



Eastbluff Homeowners Community Association

Architectural Guidelines

Architectural approval is one of the most important aspects of Eastbluff. Preserving aesthetic Harmony is critical to maintaining the community's design and enhancing property values.

Article VI, Section 1 of the CC&R's requires that all exterior improvements be subject to Architectural Review and approval. Homeowners are requested to not begin any such improvements until approval as required is received. The following policy is in effect too quickly and professionally process architectural submittals.

As indicated, all exterior improvements are subject to Architectural Review. The following "Exempt" improvements will not require submittal of an application, neighborhood awareness or architectural fee:

1. Interior Changes.
2. Exterior repainting of the same color, or new color selection listed in Exhibit B.
3. Re-roofing with the same material and color.
4. Landscaping, which does not involve the planting of trees, bushes, shrubs, or plants that would at maturity exceed the height of the dwelling on the applicant's lot.
5. Replacement of existing (same size opening) windows and doors, including trim.
6. Replacement of existing garage doors (see Exhibit B).
7. Parkway and driveway upgrades including landscape and hardscape. (Parkway tree replacement or removal requires approval of the City of Newport Beach.
8. Installation of playhouses, storage sheds, ponds, barbecues and air conditioning units outside the city required setbacks (see Exhibit B).
9. Replacement of existing fencing, at the same height and location with approved materials (see Exhibit B).
10. Flag poles, satellite dishes (1 meter or less in diameter) and solar panels (see Exhibit B).

All other exterior improvements require the submittal of a completed application and approval from the Architectural Review Committee or its Architectural Consultant subject to the attached architectural guidelines.

Homeowners should contact Eastbluff Customer Service Representative, (currently Gricelda Ayala at South Coast Property Management, 714-444-2602 or gricelda@southcoastpm.com) to acquire an architectural package, which will include your application.

Completed applications, along with plans, appropriate fees and all other required materials should be submitted to the Association's Architectural Consultant for handling:

Team Design Construction
Attn: Jeff Bergsma
221 Main Street, Suite S
Huntington Beach, CA 92648
Ph: (714) 536-5888
Fax: (714) 536-5889
Email: melteam1@earthlink.net

Applications will be processed and reviewed by Mr. Bergsma's office and/or the Architectural Committee and will be acted upon within thirty (30) days from submittal of a completed application.

The Eastbluff Homeowners Community Association thanks you for working within these guidelines when planning our improvements. If you have any questions about the procedure or its requirements, please contact South Coast Property Management or Jeff Bergsma.

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**EASTBLUFF HOMEOWNERS COMMUNITY ASSOCIATION
ARCHITECTURAL GUIDELINES**

Revised June 2009

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**Eastbluff Homeowners Community Association
Architectural Guidelines**

**ARTICLE 1
INTRODUCTION**

- A. Purpose.** A stated goal of the Declaration of Covenants, Conditions & Restrictions (the "CC&R's") for the Eastbluff Homeowners Community Association ("Association") is to enhance and protect the value, desirability, and attractiveness of Eastbluff. To implement this goal, the CC&R's direct the Board of Directors of the Homeowner's Association (the "Board") to appoint an Architectural Committee (the "Committee") to review submittals by homeowners for architectural changes and for certain landscaping changes.

The purpose of these Guidelines is to set forth the procedures that the Committee will follow in reviewing homeowner submittals and to describe the standard of review that shall be used by the Committee.

These Guidelines have been adopted by the Board of Directors of Eastbluff Homeowners Community Association under the provisions of Article V, Section 1(b) of the Bylaws.

B. Architectural Committee.

1. **Charge.** The charge of the Committee is to determine if the design and location of a proposed architectural change is in harmony with the surrounding structures and topography. The Committee also reviews proposed landscaping plans if the proposed plantings would at maturity exceed the height of the dwelling house. The Committee has been created by Article VI, Section 3 & 4 of the CC&R's.
2. **Membership.** The members of the Committee are appointed by the Board from time to time and serve at the pleasure of the Board. The Committee may be composed of the Board Members themselves or may be separately appointed at the Board's discretion. If separately appointed, the Committee shall consist of no less than three members with overlapping terms. The Board shall strive to appoint Committee members with experience and expertise in the design profession or building trades. The Committee will establish its meeting schedule and membership in accordance with the limitations of these Guidelines and the CC&R's. Due to the complexity of some of the proposals, the Committee is also assisted by an Architectural Consultant employed by the Association. The Architectural Consultant shall serve as staff to the Committee.

- C. Factors Considered.** Design decisions will be based on the specific criteria and requirements set forth in the CC&R's and these Guidelines. The submittal will be evaluated on its merits and will take into consideration the following criteria.

1. Architectural Changes.

- a. **Harmony.** The proposed changes must be in harmony with the architectural characteristics of the applicant's house and the neighborhood setting.

Harmony is generally found where the proposed change has a similarity in architectural style, quality of workmanship, similar use of materials, color and construction details to the applicant's existing home and the surrounding properties.

- b. **Location.** The location of new construction must relate well to surrounding structures and topography.
- c. **Color.** Color may be used to soften or intensify impact. Roofs, trim and other parts of an addition should be compatible with the color of the existing house and surrounding homes.

- d. **Materials.** Continuity is often found where the same or compatible materials are used. The materials used should work well in combination.
 - e. **Workmanship.** Quality of new work should be similar to that of the surrounding area.
2. **Landscaping.** Landscaping will be reviewed for unreasonable impacts on views from other lots. If proposed landscaping will at maturity exceed the height of the dwelling house on any lot, the Committee may withhold approval if, after consideration of all relevant facts, the Committee determines in its reasonable opinion that the landscaping would unreasonably impede or detract from the natural view and esthetic beauty which an impacted lot was intended to enjoy. In making this determination, the Committee is required by the CC&R's (*Article 6, Section 2*) to evaluate the quality of the view from an impacted lot, a determination that is subjective in nature.
 3. **Parkway Trees.** Homeowners are advised that the parkway trees are owned by the City of Newport Beach and the Committee has no control over their maintenance or height, factors which may impact views from properties.

D. Architectural Improvements and Views, Privacy, and Shading.

1. **The City and Improvements.** Homeowners are advised that the building and zoning ordinances of the City of Newport Beach govern the nature and extent of architectural improvements that may be made to properties in Newport Beach. Under the existing ordinances, lot owners have the right to make improvements to their properties, including remodeling, expansion and adding of second stories. Such improvements may adversely impact the views, privacy, and shading of adjacent properties.
 2. **The Architectural Committee's Role.** The role of the Committee with respect to these issues is limited to a determination of whether the proposed improvements are consistent with the various provisions of the CC&R's and these Guidelines. In making that determination, the Committee may consider the effects that the architectural changes will have on the views, privacy, and shading of adjacent properties. However, homeowners should be aware that neither the CC&R's nor these Guidelines give a homeowner a right to a view from his lot, a right to privacy, or a right to be free from shading from the neighboring improvements. In each case the Committee will attempt to reach a balance between the clear right of a homeowner to make changes to his property with any significant adverse impacts that such changes may have upon the views, shading, and privacy of the neighboring properties, to the extent the Committee may do so under the CC&R's.
 3. **Neighbor Notification:** The Neighbor Notification procedure set forth below is intended to provide Affected Neighbors with an opportunity to make the improving homeowner aware of significant adverse impacts to neighbors early in the planning process and to give the improving homeowner the opportunity to plan around such potential impacts. However, there are instances in which view, privacy, and shading impacts from improvements cannot be reasonably avoided, and it is not the purpose or intent of these Guidelines to modify the underlying rights of a homeowner to improve his lot.
- E. City Permits.** Committee approval does not waive the requirement for City of Newport Beach permits, nor does obtaining required City permits waive the need for Committee approval. Although the Committee will not knowingly approve plans in violation of City or other government entity codes, it has no obligation for plan conformance to any government entity code. The City of Newport Beach should be contacted concerning municipal codes, ordinances, regulations, and setbacks.

**ARTICLE 2
CLASSIFICATION OF IMPROVEMENTS**

The Committee has adopted a list of landscaping and architectural changes that are classified as Exempt Improvements, Minor Changes, and Major Changes. The review and approval requirements vary in accordance with the complexity and impact of the planned improvement. A current classification list may be obtained from the Association's Management Company. Attached, as Exhibit "A" is the classification list approved by the Board of Directors as of the date of adoption of these Guidelines. The applicant should check with the Management Company to be certain that the classification list being used is the current version.

Any required plans should be submitted in writing to the Architectural Consultant and shall not be deemed as received until actual receipt of a complete application by the Architectural Consultant. Personal delivery or mailing with return receipt requested is recommended.

The three classes of planned improvements are as follows:

- A. **Exempt Improvements.** These improvements do not require approval of the Association and no fee is required.
- B. **Minor Changes.** Plans for Minor Changes must be reviewed and approved by the Architectural Consultant or the Architectural Committee in writing before work commences. Neighbor Notification may be required for Minor Changes. There will be a fee for review of Minor Changes.
- C. **Major Changes.** All other changes are classified as Major Changes. Plans for all Major Changes must be reviewed and approved in writing by the Committee before work commences. Neighbor Notification is required. There will be a fee charged by the Association to review Major Changes.

The Committee may from time to time delegate certain approvals to the Architectural Consultant and the Architectural Consultant may refer any matter to the Committee for review and decision.

ARTICLE 3 SUBMITTAL PROCEDURE

- A. **Initial Contact.** If the applicant wishes to make improvements that will require approval, the Management Company should be contacted to obtain the approved Architectural Application forms and the current fee schedule.
- B. **Minor Changes.** For Minor Changes, a completed Architectural Application must be submitted to the Architectural Consultant together with all information requested on the form. The Committee or its Architectural Consultant shall approve or reject the Minor Change within 30 days of submission of a completed Architectural Application and fee.
- C. **Major Changes.** For Major Changes, the Association provides a pre-review procedure that is designed to help identify design problems before the applicant incurs the expense of preparing final plans. This pre-review procedure includes the Committee's conditional approval of a Conceptual Plan. The Conceptual Plan shall include a completed architectural application with a written description of the proposed change, a drawing, and ½ of the applicable non-refundable fee. The conditional approval or rejection of the Conceptual Plan will be within 30 days of submission.

HOMEOWNERS ARE STRONGLY ADVISED TO AVOID EXPENDING
SIGNIFICANT SUMS ON PLANS BEFORE THE CONCEPTUAL PLAN HAS BEEN
APPROVED AS THE COST OF REWORKING PLANS IS NOT A FACTOR THAT
WILL BE CONSIDERED BY THE COMMITTEE IN REVIEWING A SUBMISSION.

Once the Conceptual Plan is conditionally approved, the applicant shall submit Final Plans to the Architectural Consultant. Final Plans shall include all information requested on the Architectural Application form and shall be accompanied by the balance of the applicable fee. Final Plans include: Plot Plan, Roof Plan, Floor Plans, Elevations, and, where applicable, Fence and Wall Plans, Grading and Landscape Plans. The Committee shall approve or reject the Final Plans within 30 days of submission to the Architectural Consultant.

- D. Plans.** One set of plans will be retained by the Architectural Consultant and one set will be returned to the applicant. For approved projects, a copy of the approved set of plans shall be maintained at the work site during the course of construction and until the committee (or their designated representative) has made the final inspection.
- E. Neighbor Notification.** For all Major Changes, and for Minor Changes that the Architectural Consultant or the Committee determines could have a significant adverse impact on another homeowner, Neighbor Notification is required. All Affected Neighbors shall be notified of the proposed improvement as required by the Architectural Application. Affected Neighbors are described as follows:
1. *Facing Neighbors:* The three (3) homes most directly across the street from the applicant's home.
 2. *Adjacent Neighbor:* All homes with adjoining property lines to the applicant's home.
 3. *Impacted Neighbor:* All homes in the immediate area that would reasonably be affected by the improvement.

Although no duty of notification is intended or implied, the Architectural Committee may also require that other homeowners be notified, if it is reasonably believed that they will be impacted by the proposed improvement. In the event that the applicant's plans change, the Committee, at its discretion, may require that the Neighbor Notification process be repeated.

The only purpose of Neighbor Notification is to make the improving homeowner aware of significant impacts that the proposed change will have on Affected Neighbors and to give the improving homeowner the opportunity to plan around such potential impacts. No Affected Neighbor has any veto rights over the proposed improvement. The Committee will, however, consider the objections of neighbors significantly impacted in reviewing the application. The Committee will attempt to reach a balance between the clear right of a homeowner to make changes to his property and any adverse impacts of such changes.

NEIGHBOR NOTIFICATION IS REQUIRED FOR BOTH CONCEPTUAL PLANS AND FINAL PLANS. NEIGHBOR NOTIFICATION WILL INCLUDE THE USE OF STORY POLES WHERE THE HEIGHT OF THE EXISTING ROOF IS PROPOSED TO BE INCREASED OR EXTENDED.

- F. Incomplete Submittals.** The Architectural Consultant will not accept incomplete submittals for consideration, and the 30-day approval period for Final Plans will not begin until a complete package has been submitted.
- G. Decision.** A decision on the submittal will be in writing. If the submittal is disapproved, the written decision will include an explanation of both (1) why the proposed change is disapproved, and (2) the procedure for appeal of the decision to the Board.
- H. Appeal.** If any part of the applicant's submittal is disapproved, the applicant may waive his rights to a final decision within thirty days and appeal to the Board. All appeals shall be made in writing and delivered to the Management Company. Per the CC&R's, an appeal may only be made by the applicant, as only the applicant can waive the 30-day time limit for decision, and it must be made within the 30-day period after receipt of the decision.

No particular form is required but the appeal must specify the portion of the Committee decision with which the applicant is dissatisfied. Upon receipt of an appeal, the Management Company shall notify the applicant, Affected Neighbors, the Committee, and the Board, of the date and time of the Board meeting when the appeal will be heard. Such Board meeting shall not be held more than 45 days after the receipt of the appeal. The Management Company shall deliver copies of the appeal to each Board member before the meeting. At the Board meeting, the applicant, other Homeowners, and the Committee representative(s) may present such evidence as deemed appropriate to support the respective contentions that the proposed submittal complies or does not comply with the CC&R's and these Guidelines. The appeal shall be heard at an open meeting of the Board. After the conclusion of such presentations, the Board shall sustain the Committee's decision, reverse the decision, or modify the decision.

If there is no appeal of the Committee's decision made within the 30-day appeal period, the Committee decision will be final.

- H. **Failure to Obtain Approval.** Failure to obtain the Association's approval of proposed improvements or failure to construct in accordance with approved plans may necessitate the modification or removal of the unauthorized improvements at the applicant's expense, as well as payment of all legal fees and costs incurred by the Committee and the Association.
- J. **Timely Completion.** All Major Changes shall be commenced within 180 days after Committee approval and completed within 1 year after such approval. Minor Changes shall be completed within 90 days of commencement.
- K. **Fee Schedule.** The Board of Directors shall from time to time adopt a fee schedule for the approvals required hereunder. The fee schedule, current as of the date of the adoption of these Guidelines, is attached as Exhibit "A". Applicants should check with the Management Company to be sure that the fee schedule is the current version.

ARTICLE 4

CONSTRUCTION CRITERIA

- A. **Signs:** No sign (other than a "For Sale" sign that satisfies the Association's requirements) may be displayed on the applicant's lot. This includes the signs of any tradesperson, contractor or installer, including signs identifying the house as the site of their activities or operations.
- B. **Temporary Structures:** No construction-related structure of a temporary character may be placed or maintained on the applicant's lot without the Committee's prior consent.
- C. **Unightly Items:** All rubbish, debris and unsightly material or objects of any kind shall be regularly (at least once a week) removed from the applicant's lot and shall not be allowed to accumulate thereon or on any adjacent street or other property. Construction materials such as sand or bricks must be stored on the lot and not on any pedestrian walkway or street.
- D. **Use of Audio Equipment:** Construction personnel should be strongly discouraged from operating any radio, stereo or other audio equipment (other than radios with headsets) while on the site. If such equipment is permitted, it must be operated at a volume that does not annoy or interfere with the neighbors.
- E. **Construction Vehicles:** No vehicles associated with the construction shall block or be parked in any neighbor's driveway. Any vehicle found in violation of this prohibition may be towed away at the vehicle owner's expense.
- F. **Changes During Construction:** Changes during construction involving exterior appearance require approval of the Committee.
- G. **Right of Entry:** When construction work requires the use of adjoining property for purposes of transporting labor and materials, or for the temporary storage of materials for the work, the applicant shall obtain written permission from the adjoining property owner (including the Association if its property is involved) for "Right of Entry" during the course of construction. A copy of this letter granting permission shall be filed with the Architectural Consultant prior to commencement of construction.
- H. **Workmanship:** Construction work must be performed in a manner consistent with the standards of the general dwelling construction and appearance of the community. Any work considered to be of an unsightly finished nature or of lesser quality than the prevailing community standard will be required to be touched up or reworked to an acceptable appearance.
- I. **Inspection:** Upon completion of the work as indicated on the "Approved" copy of the drawings and specifications, the owner shall notify the Architectural Consultant for final inspections.

**ARTICLE 5
ARCHITECTURAL STANDARDS**

Attached hereto marked as Exhibit "B" are the Architectural Standards approved by the Board. The Board may from time to time amend such Architectural Standards and shall revise the attached Exhibit "B" and shall provide a copy of the new Exhibit to the Management Company and the Architectural Committee.

**ARTICLE 6.
AMENDMENTS OF GUIDELINES AND STANDARDS**

These Guidelines and Standards may be amended by the Board of Directors at any time at a regularly called meeting of the Board.

EXHIBIT "A"

Classification of Improvements and Fee Schedule

ALL CHANGES ARE SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS LISTED IN EXHIBIT B.

- A. Exempt Improvements.** **No Plan Submission Required.
No Neighbor Notification.
No Fee Required.**
1. Interior changes.
 2. Exterior re-painting of same color or new color selection listed in Exhibit B.
 3. Re-roofing with the same material and color.
 4. Landscaping which does not involve the planting of trees, bushes, shrubs or plants, that would at maturity exceed the height of the dwelling on the applicant's lot.
 5. Replacement of existing (same size opening) windows and doors, including trim.
 6. Replacement of existing garage doors (see Exhibit B).
 7. Parkway and driveway upgrades including landscape and hardscape. (Parkway Tree placement or removal requires approval of the City of Newport Beach.)
 8. Installation of playhouses, storage sheds, ponds, barbecues, and air conditioning units outside the city required setbacks (see Exhibit B).
 9. Replacement of existing fencing, at same height and location, with approved material (see Exhibit B).
 10. Flag Poles, Satellite Dishes, and Solar Panels (see Exhibit B).
- B. Minor Changes.** **Plans and Application must be submitted.
Neighbor Notification if Required.
\$200 Fee Required.
Pre-Approved Minor Application - \$100 Fee Required.**
1. Landscaping which involves the planting of trees, bushes, shrubs or plants that would at maturity exceeds the height of the dwelling on the applicant's lot.
 2. Exterior repainting, including fencing, a new color, not on approved list (see Exhibit B).
 3. Re-roofing with different material and/or color.
 4. Replacement of existing fencing with new type, height or location.
 5. New type of siding materials for homes.
 6. Installation of playhouses, storage sheds, ponds, barbecues, and air conditioning units inside the city required setbacks and installation of chimneys (see Exhibit B).
- C. Major Changes.**
- Category A.** **Plans and Applications must be submitted.
Neighbor Notification Required.
\$400 Fee Required.**
- Any exterior alteration or improvement that adds 250 square feet or less of additional floor area or footprint to the applicant's dwelling. This category includes minor changes to the square footage of the dwelling, modifications that don't raise the roof line, or adds new openings to the existing walls or roof. A \$400 fee will be required.

Category B.

Plans and Applications must be submitted.

Neighbor Notification Required.

\$800 Fee Required.

All major remodels, improvements, and architectural alterations that add over 250 square feet of additional floor area or dwelling footprint, or raises the roofline of the home, garage, or other building addition(s). This category also includes changes to the Architectural Style of the dwelling. Conceptual plan approval is strongly recommended for this type of application.

The Classification of Minor and Major Changes are to be determined by the Architectural Consultant. One half of the applicable required fee shall be paid before initial review of the Conceptual Plan. The balance of the applicable fee shall be paid upon receipt of the completed Architectural Form(s) for the Final Plans.

EXHIBIT "B"
Architectural Standards

- A. APPROVED ARCHITECTURAL STYLES.** The following is a list of architectural considerations that are considered to be in harmony with Eastbluff.

Homes

1. Architectural Character

The proposed improvement must be compatible and in harmony with the architectural characteristics of the neighborhood. In this regard, the following types and styles of housing and housing elements are discouraged:

- (i) Mediterranean, Tudor, Country French, and period type housing.
- (ii) Large two story arched entries and colonnades.
- (iii) Flat roof designs and mansard roofs.
- (iv) Major "turret" type elements.
- (v) Large expanses of glass on the street elevation.

2. Scale

The size of the proposed improvement should relate well to adjacent structures and its surroundings.

3. Color

Color may be used to soften or intensify visual impacts. Roofs, trim, and other parts of an addition should match or be compatible with the color of the existing house.

4. Materials

Continuity is established by use of the same or comparable materials. The applicant should be sensitive to insuring that the materials being used work well in combination and are compatible with surrounding homes.

Roofs

The predominant roof forms shall be hip or gable with pitches from 3:12 to 7:12. Dormers and "broken-up" roofs shall be limited to those required to express the overall plan of the house and in all cases must be compatible and in harmony with neighboring homes. Roof overhangs must be in proportion to the dwelling and with a minimum dimension of at least 12 inches; (larger overhangs are recommended.)

Two-Story Wall Surfaces

Two-story wall surfaces should be broken-up to eliminate the flat appearance of the wall plane. Suggested methods are:

- 1. Horizontal trim member at mid-height.
- 2. Balcony or other projection.
- 3. Change of plane between first and second story.

B. Pre-Approved Materials and Colors

Colors

White
Off Whites
Earhtones (tans, browns, sands)
Olive Green
Cream
Interguel Stucco
Earhtones and grays
Earthlinked materials
Stone Brick
Warm grays

Materials and Colors needing Architectural Review

Blues
Greens
Reds
Oranges
Purples
Cool Grays
All other colors not listed as pre-approved

C. ROOFING:

Pre- Approved

Wood Shake – Fire Retardant
Slate
Flat Concrete Tile – Brown/Grey Blends

Architect Consultant Review

Composite Wood Shake
Composite Slate
Laminated Asphalt Shingle – Random cut and pattern, 240 lb. minimum

Architectural Committee Review

Clay 'C' Tile – Brown/Tan Blends
Metal Pan
Flat Built-up or Gravel

Not Allowed

Clay Orange 'S' Tile
Asphalt Coated Metal
3-Tap Asphalt Shingle

D. FENCING:

Please refer to Article 9, Section 10 & 11 of the CCR'S for definitions and requirements regarding fencing. Below are approved materials.

Pre-Approved

Replacement of Existing Fence with same material

Architect Consultant Review

Wrought Iron – Metalized, Black/Brown/Dark Green, Copper
Cement Block – Tan/Brown/Grey
Split Face Block – Tan/Brown/Grey
Slump Stone – Tan/Brown/Grey
Brick
Wood – Cedar/Redwood
Stone
Glass
Textured Vinyl/Plastic – No smooth /shiny

E. SPECIFIC DESIGN CONSIDERATIONS

Air Conditioning Units and Swimming Pool Equipment. Air conditioning units and swimming pool equipment shall meet the requirements of the City of Newport Beach. Such units are discouraged in the side yard of any home where minimum side yard setbacks at the same grade are located adjacent to each other.

Chimneys. Chimneys may not exceed the maximum height established by the City's building code. The exterior dimensions of a chimney should not exceed a size that causes an unreasonable view obstruction. Chimney flashing shall be colored to match the integral or applied color of the chimney.

Decks. Decks are an extension of the house and thus have a significant impact on its appearance. Decks may also affect the privacy of adjacent properties. Decks shall be treated with a finished walking surface (no gravel) and should be compatible with the house in material, color and the design of railings and trim. All decks should be directly accessible from the living unit (external stairs are discouraged). Decks are discouraged on or over any portion of a second story roof.

Exposed Equipment. All water softeners, gas meters, electrical meter panels, air conditioning equipment, pool equipment or other such equipment shall be completely concealed from public view and shall be installed in a place and manner that minimizes any visual and audible impact on neighboring properties.

Exterior Colors. Any new colors must be submitted for approval.

Facia. Facia shall be made of wood and painted or stained with a complementary color.

Flagpoles. The height of a flagpole shall not exceed the highest point of the residential structure on the same property.

Garages. There shall be a minimum of two garage spaces provided for each house. Garages should be used for parking, not business or storage, or any other non-residential purpose (Please refer to CCR'S, Article IX, Sections 2, 4, and 5.) Garage Doors should be architecturally harmonious with the dwelling unit. Metal garage doors are discouraged.

Heights. No dwelling shall exceed the maximum height permitted by the City of Newport Beach.

Patio Structures, Sun Shades, Trellises and Gazebos. Such structures shall be of wood construction only with the exception of vertical support elements, which may be of metal. Such structures shall generally blend with or match existing roof. Height and placement of such structures shall not obstruct neighbor's view. Exposed surfaces shall match or harmonize with the existing colors of the house. No objects such as urns, pots, planters, etc. shall be placed on top of any such structure. All such "adornments" shall be located under, around or suspended within the structure.

Satellite Dishes. Per the regulations of the Federal Communications Commission, Satellite dishes and antennae designed to receive video programming services via multipoint distribution services may be installed in an area under an owner's exclusive use or control so long as such antennae and satellite dishes are (a) one meter or less in diameter, (b) installed in the least visually obtrusive portion of an owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive, and (c) either screened from view or painted to match the surrounding area so as to blend in with the surrounding area.

Sheet Metal (Flashing). All exposed sheet metal (flashing) to be colored to match related surface being flashed. (or copper / patina.)

Solar Panels. Solar Panels should not be placed on a roof that can be seen from the street nor projected at an angle pitched up from the roof if an alternative siting for the solar panels is available that does not increase the cost by more than twenty percent or decrease their efficiency by more than twenty percent.

Storage Sheds. A well designed and appropriately located storage shed may be permitted if it is not visible from the street.

Windows and Doors. New windows and doors should match the type used in your house. Window and door openings within exterior wall surfaces shall be treated in a design treatment that achieves an acceptable scale, order, proportion and depth of opening. Window head heights shall be consistent and shall produce an ordered arrangement and composition within the total wall surface of an elevation.

Wrought Iron. All wrought iron to be galvanized prior to applied finish color.

**EASTBLUFF HOMEOWNERS COMMUNITY ASSOCIATION
ARCHITECTURAL APPLICATION**

Please complete this request form and attach two copies of your proposed property improvement(s) along with the appropriate review fee.

Mail or deliver to: **EASTBLUFF HOMEOWNERS COMMUNITY ASSOCIATION**
Team Design Construction, Attn: Jeff Bergsma
221 Main Street
Huntington Beach, CA 92648
Ph: (714) 536-5888
Fax: (714) 536-5889
Email: melindateam@verizon.net or jeffteam@verizon.net

From: _____ Date: _____
(Owner)

(Mailing Address) (City) (Zip)

Home Phone: _____ Business Phone: _____

Property Address: _____

Lot Number: _____ Tract Number: _____

Architect, Engineer or Owner's Representative: (if applicable)

Name: _____ Phone: _____

Description of changes desired – give full details of purpose and/or reason, type and colors of materials to be used, elevations, and location on the lot. _____

Describe proposed changes to roofline: (if applicable) _____

Neighbor Notification: The intent is to advise your neighbors who own property adjacent, facing or impacted by the improvement(s). Neighbors are to sign this form and initial plans. Comments shall only be advisory and shall not be binding in any way on the Architectural Committee's decision. If you are unable to secure a needed neighbor signature, you must send them your information to that neighbor via certified letter and provide proof of that with your application.

Please check the box below if you request Architectural Committee Review.

Neighbor Name & Address Signature

Neighbor Name & Address Signature

Neighbor Name & Address Signature

<input type="checkbox"/>	_____	_____
	Neighbor Name & Address	Signature
<input type="checkbox"/>	_____	_____
	Neighbor Name & Address	Signature
<input type="checkbox"/>	_____	_____
	Neighbor Name & Address	Signature

Please include the following information with your request. (Attach additional drawings to this form.)
 Proposed Starting Date: _____ Completion Date: _____

1. Description of improvements.
2. Location of residence on lot and the dimensions from lot lines.
3. Complete dimensions of improvement(s) in relation to residence and lot lines.
4. Measurements of improvement(s) in relation to residence and lot lines.
5. Description of materials and color scheme for patio cover.
6. Drawings to show affected elevations.
7. Height of trees at maturity.
8. Appropriate deposit (\$200 for a minor application, \$400 for a Category A major application and \$800 for a Category B major application.) (See Exhibit A).
 The major application fee may be split in the case of a conceptual plan submittal prior to the Working drawings.

I UNDERSTAND AND AGREE THAT:

1. No work on this request shall commence until written approval from the Architectural Consultant or the Architectural Committee has been received.
2. All major changes shall be commenced within 180 days after Association approval and completed within 1 year after such approval and minor changes shall be completed within 90 days of commencement. Failure to complete the work within the prescribed period of time will cause the approval to be rescinded and resubmission will be required. Extenuating circumstances should be brought to the attention of the Architectural Committee.
3. Within thirty (30) days of completion of improvements, I will notify the architectural Consultant in writing of such completion in order for the Association to make its inspection as to compliance.
4. Failure to obtain the necessary approval from the Eastbluff Homeowner Community Association or to comply with specifications and/or conditions of approval of all improvement(s) made may constitute a violation of the Declaration of Covenants, Conditions and Restrictions and may require modifications or removal of the work at the expense of the owner.

SIGNATURE: _____
 OWNER (Authorization of representative must be attached)