

California Ridge Architectural Specifications

Architectural Change Application: Before undertaking any project that materially or cosmetically changes the exterior of your home, please fill out the application form and submit it to the management company. The Association manager can approve any application that meets the following specifications without going to the Board. ***Replacement of any exterior component to your home requires an application!*** Once your application is approved and your work is completed, you need to fill out a "Notice of Completion" form and send it to management so the Architectural committee can inspect your job to ensure that it meets the specifications.

If you are seeking any variation to these specifications, the application will be presented to the Board of Directors for consideration at the next scheduled Board meeting.

Windows: Replacement windows must look the same as the ones being replaced—if the old window has a grid pattern, the new one must also have that pattern; the color of the window frame itself must remain the same. No particular manufacturer or installer is specified. Sliding patio doors may be replaced in kind or with french doors that maintain the look of the original (again: color and pattern stays the same.)

Siding: Any patching, partial-side replacement, or complete wall replacement of siding must be done with either material that exactly matches the existing siding in material (the existing material is cedar wood), width ("reveal") and thickness –or– Hardie Board siding which can be located at Economy Lumber in Campbell (www.economylumber.com). Partial replacement will require a full piece of siding to keep consistency. It is strongly recommended that you have any replacement siding primed on all six sides prior to installation, which will substantially increase its life expectancy. The Association does the final-coat painting of siding.

Decks: Decks must be repaired or replaced to match the original deck in style and format: 2x6 decking; vertical 2x2 stiles spaced 3-7/8 inches apart for the rails; a "sandwich" plate applied on the outside of the stiles, one of 2x6 material just under the 2x8 rail cap, and the other of 2x8 material at the bottom of the stiles; and vertical posts of 4x4 material. All codes concerning load spans must be followed. The deck posts must be covered with a lap-siding to resemble the look of the siding on the home. It is acceptable for replacing decks and or railing with Tex.

Front Doors: Front doors may be replaced with pre-primed metal or fiberglass models that reflect the same style as the original door. The Association does the final-coat painting of the exterior of all front doors. Homeowners are responsible for painting the inside of the door.

Satellite Dishes: Satellite dishes must be installed in the least conspicuous spot on the home that will provide line of sight to the satellite. Cables must be neatly run and secured, and cannot be laid over roofing material. Owners are responsible for the cost of repair of any damage to the roof done by their dish installer. No dish larger than 1 meter in diameter may be installed.

Exterior Lights: The approved replacement exterior light is from Forte Lighting, model 1301-02, in any finish. You can purchase them online at www.lightingdirect.com or, we are told, they are carried at Expo (the upscale arm of Home Depot.) They run about \$85 or so... There is sometimes an acceptable alternative model at Home Depot: the Hampton Bay Outdoor Wall Lantern, sku # 394 636. It can be seen at www.HomeDepot.com/ and it runs about \$60. Also approved is a motion sensor model:Heath Zenith 240 Degree Halogen Motion Sensing Security Light - White Model SL-5597-WH

Garage Doors: The preferred replacement garage door is the Clopay Model 4310 ***or it's equivalent*** "Long panel, Raised" unit. There are four raised panels on each long horizontal section. The top section can have windows, if desired, and can be any style the manufacturer offers. A "Raised Short Panel" door (eight raised panels across) will be approved, but it is much busier in appearance. Any licensed and insured overhead door contractor can be used.

Screen Doors: Sliding glass door screens must either be replaced with rolling door screens that look the same as the existing, or they may be replaced with "Phantom Screens" that roll up into a fixed container attached to the jamb. Front doors may only be screened with "Phantom Screen" type screens. Any brand is acceptable as long as it is the disappearing style of screen, not a swinging screen door.

Rear Deck/Patio Arbors or Sun Screens: These will be considered on a case-by-case basis. Submit the Architectural Change application, along with detailed plans, brochures, or drawings so that the Board can fully envision what you are looking for. You will need the written approval of any neighbors who will be able to see the improvement on a daily basis before Board approval will be granted.

Mailboxes: The approved replacement mailbox is from either Home Depot or www.mailboxesshoppe.com. It is "#2 standard medium mailbox (white in color): 8" w X 10" h X 22" d.