

# GRANITE GATE HOMEOWNERS ASSOCIATION

## VII. ARCHITECTURAL GUIDELINES

In order to maintain the architectural character of the community, it is necessary to provide more detailed guidelines than presented in the CC&R's of the Association. The review process is in no way intended to approve architectural requests for structural engineering or in lieu of any required County/City permits or County/City inspections. The intent is to maintain the harmony of the Association.

All changes and/or improvements to the exterior of your property must be reviewed by the Architectural Review Committee. This Committee has the responsibility to review all plans submitted. Please note that some changes may require a building permit and the Board of Directors approval is only a prerequisite to obtaining a building permit. The Architectural Review Committee (ARC) will consist of three (3) to five (5) persons; in the instance where a homeowner Committee is not formed, the Board of Directors will assume responsibility of reviews. Please fully read and understand the information entitled "Architectural Application".

The owner of each residential lot shall water, weed, maintain, and care for all landscaping for which he/she is responsible in order to present a neat and attractive appearance. Installation and maintenance of all landscaping must be of a quality that preserves the aesthetics and appearance of the community, and protects the value of the property. If an owner is found to have failed to install and maintain landscaping on his/her residential lot in accordance with these standards, the owner may be required to remedy the variance or otherwise be held liable for the cost of the necessary corrections. Homeowner maintenance responsibilities and duties include, but are not limited to the following:

1. Front and rear yards must be kept free of weeds at all times.
2. The owner of a residential lot must keep the expansion joints of their property, adjacent driveways, and walkways free of all plant material.
3. All plant material must be kept trimmed to present a uniform, neat, and attractive appearance. No plant material may extend onto or above any paved or finished surface (i.e., streets, driveways, etc.).
4. Dead or diseased plant material must be removed and replaced as appropriate. Dead material on still viable plants, shrubs, ground cover, etc. must be trimmed away to expose healthy growth.
5. Front yards must be kept neat and clean, with no stored items.
6. All trees must be adequately irrigated and fertilized to remain healthy.
7. All trees planted within five (5) feet of hardscape (driveways, walkways, etc.) shall have a root barrier device installed adjacent to hardscape areas. Trees with invasive root systems will not be approved.
8. Trees with surface tree roots must be root pruned, or removed altogether, to prevent damage to surrounding hardscape and/or home foundations.
9. Tree leaves must be raked consistently and disposed of properly as needed.
10. No vegetable or fruit gardens, including fruit bearing trees, are permitted in front yards.

- 11.** Where pests are evident, a pest control method must be utilized (i.e. snail/slug bait, pest spray, and/or a professional exterminating company for insects and/or rodents).
- 12.** The spacing and number of plants in the front yard must be appropriate for the mature size of the species and varieties used.
- 13.** Grass/turf must be a minimum of 60% of the front yard. Decorative gravel, rock, or mulch may not cover more than 40% of the total front yard area (excluding the driveway) and should only be used as an accent to plantings.
- 14.** Mulch, wood chips, rock, decomposed granite, or a similar material must cover exposed soil (bare dirt) between plant materials. A weed barrier must be placed under all mulch/rock areas.
- 15.** All covering material must be a neutral earth tone in color and complement the overall architectural design and paint palette of the community, and be approved by the Board or its designee. Material that is white, black, or any bright, glaring, or high contrast color may not be used.
- 16.** Artificial grass must be of high quality, and a non-refundable 8 x 8 inch sample must be reviewed by the Board prior to installation.