancement of the community at Solano Verde Ranches are important factors which shall be considered in the design of any improvements to properties within its borders. It is the intent of the following guidelines to ensure environmentally sound and aesthetically pleasing development at Solano Verde Ranches for the mutual benefit and enjoyment of all its owners.

## 2.1 RESIDENTIAL DEFINITION

The Primary Residence is the main residence of not less than 3500 square feet and as defined in the CC&R's and Residential Development Standards.

A Secondary Residence is a guest house, a caretaker's house, a granny flat and any other habitable structure or dwelling as defined in the CC&R's and allowed by law.

Plans shall be submitted for the Primary Residence either before or concurrently with plans for any Secondary Residence as defined above. The Architectural Committee may approve plans for a Secondary Residence either concurrently or after the approval of the Primary Residence.

Construction of the Primary Residence shall begin before the construction of the Secondary Residence. Grading and foundation slabs for the Primary Residence shall be completed before or concurrently for that of the Secondary Residence. Completion of the Primary Residence shall be accomplished concurrently with or prior to the completion of the Secondary Residence.

## 2.2 SITE WORK

No clear cutting of any lot will be permitted; however it is understood that selective pruning or removal of trees and shrubs will be necessary for the development of any lot. Clearing of any lot or any portion thereof shall be subject to prior review and written approval by the Architectural Committee.

Clearing for planting of an orchard shall be first approved by the Architectural Committee in writing, and the U.S. Department of Agriculture Soil Conservation Service. Evidence of service approval shall be provided to the Architectural Committee as a condition of its approval.

## 2.3 GRADING AND DRAINAGE

Site grading and drainage shall occur with minimum disruption to the lot, without altering natural drainage patterns as runoff leaves the lot, and without causing conditions that could lead to unnecessary soil erosion. Review and written approval by the Architectural Committee, the County of Ventura or any other governing agency, shall be required prior to any commencement of grading.

When grading for pool, tennis court, patio, driveway or anything whatsoever, excess dirt shall be dispersed according to the grading plan

or removed from the property. Excess dirt or material shall not be allowed to be piled up and stored on lot.

#### 2.4 ACCESS DRIVES

The proposed surface and width of an access drive shall be subject to written approval by the Architectural Committee. Where access drives cross drainage ways on any lot, the owner shall provide a culvert with concrete or stone headwalls of a design subject to approval by the Architectural Committee.

A paved driveway is required prior to occupancy of a residence.

#### 2.5 ONSITE PARKING

Each lot must have an area for at least two guest parking spaces totally behind the front setback line. Parking of motor homes, or other large recreational vehicles on any lot when in view from the common area or any other lot or residence, is limited to 72 hours in any 90 day period, and such vehicles shall not be used for on-site camping.

Long term parking over 72 hours continuously in any 90 day period, or storage of excess or unused vehicles when in view from the common area or any other lot or residence is prohibited.

#### 2.6 UTILITIES

Utility taps have been provided for each lot at or near the front property line, and service lines shall be brought underground to the residence via the shortest route within the lot or along a driveway, provided that such routing minimally disrupts the existing landscape. All disturbed areas shall be restored to their natural condition.

#### 2.7 FENCING AND WALLS

Site walls, fences or low landscape wall treatments (3 ft. or less in height) must appear as a visual extension of the residence, using similar materials and finishes. Site walls or fences will not be permitted in the front yard area. Low landscape wall treatments will be permitted in the front yard area if specifically deemed by the Architectural Committee to be an integral part of the design style of the residence.

All fencing along Solano Verde Drive and Coyote Canyon Drive shall be of PVC as described in the Declaration. Any repair or replacement of existing wood fencing shall be PVC or approved by the Architectural Committee.

Structural retaining walls shall not exceed eight feet in height, measured from existing natural grade, unless they are completely within the residence and are not visible from the exterior.

All walls and fences and the materials used to construct the same shall be approved by the Architectural Committee.

## 2.8 MAILBOXES

No mailboxes or other mail receptacles of any kind or nature shall be placed or utilized upon any lot.

## 2.9 LIGHTING

Only low level, low intensity accent lighting will be allowed at exterior locations in such a manner that softens the exterior character of the residence. All proposed lighting shall be subject to the prior written approval of the Architectural Committee.

## 2.10 SWIMMING POOLS AND SPAS

All swimming pools and spas shall be designed as a visual extension of the residence through the use of walls or courtyards. Above ground pools and spas are prohibited. All plans for pools and spas shall be submitted to the Architectural Committee for written approval prior to commencement of any construction.

## 2.11 TENNIS COURTS AND BASKETBALL STANDARDS

Tennis courts and wall mounted or freestanding basketball goals are allowed but shall be approved in writing prior to installation by the Architectural Committee. All tennis court fencing shall be either black or green vinyl coated chain link. Basketball goals must be located where not visible from the common area or any other lot or residence. Portable goals shall be moved out of sight after each use.

## 2.12 TRASH ENCLOSURE

All trash containers, cans or bins shall be obscured from view from the common area or any other residence. Trash enclosures are recommended and are considered structures subject to the written approval by the Architectural Committee prior to installation.

## 2.13 LANDSCAPING

The use of native and drought tolerant plant materials is encour-

aged throughout the development as well as the preservation of existing vegetation.

Prior to the installation of any landscaping, including hardscaped areas, a landscape plan shall be submitted to the Architectural Committee for their review and written approval. No construction or installation shall begin until the plan has been approved by the Architectural Committee. The plan shall include all plant materials, with sizes, sprinkling systems and hardscaped areas. The overall planting scheme should attempt to have as mature an effect as possible at the time of installation. Plant composition should employ a variety of sizes of plants when planting rather than one size.

To insure harmony along the streets of the development, landscaping in front of each individual lot will be highly scrutinized by the Architectural Committee during their review of the landscape plan. Front yard landscaping (the portion of the lot between the residence and the common area) must be completed within 6 months of occupancy.

Any tree planted in or adjacent to the Bridle Path, with the exception of the area known as the main entrance of a property, shall be a California Pepper Tree. It shall be kept trimmed as a tree versus a bush type to allow use of the bridle trail by horses.

## 2.14 PATIOS AND GREENHOUSES

Patio covers and greenhouses shall be of high quality materials. All plans for patio covers and greenhouses shall be submitted to the Architectural Committee for written approval prior to commencement of any construction. All covered growing areas are to be included in the definition of greenhouse.

## 3. ARCHITECTURAL DESIGN STANDARDS

The following architectural standards have evolved in response to aesthetic considerations at Solano Verde Ranches. It is the intent of these standards to promote architectural design compatible with the natural landscape and terrain and compatible with this geographical area.

### 3.1 ARCHITECTURAL STYLE AND EXTERIOR MATERIALS

Exterior materials should generally be natural materials that blend and are compatible with the native landscape. The predominant exterior materials will consist of wood, stucco, native stone, brick or flagstone. Some decorative blocks may also be used, subject to prior written approval by the Architectural Committee.



The use of metal siding, fiberglass siding, siding composition, asbestos siding, plywood siding, or artificial stone is prohibited.

Roof materials shall be compatible with the exterior wall materials and the design style of the residence, but in no case will asphalt, wood or composition shingles be permitted nor reflective roof surfaces which cause excessive glare. The predominate roof materials will consist of mission tile, flat concrete tile, slate, or aged copper.

Roofs of all secondary residences, barns and accessory buildings shall be constructed of the same material as the main residence.

### 3.2 SIZE

Residences must equal or exceed 3,500 square feet of living area.

### 3.3 PREFABRICATED BUILDINGS

No building that is constructed off-site and requires transportation to any lot, whole or in partial assembly, will be permitted; this includes mobile homes, stock modular buildings, or any other structure requiring transportation and set up in a partially completed state, with the exception of a barn. All plans for barns shall be submitted to the Architectural Committee for written approval prior to construction or installation.

### 3.4 HEIGHT OF STRUCTURES

Sensitivity to height, views and relationship to existing residences immediately surrounding the lot must be taken into consideration and will be considered in the review process by the Architectural Committee.

### 3.5 FOUNDATIONS

Foundation walls shall be finished in a material compatible with and repeated in the construction of the residence, or screened from view by backfill and landscape.

Foundation piers shall be screened from view by exterior wall materials continued to finish grade, or through the use of backfill and landscape. Where columns and piers are used, they shall be of good proportions and in keeping with the architectural design style.

### 3.6 EXTERIOR COLORS

The color of exterior materials shall generally be subdued to blend with the natural landscape. "Earth tones" and muted tones of grey are recommended, although accent colors which are used judiciously and

with restraint may be permitted, but will be scrutinized.

In no case will colors approaching the primary range (red, blue and yellow) be permitted, nor will drastic contrasts (light to dark) be allowed.

### 3.7 WINDOWS AND SKYLIGHTS

The glass of windows and skylights must not be highly reflective, nor may their frames consist of reflective material that is left unfinished. This especially applies to aluminum frames which must be anodized or finished with baked enamel.

### 3.8 BUILDING PROJECTIONS

All projections from a residence or other structure including, but not limited to, chimney flues, vents, flashing, gutters, down spouts, utility boxes, porches, railings and exterior stairways shall match the surface color from which they project, or shall be of an approved color and material, included with final design plans.

### 3.9 GARAGES

An enclosed garage for each main residence is required, attached or detached, accommodating at least three automobiles. Carports are prohibited. Garages designed to accommodate large recreational vehicles or campers will be permitted but must be designed in such a way that is aesthetically pleasing and in keeping with the balance of the residence.

All secondary residences shall have an enclosed garage for not less than two cars.

In order to establish a visually attractive residential streetscape and to encourage architectural creativity, side or rear entry garages shall be required on all residences. No garage doors directly facing a residential street shall be permitted except in cases of extreme hardship as determined in the sole discretion of the Architectural Committee. Hardship shall be determined on the basis of safety, lot grade and configuration, access requirement, visibility from neighboring property and the architectural appropriateness and integrity of the proposed residence as sited on the Lot with respect to surrounding residences. In the event a hardship is determined to exist, and a front-entry garage is permitted (garage doors facing the street), the garage facade shall be stepped back or recessed from the primary face of the residence so as to diminish its prominence. The maximum number of street facing garage doors shall be three (3). In the event that a three (3) door front-entry garage is approved, the face of all three garage doors shall be single doors and shall not be on

the same plane; at least one door must be stepped back or recessed from the others and further differentiated by its roof line and treatment.

All garage doors shall have an automatic closing device actuated by remote control. Garage doors shall be sectional or roll up type only. One piece doors or tilt-up doors are not permitted.

### 3.10 SOLAR APPLICATIONS

Passive solar design is encouraged. Active solar applications can result in excessive glare and reflection, and can only be approved by the Architectural Committee if they are integrated into the structures or landscaping on a lot and are not visible from any other lot or the Common Roadway Easement.

### 3.11 SIGNS

Each parcel is permitted to have one sale sign. The dimensions being 30 inches wide by 24 inches high, with the top height maximum of 48 inches above the level of the ground. The sign shall be mounted on two 4x4 wooden posts. The sign background shall be white, with a one inch border of hunter green (like the front gate) and lettering of hunter green. The 4x4 posts shall be white.

Temporary construction signs indicating an architect or general contractor shall conform to the above standards and shall be removed when the owner has obtained a certificate of occupancy.

No other signs whatsoever shall be permitted.

### 3.12 CHANGES OR ADDITIONAL CONSTRUCTION

Changes or additions to the approved plans before, during, or after the construction shall first be approved by the Architectural Committee.

Any changes required or requested by the City or any other governing agency to plans and specifications that were previously approved by the Architectural Committee shall be returned to the Architectural Committee for review and written approval prior to commencement of construction.

## 4. DESIGN REVIEW PROCEDURES

Initial consultation with the Architectural Committee early in the design process is strongly advised to discuss concept and proposed design of the residence before detailed designs are produced.

Plans and specifications shall be submitted to the Architectural Committee in accordance with the following submittal requirements and review procedures.

#### 4.1 DESIGN REVIEW FEE

A design review fee of \$100 will be required at the time of preliminary design submittal and again at the final design submittal. These fees will cover the preliminary design review and the final design review by the Architectural Committee or a licensed architect appointed to act as the Architectural Committee. These fees may be increased due to complexity of design or abnormal amounts of time required of the Architectural Committee by the owner, his designer or his contractor, and shall be at the sole discretion of the Architectural Committee. Additional review fees may be assessed if additional submittals are required by the Architectural Review Committee due to major changes required in the design.

#### 4.2 PRELIMINARY DESIGN SUBMITTAL

When the preliminary design is complete, 2 sets of plans shall be submitted and shall include all of the following exhibits. No review will commence until the submittal is complete.

1. Site Plan (scale 1" = 20' or larger) showing the entire property; all structures, driveway, parking areas, patios and/or decks, fences; existing and proposed topography at 2' contour intervals; proposed finish floor elevations; major terrain features; location of existing trees to remain and those to be removed; edge of pavement and utility locations.
2. Floor Plans (scale 1/8" = 1'-0" or larger) showing proposed finish floor elevations.
3. All Exterior Elevations (scale 1/8" = 1'-0" or larger) showing both existing and proposed grade lines, finish floor elevations, ridge heights and exterior materials.
4. Building & Site Section (scale 1/8" = 1'-0") showing the residence and its relationship to the existing and finish grades and to the street.
5. A design review fee of \$100 per lot.

#### 4.3 PRELIMINARY DESIGN REVIEW

The Architectural Committee will review the plans and respond in writing within 10 days after the review, but no later than 29 days after a

complete submittal is received.

Results of reviews will not be discussed over the telephone by members of the Architectural Committee with an owner or his architect or builder. An owner, architect or builder shall have the right to attend any meeting of the Architectural Committee with prior notification.

Any response an owner may wish to make regarding the results of a design review must be addressed to the Architectural Committee in writing.

#### 4.4 FINAL DESIGN SUBMITTAL

After preliminary approval is obtained from the Architectural Committee, 2 sets of the following documents are to be submitted for final review. No review will commence until the submittal is complete.

1. Approved preliminary design submittal.
2. Site Plan (scale 1" = 20'-0" or larger) showing the entire property; location of all structures, driveway, parking areas, patios and/or decks, fences; existing and proposed topography at 2' contour intervals; proposed finish floor elevations; major terrain features; location of existing trees to remain and those to be removed; edge of pavement and utility locations.
3. Floor plans (scale 1/4" = 1'-0") showing finish floor elevations.
4. Roof plan (scale 1/8" = 1'-0" or larger) showing all roof pitches and materials.
5. Building section (scale 1/4" = 1'-0" or larger) indicating existing and proposed grade lines.
6. All exterior elevations (scale 1/4" = 1'-0") showing existing and proposed grade lines, ridge heights, roof pitches, exterior materials and colors.
7. Paint chips and literature as requested by the Architectural Committee depicting or describing exterior materials.
8. Construction schedule.
9. On-site staking of all building corners and other improvements.
10. A final design review fee of \$100.

#### 4.5 SITE INSPECTION

As soon as the submission of final plans is complete, a representative of the Architectural Committee will inspect the lot to determine that the conditions as depicted in the final submittal are accurate and complete.

#### 4.6 FINAL DESIGN REVIEW

The Architectural Committee will review the plans and respond in writing within 10 days after the review, but no later than 29 days after a complete submittal is received.

Results of the review will not be discussed over the telephone by members of the Architectural Committee with an owner or his architect or builder. An owner, architect or builder shall have the right to attend any meeting of the Architectural Committee with prior notification.

Any response an owner may wish to make regarding the results of a design review must be addressed to the Architectural Committee in writing.

#### 4.7 RESUBMITTAL OF PLANS

In the event of any disapproval by the Architectural Committee of either a Preliminary or a Final Submittal, a resubmittal may be required and should follow the same procedure as an original submittal. An additional design review fee may be required for each submittal.

#### 4.8 CONSTRUCTION CONFERENCE

Prior to any excavation, the owner or his representative and the contractor shall meet with a representative of the Architectural Committee at the site, to review the location of all structures and trees and vegetation that are to be removed. Prior to the meeting, the contractor shall stake the structures as the site plan indicates, establish a bench mark, establish finish floor elevation(s) and tag all trees outside the building footprint that are to be removed.

The Architectural Committee representative will review these items to determine their conformance with the approved Final Design Submittal and may require adjustments to be made due to existing conditions on the Lot.

#### 4.9 COMMENCEMENT OF CONSTRUCTION

Upon receipt of final approval from the Architectural Committee, and having satisfied all review and permit processes, the owner may com-

mence the construction. In the event construction does not commence within 1 year of final approval of plans, owner must resubmit plans and pay additional design review fees. Commencement of construction to be the digging of footings.

The owner shall complete the construction of any improvements on his lot within one year after commencing construction thereof unless written approval is granted by the Architectural Committee.

It is the responsibility of each owner to insure that qualified personnel have been hired to perform all of the construction activity.

#### 4.10 INSPECTIONS OF WORK IN PROGRESS

The Architectural Committee may, at any time, inspect all work in progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the Architectural Committee of work in progress or compliance with these Development Standards.

#### 4.11 SUBSEQUENT CHANGES

Additional construction or other improvements to a residence or lot, or changes during construction or after completion of an approved structure, shall be submitted to the Architectural Committee for written approval prior to making such changes or additions.

#### 4.12 NONWAIVER

The approval by the Architectural Committee of any plans, drawings, or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any of the Development Standards shall not constitute a waiver of same.

#### 4.13 RIGHT OF WAIVER

The Architectural Committee reserves the right to waive or vary any of the Development Standards and any procedures set forth herein at its discretion, for good cause shown. Any request for a waiver or variance from the Development Standards by an owner shall be in writing and subject to review by the Board of Directors. The Architectural Committee has the right to amend the Development Standards, but in no way to diminish them. Amendment shall be by unanimous vote by the Architectural Committee.

## 5. CONSTRUCTION REGULATIONS

In order to ensure that the natural landscape of each lot is preserved and the nuisances inherent in any construction process are kept to a minimum, the following regulations shall be enforced during the construction period of all improvements at Solano Verde Ranches.

Any violation of these regulations by an owner's agent, representative, builder, contractor or subcontractor shall be deemed a violation by the owner.

### 5.1 CONSTRUCTION TRAILERS

Upon commencement of construction, a construction trailer or portable field office may be located on the building site. The type, size and color of any portable office must be approved by the Architectural Committee, when in view from the common area or any other residence. A construction trailer may not remain on a site after completion of construction, and in no case shall exceed one year. A permit for the construction trailer or portable field office shall be obtained from the County of Ventura.

### 5.2 TRASH RECEPTACLES AND DEBRIS REMOVAL

Owners and builders shall clean up all trash and debris at the end of each day. An approved trash or recycling receptacle must remain on the site at all times for this purpose to contain all lightweight materials or packaging.

Owners and builders are prohibited from dumping, burying, or burning trash anywhere on the lot.

Heavy debris, such as broken stone, wood scrap, or the like shall be piled as opposed to scattered and be removed from the site immediately upon completion of the work of each trade that has generated the debris.

Concrete trucks may be washed out only in areas approved by the Architectural Committee.

Any trees or branches removed during construction shall be promptly cleaned up and removed from the construction site.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore, or affecting other lots. Any cleanup costs incurred by the Architectural Committee or the Association in enforcing these require-



ments shall be payable by the owner. Dirt, mud, or debris resulting from activity on each construction site shall be promptly removed from the Common Roadway Easement.

### 5.3 SANITARY FACILITIES

Each owner or builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets shall be located on the lot at a location approved in advance by the Architectural Committee.

### 5.4 CONSTRUCTION ACCESS

The approved access drive shall be the only construction access to any lot.

### 5.5 VEHICLES AND PARKING AREAS

Construction crews shall not park on, or otherwise use, undeveloped portions of lots. All construction vehicles shall be parked within the Building area or on the access drive.

### 5.6 CONSERVATION OF NATIVE LANDSCAPE

Protected trees that will not be moved shall be marked and protected by flagging and fencing or other suitable barriers. The Architectural Committee shall have the right to flag major terrain features or plants which are to be fenced for protection.

### 5.7 DUST AND NOISE CONTROL

The owner, directly or through a contractor, shall be responsible for controlling dust and noise from the construction site, including the removal of dirt and mud from the Common Roadway Easement that is the result of construction activity on the site and the owner shall insure that the contractor undertakes such responsibilities.

The playing of radios or use of other audio equipment in a manner disturbing to other owners in Solano Verde Ranches by construction crews during the improvement of any lot is prohibited.

### 5.8 MATERIAL DELIVERIES

All building materials, equipment and machinery required to construct a residence on any lot at Solano Verde Ranches, shall be delivered to and remain within the building area of each lot. This includes all build-

ing materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain at Solano Verde Ranches overnight.

#### 5.9 ALCOHOL AND CONTROLLED SUBSTANCES

The consumption of alcohol or use of any controlled substance on any construction site within Solano Verde Ranches is prohibited.

#### 5.10 FIRES

No open fire of any type for any reason will be permitted on a construction site at Solano Verde Ranches.

#### 5.11 PETS

No pets, particularly dogs, shall be brought onto the property by a member of any construction crew.

#### 5.12 PRESERVATION OF PROPERTY

The use of or transit over any other lot is strictly prohibited without the owner's written permission.

#### 5.13 RESTORATION OF PROPERTY

Upon completion of construction, each owner and builder shall clean his construction site and repair all property which has been damaged, including but not limited to, restoring grade, planting shrubs and trees as approved or required by the Architectural Committee, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. All repairs shall be to the Architectural Committee's specifications and shall be subject to inspection and repaired within 30 days.

#### 5.14 DAILY OPERATION

Reasonable daily starting and stopping times for construction shall be observed but in no case shall entrance, warmup, cleanup or construction begin before sunrise or 6:00 a.m., whichever comes last, nor continue after sunset or 6:00 p.m., whichever comes last, unless specifically allowed by the Architectural Committee. Any objections or complaints made to the Architectural Committee may require a change in the contractor's construction schedule if the Architectural Committee so orders.

The authorized persons shall take all necessary precautions for the safety of all persons, materials and equipment on or adjacent to the site.

Approved barriers, lights, signs and other safeguards shall be erected, furnished and maintained. Adequate warning shall be given to everyone on or near the site of dangerous conditions during the work.

Dear Solano Verde Ranches Owners:

The Board of Directors has implemented a fine policy for the Solano Verde Ranches Homeowners Association. The policy will enable the Board to assess fines for non compliance of the Association's Architectural Guidelines as well as the Association's Rules and Regulations. A monetary penalty shall be assessed to any/all owners in violation of certain provisions or any/all owners who fail to comply with requests of the Association.

Should the Board of Directors impose aforementioned discipline upon a member, the Board will notify said member in writing, via personal delivery or first-class mail, at least 10 days prior to the meeting and inform him/her as to the nature of the alleged violation for which the member may be disciplined. Furthermore, a statement shall be included informing the member of his/her rights to attend a meeting with the Board of Directors and shall be given the opportunity to address the Board at said meeting.

The fine schedule adopted by board of directors is as follows:

<b>First Occurrence of the violation:</b>	Warning, unless a fine is specifically imposed by the board or the ARC
<b>Second Occurrence:</b>	From \$50.00 to \$500.00 (or a monetary daily fine of \$30.00 per day until the violation is corrected)
<b>Third Occurrence:</b>	From \$100.00 to \$1,000.00 (or a monetary daily fine of \$30.00 per day until the violation is corrected)
<b>Fourth Occurrence:</b>	\$100 to \$2,000 depending on the seriousness of the situation.

In the event the lot owner chooses not to respond to the ARC or the Board of Directors of the Homeowners Association, the Board of Directors will then have the right to enter the owner's property and correct the situation. At this point, the owner will be charged for all expenses accrued.

This notice is given in accordance with Civil Code 1363(g). If the Board adopts a fine policy for rules violations, the Board of Directors must give notice of the policy to all members by personal delivery or first-class mail. The board is not required to distribute any additional schedules of monetary penalties unless there are changes in the schedule. The fine policy shall be in effect as of November 1, 2004.

*Solano Verde Ranches Homeowner's Association  
October, 2004*