



Oaks North Community Center, Inc.

“An Age 55+ Community”

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Oaks North Community Center, Inc. Architectural Guidelines and Use Restrictions

Introduction

Oaks North Community Center (“Center”) has adopted architectural guidelines and use restrictions in an effort to maintain the aesthetic value of the Oaks North community.

Submittal and Appeal Process

Owners that wish to make exterior changes to their homes must submit a written request by completing the Architectural Modification Form. Signatures of impacted neighbors must be obtained for all modifications. These signatures are proof of notification to the impacted neighbors and do not reflect an approval or agreement of the proposed work. Impacted neighbors should contact the Architectural Review Committee (“ARC”) with concerns and should not refuse to sign the plans. Owners that are unable to obtain all impacted neighbors signatures should contact the Center office prior to submission of the forms. Owners must submit plans, drawings and/or samples of work to be done to the Center office. Submissions are due one week prior to the meetings, which are held on the 2nd and 4th Tuesday of each month. The ARC reserves the right to change the meeting dates as needed. Owners should verify the meeting dates with the Center office. Appeals of decisions made by the ARC must be made in writing to the Center Board of Directors. Decisions of the Center Board are final. All approvals are good for a period not to exceed 180 days. Work must be completed within 120 days of the commencement of construction.

Fences and Walls

References to fences and walls includes railings, hedges and shrubs.

1. No fence or wall shall exceed 36 inches in height in front of the setback lines of any lot as shown on the recorded map of the lot.
2. No fence or wall shall exceed 72 inches on any portion of the lot with the exception of a retaining wall.
3. Golf course lots may erect a view fence not to exceed 48 inches along the boundary of the golf course. Solid face fencing is not permitted on the side lot line of any lot closer than 15 feet from the rear lot line.
4. Each Owner shall maintain in good condition and repair all walls and fences on their lot. Fences and/or walls that are beyond the state of repair must be replaced.
5. Acceptable materials include wood or composite, vinyl, wrought iron, concrete, stone, stucco and cinderblock. All wood fences and walls must be painted or stained and must be maintained in good repair and condition. Chain link fencing is not allowed.
6. Fences and walls should not be constructed in a matter that will block views from neighboring lots.

Landscaping

1. Each owner shall keep, maintain, water, plant and replant all slope banks and any other landscaping located on the lot so as to prevent erosion and maintain an attractive appearance.

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2. Each owner shall maintain the established drainage pattern over the lot from any other lot and each owner shall make adequate provisions for proper drainage in the event it is necessary to change the established drainage pattern.
3. No structure, planting or other material shall be placed or permitted to remain on any slope banks which may damage or interfere with the established slope ratios, create erosion or sliding problems or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through the drainage channels.
4. Locations of new trees or shrubs must be carefully planned so as not to block views from neighboring lots at a mature size.
5. Applications for artificial turf must be accompanied by a sample of the turf no smaller than 12"X12" and product specifications.
6. Applications for landscape redesign must specify the plant type, location and size of each plant and must show the relation to any remaining plant material and hardscape.
7. If an Owner desires to alter their existing landscape that is visible from common area, at least 25% of the area being replaced must be organic plant material when the plants are at mature size. The Board may approve front yard plans that include hardscape elements, but will not approve the replacement of current landscaping solely with "hardscape". Approved hardscape will be limited to no more than 75% of the area being replaced. "Hardscape" is defined as non-plant material elements including, but not limited to, concrete, pavers, stepping stones, bricks, decorative or natural rocks, boulders, wood, mulch and dry "river beds". The installation of artificial turf is not subject to this same restriction and will be considered organic plant material.

Exterior Alterations

1. Driveways may not exceed a width of 25 feet and must lead to a legal parking space.
2. All exterior ventilators must be colored to match the roof.
3. Applications for changes in paint color shall include paint color samples and must remain harmonious with the remainder of the community.
4. All materials used in modifications shall be harmonious with the remainder of the community.
5. Shed shall not exceed 30 square feet in size and shall fit under the eaves of the house and shall be painted to match the exterior stucco of the house.
6. Screen doors shall be harmonious with the rest of the community and be painted to blend with the house. Accordion fold gates are not permitted.
7. All skylights and solar tubes must be low profile measuring no more than six inches from the metal casing to the top of the dome.
8. Visible metal and casings shall match the color of the roof as closely as possible.
9. The location of filter pumps and pool equipment shall be in an area that will not create a nuisance for neighbors.
10. Air conditioners should be installed at the original connection locations when possible and should be located in an area that will not create a nuisance for neighbors.
11. Satellite dishes shall be installed out of view from the street and neighboring lots when possible.

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12. Trash and recycle bins shall be kept out of view from the streets with the exception of the evening prior to trash pickup day through the evening of trash pickup day.
13. Commercial signs are not permitted at any time. Sale and rental signs not exceeding 9"X12" are permitted. Signs advertising the use of a security alarm system are permitted but shall not exceed one per side of the home.
14. Clothes lines are not permitted to be visible from the street.
15. Outdoor lighting must not be installed in a manner as to shine into any neighbors home and all fixtures shall be maintained in good repair and condition.
16. Replacement of mailboxes must be submitted to the ARC. Maintenance of the mailbox is that of the owner using it.

Solar Panels

1. Solar panels shall be installed in a location that is as out of view of neighbors and the streets as possible.
2. Piping for pool heating shall be as out of view as possible and painted to match the surface it is attached to.
3. Storage tanks may not be installed on the roofs.

Age Restriction

All occupants of each home are required to be at least 55 years of age and must complete an Age Verification Form at the Center office. Exceptions to the age restriction are permitted so long as they fall within federal guidelines outlined on the Age Verification Form. Owners that suspect a violation should contact the Center office.

Parking and Nuisance

All of the public streets in the community will be enforced by the City of San Diego and their code compliance department. All suspected violations should be reported to the City. Violations on private streets should be reported to the HOA the streets belong to or the managing agent.

Nuisance violations such as noise or harassment should be reported to the City of San Diego. This includes barking dogs, late parties or loud radios or tvs.

Commercial Use

Businesses, except those operated entirely by mail or phone, are not permitted. The use of ones garage for the manufacture or storage of goods is not permitted. Owners that suspect a violation should contact the Center office.

Enforcement

Owners found to be out of compliance with these guidelines will be contacted by the ARC via letter to the address on file with the Center office. If the matter is not corrected within a 30-day time period an additional letter will be sent in an effort to gain compliance. Should the owner remain out of compliance

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for an additional 30 days an invitation to meet with the ARC will be sent. If a resolution cannot be reached at that meeting the matter will be referred to the Center Board for resolution. If the result of the hearing is a fine, the owner may be fined up to \$50.00 per occurrence. For ongoing violations, a daily fine of \$50.00 may be assessed.