Pursuant to the Association’s Enforcement Policy, any work commenced without written approval from the Association will result in a $500 fine. For continuing or especially egregious circumstances, fines up to $1,500 per violation may be assessed.
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Master Association Architectural & Landscape Guidelines

These guidelines establish the current standards and procedures for architectural and landscape improvements within the Association. These standards and procedures are regularly reviewed and may be changed pursuant to all requirements set forth in California law. Prior Board of Directors and Architectural Committees may have approved improvements that are no longer permitted.

Purpose

The purpose of these guidelines is to provide specific architectural and landscape standards by which all properties within the Master Association at Rancho La Quinta (excluding the Casitas Residential Area) are to be maintained and to assist the Owner in understanding how to apply to the Architectural Committee for approval. Due to the fact that residential units within the Casitas Residential Area are Condominiums, the Architectural Committee has adopted a separate set of Architectural and Landscape Guidelines which shall apply to the Casitas Residential Area. The Ventanas Community Association has adopted these Guidelines for their Association and has authorized the Master Architectural Committee to review Ventanas submissions for large scale projects.

Scope of Architectural Control

Pursuant to the CC&Rs, the Architectural Committee is charged with the duty to consider, act upon, and approve/disapprove any and all proposals or plans for improvements or alterations within the subdivision, consistent with Section 7.3 of the CC&Rs. No construction, alteration, removal, relocation, repainting, demolition, addition, installation, modification, decoration, redecoration or reconstruction of any Improvement, including landscaping, in the Project shall be commenced or maintained, until the plans and specifications showing the nature, kind, shape, height, width, color, materials and location of the same have been submitted to the Architectural Committee and approved in writing by the Architectural Committee. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of their Residence or to paint the interior of their Residence any color desired. However, modifications or alterations to the interior of courtyards, patios and similar portions of a Residence which are visible from the outside of the Residence shall be subject to approval by the Architectural Committee. Architectural elements requiring approval from the Architectural Committee include, but are not limited to:

- A.C. Equipment Relocation
- Awnings
- Doors (Screens/Doors/Gates)
- Expansion of Living Space/Room Additions
- Exterior Fans
- Fireplaces
- Garage Doors
- Landscape Support Structures
- Misting Systems
- Patio Covers
- Patio Furniture (Including Umbrellas)
- Playground Equipment
- Roll-Up Sunshades
- Security Systems
- Solar Panels/ Energy Efficient Installations
- Walls/Fences
- Windows/Window Treatments
- Artwork/Sculptures
- Barbeques
- Drainage
- Exterior Building Surfaces
- Fire Pits
- Flagpoles/Flag Display
- Landscape Modifications
- Lighting
- Painting
- Patio Extensions
- Pavers
- Pool/Spa (Including Equipment Relocation)
- Satellite Dishes
- Skylights
- Stone
- Water Features
- Wiring and Conduit
Any changes in these guidelines from previous revisions are not intended to supersede prior written approvals by the Architectural Committee, Board of Directors or the Developer’s initial installations. Unless otherwise noted, all capitalized terms are intended to have the same meaning as those words and phrases which are defined in Article 1 of the CC&Rs.

1. **General Rules**

The Architectural Committee evaluates all Owner applications on their individual merits, considering the project’s relation to the natural environment, conformance with CC&Rs and building codes, designs, compatibility, location and impact on neighbors, scope (relating harmoniously to adjacent structures and its surroundings), and color. These Guidelines are subject to and will be interpreted in light of the View Obstruction restrictions set forth in the CC&Rs - Article 6, Section 6.23.

No exterior building, structural, or landscape changes visible from the golf course, street or neighboring properties, shall be allowed unless an application with plans and specifications have been submitted to and approved by the Association’s Architectural Committee. Changes bordering or touching common area or Association property must also be approved (i.e. drains). Failure to comply may subject the owner to any and all remedies afforded the Association as enumerated in its Enforcement Procedure.

All improvements require the submission of the appropriate architectural or landscape modification request form and appropriate review fee and security deposit. Further, all submissions (other than minor improvements such as paint, patio furniture, artwork, garage doors, etc.) must include **two (2) sets of construction plans/drawings (one large/full scale and one 11” x 17”) and a digital (PDF) copy.** Full scale construction drawings/plans shall be stamped by the Architectural Committee signifying approval, and returned to homeowner for submittal to the City of La Quinta upon request. The 11” x 17” copy will be stamped upon approval and kept in the Association’s permanent files for any future reference required. In addition, a copy of the obtained city building permit, for any work requiring such, must be delivered to the Association office prior to commencement of any construction work. Once completed, a copy of the City Completion Notice and/or Certificate of Occupancy, signed off by the City, will be delivered to the Association office to be kept in the permanent record of said property.

All Owners shall be responsible for paying all building fees required by the City of La Quinta. All improvements are to be constructed by a contractor who is licensed by the State of California to perform the trade for which it has been engaged. A Certificate of Insurance must be submitted to the onsite office prior to the commencement of any work.

1.1 **Commencement and Completion of Work**

All work to be commenced within thirty (30) days of receipt of final written approval from the Association and completed within one (1) year of commencement (“construction period”) unless written consent is secured from the Association for a longer construction period due to unusual circumstances. Work shall take place only during the following hours:

<table>
<thead>
<tr>
<th>Season</th>
<th>Hours</th>
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| October 1 through April 30:  
(Season)                  | Monday through Friday: 7:00 a.m. to 5:30 p.m.  
Saturday/ Sunday: None  
3-Day Weekends/Holidays: None |
| May 1 through September 30:  
(Summer)                   | Monday through Friday: 6:00 a.m. to 6:00 p.m.  
Saturday/Sunday: None  
3-Day Weekends/Holidays: None |
Guards at the gate will permit entry during these hours only. It is the Owner’s responsibility to contact the guard at the gate and notify him/her of the date, times, and names of contractors/vendors who will require entry. Holiday schedules may be confirmed at the Association office.

1.2 Contractors
Owner assumes all responsibility for contractors employed by the Owner during design and construction as it relates to quality of workmanship, safety, and adherence to all requirements as set forth in the governing documents of the Association. Contractors and vendors responding to an emergency condition are permitted entry to the subdivision seven (7) days a week and during all hours.

1.3 Construction Requirements

1.3.1 Common Area Electrical/Irrigation Facilities- Any modifications which may affect the electrical or irrigation facilities for the common area or neighboring landscape areas must first be approved by the Architectural Committee.

1.3.2 Damage- Any damage done to any adjacent areas (golf course, streets, common areas, and/or adjacent lots or condominiums) as a result of the construction must be replaced prior to the completion of the project. When upgraded paving materials are installed for patios or walkways, the owner assumes the risk for any damages caused by mowers, edgers, or other gardening equipment. Security deposit will be held until work is satisfactorily completed. All damages or noncompliance with the Governing Documents (including these Architectural guidelines), whether during or upon completion of the project, must be repaired within ten (10) days of notice by Association. Failure to do so may result in repair or correction by the Association, the cost of which shall be charged to the owner, as well as any other remedies enumerated in the Association’s Governing Documents.

1.3.3 Deadlines- Unless prior written approval is obtained from the Architectural Committee, all work must be completed within one (1) year of approval date. If escrow is not closed, no work may be commenced.

1.3.4 Dust Control- Uncontrolled blowing sand and dust emissions are not permitted during grading and construction periods. Adequate measures must be taken to control these fugitive emissions during periods of high winds. At a minimum, fugitive emission control must meet City of La Quinta and the South Coast Air Pollution Control District requirements.

1.3.5 Material Deliveries- No material is to be delivered and placed in the street other than pavers, which shall not be stored in the street longer than 48 hours. In this case, the contractor shall provide barriers around the pavers and erect signs and notices alerting street traffic. Materials may not be stockpiled on adjacent lots. The contractor will be required to place all pallets, cement and other materials in owner’s driveway or garage. Mailbox access must not be blocked. Any material deliveries or workers will need to obtain access to the property through the vendor gate on Jefferson Street. Access into the Association through the main gate and Adams gate will be denied to construction vehicles.

1.3.6 Pre-Construction- A copy of the City permit, if required by the City of La Quinta, must be provided to the Architectural Committee prior to the commencement of any construction or landscape project.

1.3.7 Safety Hazards- All safety hazards such as an open trench hole, exposed wires, etc. must be barricaded
in such a manner necessary to prevent injuries and accidents within rules, regulations and applicable government agencies.

1.3.8 **Temporary Construction Fencing** - A four foot high (minimum) snow or comparable type of temporary fence shall be erected on rear and side property lines where no permanent fencing or wall exists. This is to prevent trash and construction materials from blowing to neighboring properties, during periods of high winds.

1.3.9 **Temporary Sanitary Facility** - For large projects as determined by the Architectural Committee, a portable toilet may be required. It must not be placed in the street and must be cleaned regularly to comply with local sanitation regulations. At no time shall the portable toilet door be left open. The portable toilet must be placed as close to the primary building as possible. Portable facilities should be locked with a padlock or keypad during nonworking hours (nights, weekends, etc.) so as to avoid vandalism and for child safety.

1.3.10 **Temporary Structures** - No temporary structure (e.g. construction trailer) shall be placed on any building site, unless approved by the Architectural Committee. If a construction trailer is approved, it must not exceed 160 square feet in size and must comply with other Committee requirements such as location and landscaping.

1.3.11 **Traffic & Parking** - Construction vehicles owned by contractors and their sub-contractors and material and equipment delivery vehicles shall not be parked on the street such that normal traffic flow is impeded. The double parking of vehicles, of any kind, is prohibited. All construction-related vehicles shall be parked on the same side of the street to reduce traffic congestion. Entry onto golf course property is prohibited. Contractors will be responsible for all subcontractors moving violations including speeding and will be fined or banned from coming on property if Rules and Regulations are not complied with.

1.3.12 **Trash** - No dirt, cement, debris or other related construction material is to be dumped on the site. All excess materials, trash and debris are to be picked up daily and taken off site. Streets must be cleaned as necessary. For large projects, as determined by the Architectural Committee, a twelve (12) cubic yard steel roll-off dumpster shall be maintained on the building site for a period not to exceed sixty (60) days. Extensions must be obtained via the Architectural Committee. The dumpster(s) shall be emptied at least weekly, or more often if it becomes full.

1.3.13 **Unsightly Items** - During construction all rubbish, building debris, trash and/or unsightly material or objects of any kind shall be removed at least daily from the building site and shall not be allowed to accumulate on the building site, adjacent properties, common areas, golf course, residential streets or any other areas.

1.4 **Exterior Building Materials**
Exterior building wall colors should harmonize with the desert environment and surrounding residences. No exterior wall or roof materials shall have a high gloss or glaze finish. Exterior wall covering of the building shall be a hand-troweled stucco finish. Wood members are to be colored with semi-transparent or solid body stains or paint. Masonry units may be of any size and type specified above, with the finish colors either integral or applied. Stucco colors may be integral or hand applied. Exterior cover material treatment used on the building walls shall be continuous and consistent on all elevations of the residence in order to achieve a uniform and complete architectural design statement. Full height stucco surfaces shall be treated with horizontal trim and/or relief detail treatments (approved by the Architectural Committee) to breakup or minimize the flat appearance of the wall plane. Fascia elements shall be wood or stucco. If wood is used, it shall be stained or
painted to match the existing wood; if stucco is used, it shall match the existing stucco. All exterior paved areas exposed to public view shall be masonry units, textured concrete, exposed aggregate, pavers, ceramic tile, or any combination thereof. All exposed sheet metal will be colored to match related material or surface being flashed.

1.5 **Grading and Drainage** *(also see Section 1.7 “Site Preparations”)*

The following guidelines apply specifically to landscape modifications and/or changes to the drainage system:

- Aesthetic landscape berming shall not direct drainage onto adjacent lots. Berming shall occur within the property boundaries and shall meet existing grades at all property lines. All transitions shall be smooth and even.

- Original flows designed for each lot must not be interrupted. It is the Owners responsibility to maintain flow designs, so as to not create flooding to adjacent neighbor.

- All hardscape areas shall have a minimum one percent (1%) slope to drain while planted areas shall have a minimum of two percent (2%).

- Drains are to be used when necessary in areas where minimum slopes cannot be met and the original design flow must be changed.

- Drainline outlets and use of drywells are to be approved on an individual basis by the Architectural Committee.

- Drainage swales shall be designated to minimize run off velocity and to protect from erosion.

- Graded slope should be no steeper than 3:1, although 4:1 is preferred.

- All excavated or fill areas shall be sufficiently compacted to prevent erosion.

- Any imported soil required to create landscape berming shall be free of weeds, debris and rocks and have a balanced Ph.

- Final grading of planted areas shall be rolled and raked to achieve a smooth surface.

There shall be no interference with the established drainage pattern over any Lot so as to affect any other residence, unless an adequate alternative provision is made for proper drainage which is first approved in writing by the Architectural Committee. Prior to landscaping, every effort should be made to ensure the removal of surface water (from rain, excess irrigation water, and patio deck area) from the site to the golf course, common area or street area. This is done by the use of swales and sloping the site to drain the surface water away from the residence. Once the site is developed with the addition of pools, spa, hardscape and landscape, it is inevitable that some blockage of this surface flow will occur. To aid in the removal of the surface water, installation of an underground drainage system may be required on the site. The underground drainage system is installed by the use of the following items:

1.5.1 **Deck Drains** - Deck drains should be installed by the pool hardscape contractor as necessary to remove any surface water that cannot be drained into a planting area. Pool contractor will slope the decking away from the residence, away from the pool and usually away from most raised hardscape elements and to a planting bed. These deck drains are typically flat brass finish grates that are then tied into the underground drainage system.
1.5.2 **Outlet** - The outlet that has been approved by Rancho La Quinta is what is termed a “bubble box.” The “bubble box” is a durable precast concrete catch basin with a metal grate on the top side. The bottom is open. The water from the underground drain pipe travels to the “bubble box” where the water will filter into the ground. In the event of heavy rainfall, water will also bubble up through the metal grate and onto the golf course or common area. The drain line in the underground drainage system must be installed with a minimum 1% slope to a low point where the bubble box is installed. This “low point” must be achieved on the property. If this low point cannot be achieved on the property, then a drywell shall be installed to sufficiently handle the water drainage system. The landscape contractor is required to install the “bubble box” or drywell in only an approved manner. The maintenance of the “bubble box” or drywell is the sole responsibility of the owner.

1.5.3 **Periodic Maintenance** - The drainage system established as part of the grading and original construction of a Lot shall be repaired, replaced and maintained continuously in a functional condition by the Lot Owner. With some exceptions, the Owner of the Lot where a Use Easement is located (e.g., Burdened Owner) is generally responsible for maintaining the Use Easement area and the drainage in particular (see “Use Easement Diagram” on page 63). Below are proposed minimum maintenance standards:

- Regular inspection and repair of all drains.
- Removal of dirt and debris from grate openings and in front beds.
- Re-grading of landscape areas to keep surface water flowing to drains.
- Regular inspection and periodic “flushing” of the underground drain line to remove dirt, debris and Bermuda grass.

1.5.4 **Underground Drain Pipe** - The underground drain pipe takes the water from the drains to the outlet. This drain pipe is PVC and must be installed per City code. Given our sandy conditions here in the desert, most drain lines collect a considerable amount of debris that restricts the flow. Owners may wish to install six inch (6”) diameter drain lines to avoid a possible flood problem. Finished project must be inspected by a civil engineer and copy of signed inspection must be submitted with the Notice of Completion form before deposit can be released.

1.5.5 **Yard Drains** - Yard drains should be installed by the pool contractor in planting beds that are surrounded by decking. The other yard drains around the site should be installed by the landscape contractor. The type, style and color are usually specified by the landscape architect. The yard drain locations are shown on a plan by the landscape architect; however these locations are the minimum amount to be installed. The landscape contractor is responsible for determining the final amount and location as he deems necessary during the landscape installation. All drains, including front yard drains, will be maintained by the property owner, not the Association. Drain systems must be designed to keep homeowner Lot water away from neighboring properties and golf course.

1.6 **Setbacks**

- Side yard setbacks: Eighteen inches (18”) on each side.
- Front yard setbacks: Twenty five feet (25’) to street-front.

1.7 **SITE PREPARATION STANDARDS** *(also see Section 1.5 Grading & Drainage)*
1.7.1 **Finish Grading** - Final grading of planting areas includes light rolling, raking, and hand work as necessary to achieve the desired contour and flow line patterns and to insure evenly finished surfaces with proper drainage.

1.7.2 **Grading Plans** - All lot grading plans must be based on a grading plan prepared by a registered Civil Engineer or Landscape Architect in conformance with the City of La Quinta Grading Code. The Plan must be submitted to the Architectural Committee for review and approval. Approval is also required by the City of La Quinta. Grading plans must include the following information; existing and proposed contours at one foot (1’) intervals, finished pad elevations, slopes with elevations top and bottom of slope, surface and subsurface drainage and locations and mountain elevations for site objects such as pools, spas, water features, planters, patios, trellises and walls.

1.7.3 **Site Drainage** - Lots that are unable to meet the minimum surface drainage requirements must use a subsurface drainage system with drain inlets and adequate intervals. Sub-surface drains must connect to existing lot drainage system or drain to the street. All existing lot drains and top slope berms shall be maintained as originally installed by the Developer with the exception of modifications designed by a Registered Civil Engineer or Landscape Architect which must be approved by the City of La Quinta.

1.7.4 **Site Preparation** - All demolition, clearing, grubbing, stripping of soil, excavation, compaction, and grading must be confined to and completed within Owner’s Lot area. Common area landscaping, adjacent property landscaping, residential streets and the golf course must be protected during the construction period through the use of fencing or other barriers, as approved by the Architectural Committee.

1.8 **View Obstructions**
Each Owner, by accepting a deed to a Separate Interest hereby acknowledges that any construction or installation by developer may impair the view of such Owner and hereby consents to such impairment. No other improvement or construction shall be constructed, planted or maintained upon any Separate Interest in such location or of such height as to unreasonably obstruct the view from any Separate Interest in the vicinity thereof. For purposes of this Section, an obstruction shall be “unreasonable” if it exceeds forty-five (45) degrees to any one side. If, after the owners have made a good faith effort, in writing to resolve a dispute concerning views, there is still a dispute between owners concerning the obstruction of a view from a Separate Interest, the dispute shall be submitted to the Architectural Committee, whose decision in such matters shall be binding. Any item or vegetation maintained upon any Separate Interest which item or vegetation unreasonably obstructs the view of any owner, shall be removed or otherwise altered to the satisfaction of the Architectural Committee, if it determines that the maintenance of such item or vegetation in its then existing state is contrary to the purposes or provisions of this Declaration. If an owner fails to perform the necessary pruning, trimming, or thinning, the Association shall have the right, but not the obligation, to enter upon such Separate Interest for the purpose of performing such work.

1.9 **Workmanship**
Workmanship must conform to existing construction codes and standards within the project. All work performed by contractors or individual owners is to adhere to applicable building codes and industry standards. (Note: Interior modifications not affecting the structural elements or roof surfaces do not require Association approval). Improvements costing more than $650.00 shall be performed by contractors, licensed by the State of California; **Proof of Contractor Licensing and insurance will be required.** During any owner-initiated construction project, all externally visible aspects of the job should be policed daily, thereby maintaining a generally neat job site. No dumping of dirt or concrete is allowed on the project. Damage to any exterior
landscaping or watering system is the responsibility of the Owner. Dumpsters are approved for a period of up to sixty (60) days. For extensions of that time, contact the Architectural Committee through the onsite office.

2. **Improvement Categories/Guidelines**

   All proposed modifications and/or improvements must adhere to the Guidelines set forth in this document. Owners may make minor repairs to the exterior of the dwelling; paint the interior of their dwelling any color desired; or improve/alter any improvements within the interior of the dwelling without obtaining approval from the Architectural Committee, provided such improvement or alteration is in accordance with the Guidelines, does not impact any Association maintenance areas and does not impair or alter the Common Area, any utilities, or other systems servicing the Common Area or other Lots. All other improvements require an Architectural Improvement Request form and approval from the Architectural Committee prior to commencement of work. Violations of these Guidelines shall be pursued in accordance with the Enforcement Procedure and the Association’s CC&Rs.

The following improvements shall require the approval of the Architectural Committee for all instances. If approval is denied by the Architectural Committee or a condition is imposed by the Architectural Committee with which the Owner disagrees, the Owner may appeal such denial to the Board of Directors within forty-five (45) days of the Architectural Committee’s decision.

2.1 **Artwork/Sculptures/Wall Decorations** - All artwork/sculptures must be reviewed and approved in advance of any installation. No kinetic (moving parts) or reflective surfaces shall be permitted. All submittals must include the pedestal upon which the artwork/sculpture will be maintained and all lighting plans, if any. Lighting specifications and cut sheets shall also be submitted with the application. The proposed location must be clearly marked on a map, showing the residence and surrounding areas. A drawing or photo of the artwork/sculpture must also be submitted which includes the dimensions. Artwork/sculptures are permitted in Rancho La Quinta primarily for the enjoyment of the Owner installing it and its placement should reflect this. The early California theme and ambience of the community must be maintained and thus modern art is discouraged. The Architectural Committee may require neighbor input prior to making a decision on a particularly visible piece of art.

2.2 **Awnings/Sunshades** – For shade purposes, owners may install a roll-up sunshade under the patio enclosure or a retractable awning under the eaves of the residence. All proposed installations must be submitted to the Architectural Committee for approval and must include pictures showing the proposed location of the awning/sunshade, a brochure showing the awning/sunshade specifications and frame color as well as a fabric sample.

   - Awnings/sunshades shall be a solid uniform color with no pattern or design, in a fabric made by “Sunbrella” (awnings) or “Mermet” (sunshades) or other manufacturer of comparable quality and durability.

   - Sunshade fabric shall be a combination of fiberglass, vinyl, PVC and/or polyester.

   - Awning/sunshade fabric, frame and hardware color shall blend with the stucco and/or trim of the residence.

   - Awnings/sunshades shall be permanently attached to the residence. Sunshades shall be recessed mounted.

   13
Awnings/sunshades shall be auto-retractable, have a wind sensor and shall be retracted when the residence is unoccupied.

The awning valance must be straight edged without fringe, v-cut or scallops and the drop shall not exceed 7 ½”.

The height of the finished awning will be at least 7’ 6” off the patio floor at its lowest point and extend no further than 12’ from the point of attachment.

Only motorized awnings and sunshades shall be used. The power supply must be installed in conduit which must be completely concealed from view.

All metal surfaces, brackets and material shall be a color that blends with the color scheme of the residence.

The owner shall be responsible for the prompt replacement of the awning or sunshade should it fade, tear or otherwise become unsightly. The Architectural Committee has the right, but not the obligation, to determine if an awning or sunshade needs repair or replacement. Owners will be notified in writing if an awning or sunshade becomes faded, dirty, ragged, not functioning properly or in any way unsightly. The owner will be given thirty (30) days to correct the condition. Should the condition not be corrected in the time specified, the Association may have the awning or sunshade removed at the owner’s expense.

Owners should also refer to Section 1, “General Rules” and Section 6.23 of the Association’s CC&Rs with regards to possible view obstructions created by the installation of an awning.

2.3 Barbecues - All barbecue units must receive written approval for type and location. Barbecues must be natural gas and either built-in or free-standing and permanently attached to the gas line. Wheels on free-standing barbeques are not permitted. Colors shall be black or stainless steel. Barbecues must be located within five feet (5’) of the gas stub out and must have a shut-off valve.

Plans and specifications must include a detailed description of the improvement such as color and description of materials and must show the location of gas lines, electricity, gas stub out, distance between barbecue and gas stub out, proximity to neighbor wall and neighbor residence and must also include specific dimensions showing the proposed size and location of installation as it relates to Lot lines.

Barbecue covers are allowed in the color of the built-in surface or as close to the color as possible. Permits from the City of La Quinta are required for additional gas, electrical, and/or plumbing lines. If the owner is replacing an existing barbecue in the same location, no City permits are required but any additional cabinetry shall require Association approval.

2.4 Curtains (Exterior) – Exterior curtains are permitted with architectural approval only.

2.5 Doors (Screen Doors/Front Doors/Gates) - Proposed changes must be of designs which are complimentary to the architecture of the exterior of the residential unit and must be submitted for approval. Front courtyard entry gates may be painted black or an Association approved bronze color. Solid “NATURAL” wood gates are not permitted. Side gates must be painted to match residence stucco color and may not exceed seventy-two inches (72”) in height. All changes must be approved by the Architectural Committee.

Residents may install perforated metal screening on the inside portion of rear yard fences and on courtyard and
side gate(s). Height of screen may not exceed thirty inches (30"). Pre-approved screen styles are available at
the onsite office or on the Association website. Gate screening must match or be similar to pre-approved styles
and metal screening must be painted to match the gate/fence.

Screen doors may be installed on guest house/casita only and must not be visible from the street. Screen doors
on front entry doors are not permitted, however, phantom/retractable screen doors are allowed provided they
blend with the residence colors. Security screen doors, not visible from the street, golf course or neighboring
residences, will be considered.

2.6 Driveway Replacements - Driveway replacements may be made with three options:

2.6.1 Concrete - Remove and replace with concrete as original installation, with a recommended pour of
4,500 to 6,000 psi in Rancho La Quinta approved colors.

2.6.2 Interlocking Pavers – (See section 2.25 – “Pavers”)

2.6.3 Epoxy Coating – There are many Contractors that qualify to apply this procedure. However, the
Association’s guidelines require the following:

It is important to note that there are various types of epoxies, polyurethane and silica sands that may
be combined to achieve the desired finished product. Color of concrete must be consistent with
existing driveways within Rancho La Quinta; “Western Gold” is the closest match to the existing
concrete color.

Epoxy coating must be done by a licensed Contractor and a copy of Contractor’s license, Certificate
of Insurance and signed Contractor’s Agreement must be included with submittal.

Prior to treatment, the concrete surface must be cleaned. This includes removing all contaminants
from the surface, which may include oil stains, dust or any other foreign matter that might hinder a
bonding of a new surface.

After the crack repair curing, a cement grout consisting of an approved cement epoxy, combined
with silica sand is applied to the surface. Color and texturing is performed as necessary to meet the
job requirements. Upon completion, usually overnight, a sealer coat of polyurethane is applied. A
second coat of waterproofing polyurethane is applied the following day resulting in a “satin finish”.

A sample of the “finished” treated surface shall be submitted as part of the permit process.

2.7 Expansion of Unit Living Space/Room Additions/Bonus Rooms - Requests to expand the interior
living space beyond existing walls must provide detailed plans and specifications prepared by an architect
licensed by the State of California and include specific dimensions, showing the proposed size and location of
installation as it relates to Lot lines and a description of the improvement, including color and description of
materials, location of gas lines and electricity. No second story additions are allowed. Architectural additions
with foot prints which encroach within twenty-five feet (25’) of the street-front property line are strictly
forbidden. Should any proposed improvement substantially change the existing streetscape, it is a requirement
of submittal that all proposed improvements include elevation plans illustrating both the existing street side
elevation and proposed new elevation, showing not only the new addition but the integration of existing
structure with proposed addition. Further, the Architectural Committee, at its sole discretion, may require of
applicant an existing street side photo elevation with a computer generated rendering illustrating the proposed addition superimposed thereon. If the proposed expansion protrudes into the common area, an easement approved by the Board of Directors shall be required. Structural calculations from a structural engineer may be necessary as determined by the City of La Quinta. All work is to be done in accordance with all applicable requirements of government entities, including the City of La Quinta, and in accordance with all Homeowners Association architectural guidelines and governing documents. Roof tiles on new construction shall blend with tiles on existing residence in both style and color.

2.8 **Exterior Building Surfaces** - All colors must match the exterior color palette of the existing residential building and have a hand-troweled stucco finish. *(See section 1.4 “Exterior Building Materials”).*

2.9 **Fans (Exterior)** – Permanent exterior fans are approved for use on rear patios. Fans may be located on original recessed light fixtures on stucco overhangs that extend over the original concrete area or under standard wood patio covers. Fan blades cannot extend further than extension of original stucco overhang or beyond wood patio cover. Exterior fans must be “wet” type fans designed for exterior use and must be UL approved. Fans must be a Rancho La Quinta approved color and must be complimentary to house architecture. Owner will be responsible for all maintenance of exterior fans.

Light kits are allowed on fans but must not exceed a total of 60 watts of power. If using LED lights, lighting must be a soft (warm) white color and not to exceed watts equal to 60 regular watts and exposed conduit or wiring is not allowed.

2.10 **Fencing**

2.10.1 **Wrought Iron Fencing** - All wrought iron installations of gates, fences, etc. require architectural approval. The Architectural Committee will not approve any wrought iron that they consider inappropriate for the general architecture of the building and surrounding areas. Maintenance of gates and fences shall be the responsibility of the owner. Fence/gate color shall be black or the Association approved brown or bronze color and shall not exceed thirty inches (30”) in height, in rear of property or seventy-two inches (72”) in height, in front of property. Spacing between pickets shall not be less than two inches (2”) or greater than four inches (4”) or any lesser spacing as required by State and County regulations for those Lots containing pool/spas. Metal mesh screening on rear fencing and front/side gates is permitted. Screening may not exceed thirty inches (30”) in height and must be a Rancho La Quinta approved style. Approved styles may be viewed at the onsite office or on the Association website. Screening on fences and gates must be approved by the Association prior to installation. Side gates shall match stucco color and may not exceed height of wall; submission to the Architectural Committee is required. Replacement of gates and fencing shall be at owner’s expense. All maintenance and repair of gates and fencing is the owner’s responsibility.

Any fence bordering golf course property must be set in a twelve inch (12”) (6” on either side) concrete or paver mow strip.

2.10.2 **Temporary Fencing** - Temporary fencing erected around a pool for the safety of young children may only remain as long as that guest is in residence. Notification of temporary fence installation must be given to the onsite office. Permanent fencing may be erected after application is submitted and approved by the Committee. *(See Section 2.27 – “Pools & Spas” for specifications on approved pool fencing).*
2.11 **Fire Pits** – Fire pits shall not be more than thirty inches (30”) above finished grade. They can be fixed or mobile using natural gas or propane. All fire pits must have a shut-off valve. Color, design and size will depend on yard size, shape, desert environment and surrounding residences.

2.12 **Fireplaces (Exterior)** - Fireplaces are allowed in courtyard and rear yard areas only. Free-standing outdoor fireplaces are permitted as long as they are not visible from the golf course or neighboring properties. Stone on fireplaces shall not exceed five feet (5’) in height above finished grade. All fireplaces shall have a gas shut-off valve. Color, design and size will depend on yard size, shape, desert environment and surrounding residences.

2.13 **Flag Poles/Flag Display** - Permanent flag poles may be approved by the Architectural Committee provided they meet the following safety and public health standards:

- Permanent flag poles must be mounted to the house, on a footing or anchorage design to resist lateral loads. Footing/anchorage must be painted white, silver or a silver galvanized color.

- For safety concerns, the top of the flag poles may not be higher than 15' from ground level. Flags and/or poles may not impede a neighbor’s view.

- Flag poles must not be installed or encroach upon common area and may not be installed in such a manner where it will have an impact on traffic and/or pedestrian safety.

- Flag pole halyards must be of a type which do not make noise under any wind condition. Halyards must be kept securely tied.

- The United States Flag, maintained in good condition, may be flown from such permanently installed flag poles. State flags, burgees, pennants, streamers, and other flag-like items may not be displayed from such poles. The commonly accepted daytime U.S. flag courtesies, procedure, and etiquette must be strictly observed; the U.S. flag must be lowered at sundown unless illuminated by a light approved by the Architectural Committee. Illumination of the U.S. Flag must not create glare/light spillover which could impact traffic and/or pedestrian safety, public health, or an adjacent neighbor’s sleep or quiet enjoyment of their residence.

- All permanent flag pole installations will require approval by the Architectural Committee. The homeowner will assume all liabilities associated with such installation and must keep the pole in good condition and appearance.

2.14 **Garage Doors** – To ensure high quality and architectural uniformity, only specific, approved doors may be installed, and substitute products or alternate manufacturers may not be used. The approved door specifications and suppliers are available at the onsite office or on the Association website. From among the approved garage doors, you may select a metal door with a baked on, wood-look finish or composite overlay over metal door with a baked on, wood-look finish. Garage doors may have windows or no windows. Windows may not be tinted dark, nor may owners place curtains or any other material in the windows. Window designs can only be across the top of the door, and shall either be square, rectangular, oblong with a full arch top or oblong with a slight arch top. Owners must replace the two car garage door and the golf cart garage door unless a door identical to the existing door is purchased. The golf cart door style must match that of the two car door (e.g. windows in both doors or no windows in either door). Owner is responsible for the replacement and maintenance of garage doors.
Garage doors must match the residence stucco color or may be painted an Association approved color. The Rancho La Quinta approved paint palette, as well as wood-look finishes, are available at the onsite office or on the Association website under “Architectural Review”.

**Solid “natural” wood garage doors are NOT ALLOWED.** No visual “decorative” or handled hardware is allowed. Garage doors may not be painted a “wood tone”. Owners, however, may choose other options at their discretion which include the type of opener, insulation, key/keyless entry, vinyl perimeter weather strip, and extra transmitters.

Any changes to the garage doors or colors must be approved by the Architectural Committee in advance. Submissions for garage door replacement must include a picture of the existing area showing a front view of the door and stucco color, and completed garage door application, indicating the style and color of door to be installed.

2.15 **Hoses** - Hoses shall be stored out of sight when not in use.

2.16 **Landscape Support Structures** - Landscape support structures, such as trellises, are permitted in pots and planters on patios only. The landscape support structures may not exceed five feet (5’) in height (from ground level to top of support). Pots or planters with landscape support structures must be against exterior walls and not used as a screen along patio edge or between adjacent patios. No landscape support structures may be affixed to any portion of any residence or building by the Owner.

2.17 **Lighting**

2.17.1 **Exterior Carriage Light Fixtures** - Homeowners may repaint the exterior carriage light fixtures the Association approved bronze color (available on the Association website or at the onsite office). Two (2) additional lights may be installed on the front of the residence (outside of the gate) by application to the onsite office and will be ordered and installed by the Association only. Lights must be wired to homeowner’s power source; maintenance and installation paid by the homeowner. Architectural Committee must approve location of additional lights. Only one fixture, installed in the front yard, will be paid for by the Association and wired to its meter.

Additional lights may be installed inside the gate, in the private maintenance area and must be compatible with the existing fixtures in both style and color. Lamps should be a warm white color of 60 watts or less. LED Lights are recommended. Changes to existing fixtures, location change or additional lights must be approved by Architectural Committee.

2.17.2 **Holiday Lighting & Décor** – Seasonal décor, such as Christmas, Hanukkah, or other holiday décor as well as wreaths on residence front doors and courtyard gates are permitted in addition to the installation of multi-colored or white lights on the eaves of the residence from Thanksgiving through January 7th without approval from the Architectural Committee.

The installation of any item of décor (examples include the placement of lights in or on shrubs and trees and placement of displays in the lawn) in any portion of the front yard maintenance area is not permitted as this interferes with the monthly landscape maintenance completed by the Association. It shall be at the Board’s discretion as to how this rule will be enforced.

2.17.3 **Landscape Lighting** – All exterior lighting shall be approved by the Association prior to installation.
• Newly installed landscape lighting shall be powered and switched by individual house meter, not the common area meter.

• Installation of lighting shall conform with the National Electric Code (NEC) and any local codes and ordinances.

• The maximum output of landscape lighting installed in view of the common areas, golf course, or adjacent properties shall be no more than 40w (watts) or 500lm (lumens).

• Use of low voltage, and/or low wattage fixtures is encouraged to conserve electricity. Lights shall not exceed 60w (watts) or 900lm (lumens). Only (warm) white LED lighting will be approved; color range shall be between 2700k and 3000k.

• No colored lenses will be permitted when viewed from the common area, golf course, or adjacent properties.

• Light fixtures shall be of a high quality and compatible with existing project fixtures when viewed from the common areas.

• Post light fixtures are not permitted when viewed from the common area, golf course, and adjacent properties.

• Walk lights are permitted in patios but must be pointed down and shielded, if necessary.

• All fixtures shall use a rocket perma-post (or equal) or a below grade UL approved junction box. No fixture shall exceed 18” in overall height.

• Exposed bulbs and Malibu-type lighting will not be permitted.

• A licensed electrician shall be retained to pull the permit and perform all electrical work.

• The Architectural Committee recommends field testing of all fixture locations during darkness to prevent glare to neighboring properties.

2.18 **Misting Systems** - Misting systems are approved only if the piping is fully enclosed in aesthetically neat moldings painted the color of the patio cover and concealed from view. Architectural Improvement Requests are required for all proposed misting systems and must be approved by the Architectural Committee. Owner assumes responsibility for all maintenance and repair related to the misting system and the surfaces on which it is mounted.

2.19 **Painting (Exterior Residence)** – Exterior paint colors shall be selected from the Rancho La Quinta Approved Color Palette. Matching the existing paint color will only be considered for new construction (i.e. room additions/home remodel/wall repair). House stucco and eaves/rafter tails may not be painted the same color. Contrasting/accent colors around windows are not permitted. For houses with a bottom “pop-out” accent, the residence may be painted all one color or the bottom portion shall be darker than the main stucco color and must be selected from the stucco colors on the Association’s approved color palette.

Columns may be painted to match the residence stucco color or may be painted the approved color that corresponds to the residence stucco color (corresponding colors for each stucco color are referenced on the
Rancho La Quinta Approved Color Palette). For houses with a bottom “pop-out” accent, rear columns must correspond with the paint scheme of the residence. Columns must be painted with a Flat or Satin-Finish paint.

Garage doors may be painted to match residence stucco color or may be painted the approved paint color from the palette, which corresponds to the residence stucco color. For houses with a bottom “pop-out” accent, garage doors must match the main (top) stucco color. Homeowners also have the option of installing approved, wood-look finish garage doors (see Section 2.14 “Garage Doors”).

The inside portion of the masonry stucco walls must be painted the same color as your house; the top portion of the wall shall be painted the darker of the two houses it divides.

Approved exterior paint colors along with choices for wood-look finish garage doors, are referenced on the Rancho La Quinta Approved Color Palette which is available at the onsite office or on the Association website. Exterior paint colors may not be substituted for matching or similar colors.

Homeowners must have prior written approval from the Architectural Committee for all exterior paint projects. Submissions must include color photos of the front and back of the residence and must be accompanied with the security deposit and review fee listed in the “Fee & Deposit Schedule”.

2.20 Patio Covers - Wood lattice is the only approved type of patio cover and a request must be submitted to the Architectural Committee for approval prior to installation. Each Owner is responsible for keeping patio covers in good repair. Designs must conform to the designs of the exterior architecture and match the color of existing wood trim.

Design shall be warranted to withstand winds up to 90 miles per hour. No material substitution will be approved unless applicant can prove the substitution is in all respects “equal” to product specified herein. The Architectural Committee has the right, but not the obligation, to require that patio covers be repainted and/or repaired. Owners will be notified in writing of the need for repair or repainting and allowed sixty (60) days to complete the work. Should the work not be completed in the time specified, the Association will perform the necessary repairs or repainting and assess the owner for the cost.

2.21 Patio Extensions - Side yard setbacks are a minimum of eighteen inches (18") on each side. There are several concrete surfaces currently approved; pavers, kool deck, rock salt finish, broom finish, future stone/pebble coat, and color crown coatings. Tile and slate patios may also be approved. When adding a patio or decking, owner shall install a narrow planting strip between the patio/deck and the lawn to prevent damage by mowers or other gardening equipment. Owners are required to separately contract ALL alterations or modifications to the Association irrigation system with the Association landscape contractor. When selecting and working with your decking or patio contractor, make certain that his contract price does not include any cost for any work on, or alterations to the Association irrigation system. The maximum elevation for a hardscape addition on a golf course patio is not more than twelve inches (12”) from slab grade as determined by the Architectural Committee.

2.22 Patio Furniture/Patio Furniture Covers/Umbrellas – All patio furniture, including frames, fabrics and patio covers must be submitted to the Architectural Committee for approval prior to placement on the exterior of any residence and must include pictures/brochures, with sample of fabric material and design style. All patio furniture components shall be a Rancho La Quinta approved color or a material and design complimentary to these colors (approved color samples available at the onsite office); muted stripes and patterns will be considered. Only frames of smooth wood, metal, synthetic wicker or rattan will be allowed. Rental furniture is
allowed for social functions but must be removed within 48 hours of the event. Shade structures shall be submitted to the Architectural Committee for consideration on a case by case basis.

Umbrellas (frame and fabric) must be submitted to the Architectural Committee for approval. Applications must include pictures, brochures and/or samples of fabric material. Umbrellas shall be a solid, Rancho La Quinta approved color, or similar and complimentary to these colors. Stripes and patterns are not allowed.

Umbrella height cannot exceed ten feet (10’) in height open or closed and may only be placed on a pad elevation of twelve inches (12”) or less.

2.23 **Patio Heaters** – Electric patio heaters that are permanently attached to the residence are permitted as long as the equipment is mounted in an area that is within the confines of the Lot and is not visible from neighboring properties, common areas or the golf course. The Architectural Committee must approve the installation of all permanently mounted heaters. Portable heaters are approved but must be stored out of sight when not in use. “Use” is defined as actively lit or producing heat. Portable heaters may be left out during the “season” (November 15th thru Easter Sunday).

2.24 **Patio Sliding Doors** – All sliding patio doors may be replaced. Door frame color must blend with residence colors. Painting of vinyl sliding patio doors is not allowed. Different styles and designs will be considered depending on surrounding architecture features. Changes to existing doors and/or requests for additional patio sliding doors must be approved by the Architectural Committee prior to the commencement of work. Submittals must include a brochure showing the material and a drawing of the proposed doors showing dimensions, color, location, etc. Mullions in doors are not permitted.

2.25 **Pavers** – Exterior pavers shall harmonize with the desert environment and surrounding residences. Attention will be given to the current Rancho La Quinta paint color palette, design and base support. If borders are requested, the color of the border must be a color within the proposed palette. Pavers must be approved by the Architectural Committee.

Bedding and joint sand - Provide 1” of clean sand, non-plastic free from deleterious or foreign matter, natural or manufactured from crushed rock.

Base - Provide 6” of Class II Road Base. Compact soil subgrade and aggregate base shall be at least 95% proctor-density.

Sealer *(optional)* - Paver specific acrylic polymer micro emulsion, GST brand, low sheen.

Contractor must have successfully completed similar installations and license for this type of driveway installation. The Association requires a copy of Contractor’s license, certificate of insurance and signed Contractor’s Agreement with owner’s submission for work.

Owner shall schedule and coordinate delivery of materials to minimize disturbance to neighboring properties. Pavers shall not be stored in the street longer than 48 hours and contractor shall provide barriers and notices for street traffic. Dumpsters or dump trucks are to be parked at the curb no longer than 2 days.

Owners are responsible for all costs, including demolition, waste removal and repairs to any damaged irrigation systems or pipes; utility lines under driveways and front yards, including what may affect your neighbor. Any
damage to the common area property must be repaired to the satisfaction of the Association and coordinated with the Association’s contractor.

2.26 Playground Equipment/Toys - Playground equipment, such as portable swings, jungle gyms, basketball hoops, or playhouses, are not allowed on the exterior of any residence when not in use and must be stored overnight in the house or garage. In no event shall such playground equipment be allowed if it can be seen from the golf course, streets, any common area, or adjacent Residential Lots without prior Architectural approval.

2.27 Pools, Spas and Water Features - Architectural Committee approval and a building permit from the City of La Quinta are required for the construction of all pools and spas within the Association. All pools, spas and fountains shall conform with the UBC and any local codes and ordinances.

- Drains for pool, spa, and fountains will not be allowed to drain onto the golf course.
- Pool cleaning equipment and chemicals are to be stored out of sight when not in use.
- Pools may only be drained to the street, not to the Golf Course.
- Precast, molded, fiberglass or plastic pools, spas, and fountains are not permitted.
- Owners shall specify the color of pool walls, including tile where used.

All minimum setbacks for pools or water features shall be in accordance with all City Building Codes, as follows:

- Rear property line: Twelve inches (12”)
- Side property line: Three feet (3’)

Owners may choose to install a black or bronze wrought iron fence around the perimeter of the pool. Fence must be five feet in height (minimum); access gates must be self-closing with a self-latching device or, on Lots facing the Golf Course, raise the height of the stucco party walls to five feet (5’) and install a black or bronze wrought iron fence five feet in height across the boundary of the rear yard. Alternatively, you may install black or bronze wrought iron fencing on top of stucco walls to follow existing stagger, leveling off, not to exceed five feet (5’) in height. Pool Safety Fences constructed of wood, chain link, metal (other than as stated above), or mesh are prohibited.

Each pool site should be inspected to determine if it is feasible to bring in power equipment to dig the pool, or if it must be dug by hand. In most cases, where landscaping is mature, it may be more expensive to replace landscaping than to hand dig. In addition, walls may be removed to dig pools or spas, but must be placed to match the existing walls when completed with the pool. Pool equipment is to be placed in an enclosed area within the side yard, screened with a minimum forty-eight inch (48”) high wall to match other surrounding walls. A construction schedule from the Contractor must be included, so the construction activity can be monitored by the Association. Pool, spa, and fountain equipment including junction boxes for electrical or pool pumps, must be located out of view from the common area, golf course, or adjacent properties. When selecting a location, designers must be sensitive to pump noise and its effects on adjacent neighbors. During design of the pool and spa, consideration should be given to its location to maintain privacy both for the owner, as well as neighbors and golfers.
Plans and specifications for water features must include specific dimensions, showing the proposed size and location of installation as it relates to Lot lines and a description of the improvement, including color and description of materials, location of lines for electricity and plumbing. Permits from the City of La Quinta may be required for additional electrical and/or plumbing lines.

Owners are responsible for any damage to the landscaping, including damages to outdoor lights, sprinklers, wiring and any damage to the golf course, cart paths, walls, etc. and must coordinate the repair work with the Association’s contractor. Owners are also responsible for their contractors. No dumping of dirt or concrete is allowed on the project, driveways or Association streets. The job site shall be cleaned up every day and work must be done in a timely manner so a nuisance or inconvenience to surrounding homeowners is not created.

2.28 Roll-Up Metal Shutters - Roll-up metal shutters shall be made of foam-filled aluminum or extruded aluminum slats. Housing boxes shall be 5-sided beveled only (no square boxes). Housing hoods, end caps, guide rails, fir out, u-channel shall be aluminum with powder coat finish to harmonize with existing stucco colors and the architectural design of the window and door openings. Shutters can be motorized or manually operated. All electrical components, devices and accessories must be listed and labeled to meet state and local codes. Power supply must be installed in a manner that is concealed from view.

The Architectural Committee has the right but not the obligation to determine if a rolling shutter needs repair or replacement. Owners will be notified in writing if a rolling shutter becomes dirty, battered or unsightly in any way. The owner will be given sixty (60) days to correct the condition. Should the condition not be corrected in the time specified, the Association may have the shutter removed at the Owner’s expense. All installations must be submitted to and approved by the Architectural Committee before commencement of any work.

2.29 Satellite Dishes/Antennas - The Federal Communications Commission (FCC) will allow some restrictions by a community association as long as they do not cause delays, increase the cost of installation, or interfere with the reception of an acceptable quality signal. In order to preserve the architectural character and appearance of the community, the Association requests that residents follow the requirements mentioned below when installing a satellite dish or TV antenna.

Satellite dish must have a diameter or diagonal measurement of 39.6 inches or less (herein “conforming satellite dish”). Owner will submit a Satellite Dish Siting Form showing the location of the antenna. Owner should install satellite dish/receiver that would be the least obtrusive to the surrounding neighborhood and minimize any negative impact. The Association may have the right to require the installation of the satellite dish in an obscure location, as long as the quality of reception is not impacted and there is not an unreasonable increase in cost and/or delay of the installation. Installation shall be made in accordance with applicable building, fire, electrical and related codes. A building permit shall be obtained, if required by the local jurisdiction.

Exposed conduit or wiring is not allowed. Satellite dish shall be painted the same color as the residence so as to blend into the background to which it is mounted or placed. All satellite dishes shall be mounted in accordance with the specifications reference herein.

Owner shall be responsible for the maintenance, repair and replacement of any satellite dish installation and shall be required to repaint, if for any reason the exterior surface of the antenna becomes worn or deteriorated. Owner shall also be responsible for any damage to any and all real or personal property or for any injury resulting from the installation of the satellite dish and/or its continued use or maintenance, including any damage to Association’s common area.
2.30 **Security Systems** (Video Cameras/Security Signs/Surveillance Equipment/Lighting) - Although the desire for exterior lighting and security systems is understood, they may become a nuisance to neighbors and the surrounding community.

External horns or sirens of any type are NOT approved. False alarms occur routinely with such systems and neighbors have no way to disable such units if the owner is not there. Security lights with motion detectors may be used but the lights must be pointed down to avoid shining at neighboring properties. It is recommended that the bulbs be shielded by covered reflectors painted white or the same color as the stucco. Exposed conduit or wiring is not allowed.

Flood lights with covered bulbs may be used (75 watts maximum each) and may be mounted to the stucco overhang or wood patio. However, they must be pointed so that they do not shine on neighboring properties. Shining lights out onto the golf course is NOT allowed and is considered a nuisance to neighbors across the fairway. In this circumstance, bulbs in recessed lights, underneath the eaves must not be extended outward so that they protrude beyond the surface of the eaves.

The installation of video cameras/surveillance equipment is considered an alteration of the exterior of the buildings and requires written approval from the Architectural Committee before installation. Installation of video cameras and surveillance equipment will only be allowed upon consideration of its effect on neighbors’ right to privacy, quiet use and enjoyment of their property. Whenever possible the cameras shall be placed in the least intrusive or visible location. Cameras and surveillance equipment may not be pointed in the direction of an Owner’s Exclusive Use Common Area or separate interest. Applications for installation of cameras are to include a plot plan showing the location of cameras in relation to neighboring structures, specify the size/shape/angle of view and include a photograph and/or drawing of the camera(s) prepared by the manufacturer.

One small security sign is allowed in the front yard and one small security sign is allowed in the back yard, not visible from the golf course.

2.31 **Shutters** – No new exterior shutters are permitted. Several homes have shutters under a “Master Declarant Clause” as part of the original development. When repainting existing shutters, color must be a Rancho La Quinta approved color, and must match the eaves/rafter tails of the residence. All changes must be approved by the Architectural Committee prior to the commencement of any work.

2.32 **Solar Panels** - Solar panels shall be integrated into the roof design. A professional drawing and actual photograph of the precise location of each solar panel as well as a photo of the solar panel inverters/control boxes showing the proposed location is required. Solar panel installation should be inspected by a roofing contractor at owner’s cost and expense. Additional requirements are as follows:

- Solar panels shall be in compliance with approved Federal & State Requirements. Restrictions will be enforced provided such do not result in a significant increase in the cost or significant decrease in the efficiency or performance of the system.

- Solar panel inverters should be installed inside the garage. If inverters cannot adequately be placed inside the garage, inverters must be placed in a location that is least visible from the common areas, street and neighboring properties and must be covered and painted to blend into the surface to which it is attached.
• Panels shall have low profile and be flush mounted to the roof.

• Panels shall be static with no tracking mechanisms.

• The framing shall bronzed anodized or colored to match the roof. Natural aluminum is prohibited.

• No cables, connections or components may be visible from the common area or golf course property. Every effort shall be made to install panels in areas that are least visible from the common areas, street and golf course.

• Ground mounted solar panels must be located in the rear or side yards and screened from neighboring and golf course properties by landscaping. Proposed landscape plans must be included. Installations shall be reviewed on a case-by-case basis.

2.33 Skylights/Solar Tubes – Skylights/solar tubes shall be designed to be an integral part of the roof. Skylight glazing must be clear, solar bronze or gray. White or reflective glazing is prohibited. Skylight framing material must be bronze anodized or colored to match the roof in which the skylight is installed. Natural aluminum is also prohibited. A drawing of the precise location of each skylight/solar tube is required with each submission. Skylights/solar tubes must be installed and inspected by a qualified and licensed roofing contractor.

2.34 Stone (Concrete, Natural, Stacked, etc.) – No stone will be approved above five feet (5’) from finished grade in rear yard area. No stone will be allowed on side or front of the residence. Stone shall harmonize with the desert environment and surrounding residences. Attention will be given to Rancho La Quinta colors and design. All stone work must be approved by the Architectural Committee.

2.35 Temporary “Decorative” Lights and Portable Heaters – Except as provided below, temporary “Tiki” type lights, kerosene torches, and portable heaters are approved but must be stored out of sight when not in use. “Use” is defined as actively lit or producing heat. Portable heaters may be left out during the “season”. The “season” is defined as being between November 15th and Easter Sunday. Temporary “decorative” party/string lighting may be used for events. However, lighting shall be installed no earlier than one week prior to the event and must be removed within one week after the event. Permanent party lights, fluorescent lights and large bug zapper lights are prohibited.

2.36 Thermometers and Accessories - Outdoor thermometers in patios may be terra cotta or neutral in color and shall not exceed 12” in any direction. Hanging pots, wind socks, mobiles, etc. are permitted if they are not visible from the golf course or common area streets.

2.37 Umbrellas - (see Section 2.22 “Patio Furniture”)

2.38 Walls - Stucco over concrete block (color to match home) is allowed. Maximum exterior height is thirty inches (30”) from the nominal soil level. If building a planter, maximum height, plant material and its natural mature height should be taken into account. Excessive trimming by landscapers may be required in order to maintain the thirty inch (30”) maximum height restriction. Plant material along shared walls may not exceed wall height.

2.39 Water Features – (See Section 2.27 “Pools & Spas”)

25
2.40  **Window Coverings** - The use of interior transparent window tinting is approved as a method for reduction of sun and heat penetration. It is recommended that a qualified installer be used to apply this material. Transparent type films must be maintained with no peeling or discolorations which create an aesthetic nuisance. Highly reflective mirror-like coatings, opaque material such as aluminum foil or printed foil insulation panels and homemade cardboard, cloth, or paper coverings are not allowed on residential or garage windows.

2.41  **Windows** – Painting of windows is not permitted. No paint representative at this time will warranty painting vinyl windows. Heat expansion/contraction prohibits successful window painting. New windows must match existing windows in color and design – mullions in windows are allowed only if there are mullions in existing windows. Any new mullions installed, must match existing mullions in both color and design. Replacement of all windows is allowed and must be approved by the Architectural Committee. Frame color must blend with residence colors.

2.42  **Wiring and Conduit** - Exposed conduit or wiring is not allowed.

3.  **Prohibited Improvements**

- Floating pool covers.
- Golf ball screens.
- Hammocks are not permitted, except for free-standing styles, approved by the Architectural Committee.
- Hanging accessories (wind-socks, mobiles, bird feeders, hanging pots, chandeliers, etc.) are not permitted to hang in areas visible from the golf course, neighbor’s property or common area streets. Wind chimes are not allowed anywhere on the exterior of the residence.
- Hanging lanterns.
- Owner nameplates are not acceptable on front yard gates.
- Painting of driveways and walkways is not permitted. Concrete epoxy coatings are allowed *(see Section 2.6.3 “Epoxy Coating”)*.
- Permanently mounted “Tiki” light posts/torches are prohibited. Temporary “Tiki” type lights, kerosene torches, and portable heaters are approved as set forth in Section 2.35 - “Temporary Decorative Lights and Portable Heaters”.
- Plastic or silk plants.
- Plastic yard art including but not limited to, scare owls, duck decoys, swan decoys, etc.
- Portable barbecues.
- Temporary sunshades are not permitted on the exterior, regardless whether they are made of plastic, canvas, netting or any other material.
- Second story additions of any kind are not allowed including garage, residence or patio areas.
- Temporary fencing, except during the construction of an improvement or around pools for child safety. Temporary safety fences must be stored out of sight when not in use.
4. **Ventanas Community Association Improvements**

Any modification to your residence that is visible from the common area and/or street must first be approved in writing by the Association. This includes, but is not limited to room additions, painting, hardscape, landscaping, lighting, etc. Applications are available at the Association office or on the Association website.

In order to preserve the architectural character and appearance of the community, the Ventanas Community Association requests that residents of the Ventanas follow the requirements below when making an addition/alteration to the exterior of their residence.

- Any additions to the permanent residence shall conform to the original roof line of the home and be a “single story” addition.

- Any additions to the permanent residence shall comply with the City of La Quinta guidelines with respect to the density of the overall property, but in no case shall the resultant structure exceed 50% of the lot size or a 50% increase in total living area of the home.

- Any Casita or detached guesthouse design shall adhere to the specifications referenced above, and shall not exceed 25% of the total living area of the original home.

- All other color, finish, materials, etc. shall comply with the specifications referenced in Section 1 – “General Rules” of the Master Association Architectural and Landscape Guidelines and be compatible with the Ventanas Community Association.

Residents of the Ventanas Community Association shall comply with the specifications set forth in the Master Association Improvement Categories with regards to the following:

- **Drainage**
- **Exterior building surfaces**
- **Holiday lighting**
- **Playground equipment/toys**
- **Security systems**
- **Stone (concrete/natural/stacked stone)**
- **Driveway replacements**
- **Flags**
- **Patio covers**
- **Satellite dishes/antennas**
- **Solar panels**
- **Wiring/conduit**

4.1 **Improvement Categories Specific to Ventanas Community Association:**

4.1.1 **Courtyard Entry Gates/Side Gates** – Owners, at their own expense, may choose to install a wrought iron gate in front, or in place of the existing solid entry gate. To ensure high quality and architectural uniformity, only specific, approved wrought iron styles may be installed and substitute products or alternate manufacturers may not be used. If installing a wrought iron gate in front of a solid gate, wrought iron design must compliment the style of the solid gate (i.e., homes with solid, arched-top entry gates may install one of the approved arched-top wrought iron gate styles; homes with solid, straight-top entry gates may install one of the straight-top wrought iron gate styles). Wrought iron gate color shall be black or the Association approved brown or bronze color.

Solid entry gate color shall be selected from the Ventanas Community Association approved paint palette and may not be painted the same color as the entry gates on the houses next door to your property. Solid entry gate color must be selected from the approved color scheme that corresponds to the residence stucco color. Side gates must be painted to match the residence stucco color. Changes to existing courtyard entry gates and/or
installation of wrought iron gates require Association approval. Maintenance, repair and replacement of gates is the sole responsibility of the owner.

Ventanas approved paint colors as well as approved wrought iron gate styles and suppliers are available at the onsite office or on the Association website.

4.1.2 **Garage Doors** - Replacement of garage doors shall be at Owner’s expense. All maintenance and repair of garage doors is the sole responsibility of the Owner.

To ensure high quality and architectural uniformity, only specific, approved doors may be installed, and substitute products or alternate manufacturers may not be used. The approved door specifications and suppliers are available at the onsite office or on the Association website. From among the approved garage doors, you may select a metal door with a baked on, wood-looking finish or composite overlay over metal door with a baked on, wood-looking finish. Garage doors may have windows or no windows. Windows may not be tinted dark, nor may owners place curtains or any other material in the windows. Window designs can only be across the top of the door, and shall either be square, rectangular, oblong with a full arch top or oblong with a slight arch top. Owners must replace the two car garage door and the golf cart garage door unless a door identical to the existing door is purchased. The golf cart door style must match that of the two car door (e.g. windows in both doors or no windows in either door).

Existing garage doors must be painted to match the residence stucco color unless wood-looking finish doors are installed. The Ventanas Community Association approved paint palette, as well as wood-look finishes, are available at the onsite office or on the Association website.

**Solid “natural” wood garage doors are NOT ALLOWED.** No visual “decorative” or handled hardware is allowed. Garage doors may not be painted a “wood tone”. Owners, however, may choose other options at their discretion which include the type of opener, insulation, key/keyless entry, vinyl perimeter weather strip, and extra transmitters.

Changes to the garage doors must be approved by the Association in advance. Submissions for garage door replacement must include a picture of the existing area showing a front view of the door and stucco color, and completed garage door application, indicating the style and color of door to be installed.

4.1.3 **Landscape Maintenance for Ventanas Community Association:**
*Maintenance and/or installation of landscaping is subject to the drought related provisions of Civil Code Section 4735 or any additional drought related legislation that may be adopted.*

4.1.4 (a) **Interior Plant Maintenance on Exterior Street-Facing Walls:** Interior plants, shrubs, and vines that are visible from the street are to be maintained by the owner. The maximum allowable trimming heights are two feet (2’) above courtyard wall and eighteen inches (18”) above courtyard doorway. No growth outside the face of the exterior wall is permitted.

4.1.4 (b) **Interior Plant Maintenance on Shared Walls:** Interior plants, shrubs, and vines that are visible from a neighbor’s yard are to be maintained by the owner. Interior plants material must be maintained at wall height unless otherwise agreed to, in writing, between neighbors with a copy provided to the Association office. With such agreement, a maximum trimming height of two feet (2’) above the wall is allowed. The agreeing neighbors have a shared responsibility to maintain and prevent growth into their respective properties.
4.1.4 (c) **Interior Tree Maintenance:** Owner is responsible for maintenance of all trees within the owner’s private landscape maintenance areas. Trees planted as hedge material or privacy screens are subject to the 45-degree view requirement (see section 1.8 “View Obstructions”). Trees must be pruned/trimmed on a regular basis. The width of tree canopies and root systems should not unreasonably extend beyond walls, so as to intrude on neighbors shared walls, or Landscape Maintenance Area exterior walls, or create a “safety hazard” or "nuisance".

4.1.4 (d) **Exterior Vine Maintenance:** Exterior plants, shrubs and vines that are on street facing walls, adjacent walls or the exterior of the garage are part of the Landscape Maintenance Area for the Ventanas Community Association and are maintained by the Association's Landscape Contractor. The maximum height of plant material in these areas shall not exceed the height of the courtyard wall or the height of the garage door.

Notwithstanding the foregoing, a homeowner may grow plant material that exceeds the height of their garage doors (herein "excess plant material") to a maximum height of six inches (6”) below the roofline and a maximum depth of the roofline, upon condition said homeowner agrees in writing to pay the Association a monthly fee to have the Association's Landscape Contractor maintain the excess plant material. This fee will be in addition to the homeowner's regular monthly maintenance fee, and the amount shall be determined by the Association in its sole discretion based on the appearance of the excess plant material. The fee will be $17.50 for trimming once per month or $35 for trimming twice per month. The initial fee for each homeowner growing excess plant material will be $17.50 per month. Fees are subject to change as determined by the contract between the Association and its landscape company. Payment is due on the 1st of each month and if not received by the 15th, a $10.00 late fee will be assessed. Payment may be included in the homeowner’s regular maintenance fee payment or sent separately to the same address. If payment is not received within thirty (30) days, maintenance of the excess plant material will be cancelled and it shall be cut to the height of the garage door.

4.2 **Lighting (Exterior Landscape Lighting)** - Additional “Roto-Lite” pagoda and/or tree lights may be installed in front of the residence (outside the gate); maintenance and installation paid by the homeowner. To ensure high quality and architectural uniformity, additional lights must be the same as the existing light fixtures in the front yard (outside the gate); substitute products or alternate manufacturers may not be used.

Requests for additional lights must be made by placing a work order through the Association office. Lights will be ordered and installed by the Association and will be wired to the homeowner’s power source.

4.3 **Security Signs** – One (1) security sign may be posted in the front yard, near the entry courtyard gate of the residence.

4.4 **Paint (Exterior Residence)** – Exterior stucco/gate colors shall be selected from the Ventanas Community Association approved color palette (samples and colors available at the onsite office or on the Association website). Contrasting/accent colors are not permitted. Garage doors must be painted to match residence stucco color unless approved, wood-look finish doors are installed. Solid courtyard gate color shall be selected from the approved color scheme that corresponds to the residence stucco color and may not be painted the same color as the entry gates on the houses next door to your property. Side gates must be painted to match the residence stucco color. In all cases, homeowners must have prior written approval from the Association.

4.5 **Pavers** – Exterior pavers shall harmonize with the desert environment and surrounding residences.
Approved paver colors and styles are available at the onsite office or on the Association website. Pavers must be approved by the Association.

Bedding and joint sand - Provide 1” of clean sand, non-plastic free from deleterious or foreign matter, natural or manufactured from crushed rock.

Base - Provide 6” of Class II Road Base. Compact soil subgrade and aggregate base shall be at least 95% proctor-density.

Sealer (optional) - Paver specific acrylic polymer micro emulsion, GST brand, low sheen.

Contractor must have successfully completed similar installations and license for this type of driveway installation. The Association requires a copy of Contractor’s license, certificate of insurance and signed Contractor’s Agreement with owner’s submission for work.

Owner shall schedule and coordinate delivery of materials to minimize disturbance to neighboring properties. Pavers shall not be stored in the street longer than 48 hours and contractor shall provide barriers and notices for street traffic. Dumpsters or dump trucks are to be parked at the curb no longer than two (2) days.

Owners are responsible for all costs, including demolition, waste removal and repairs to any damaged irrigation systems or pipes; utility lines under driveways and front yards, including what may affect your neighbor. Any damage to the common area property must be repaired to the satisfaction of the Association and coordinated with the Association’s contractor.

5. **Landscape Guidelines**

Prior to commencement of work, all landscaping additions and changes must be approved by the Association. Specifications on landscape material shall include plant material, lighting and water requirements. Plant material shall be conducive to the desert and in keeping with overall project design. For water conservation-friendly landscape methods, please refer to Section 7, “Xeriscape Guidelines”.

When installing additions and modifications, Owners must be mindful of the provisions related to view obstructions, contained within Section 6.23 of the Association’s CC&Rs, which provides that no improvement or obstruction shall be constructed, planted or maintained upon any Lot, which could unreasonably obstruct the view from any Lot or Condominium in the vicinity thereof. Any dispute between owners concerning any such view obstruction shall be submitted to the Architectural Committee, whose decision in such dispute shall be binding. If it is determined by the Architectural Committee that any item or vegetation maintained upon any Lot, Condominium, Common Area, or Master Association Property unreasonably obstructs the view of any owner, such item or vegetation shall be removed or otherwise altered to the satisfaction of the Architectural Committee.

5.1 **General**

- Maintenance and/or installation of landscaping is subject to the drought related provisions of Civil Code Section 4735 or any additional drought related legislation that may be adopted.

- Temporary landscape shades of nursery quality and tan in color, for summer heat/sun are permitted from May to September.

- All plant material shall meet the requirements of the American Standard for Nursery Stock ANSI 260.1
and shall be free of pests and diseases. Material shall not be root bound and should be healthy upon delivery.

- Landscape additions and changes must utilize the plants listed on the Plant Palette in Section 6.
- Any damage caused by an owner’s construction, including damage of golf course property, shall be repaired by the Owner to the satisfaction of the Association, by the Association’s landscape company.
- Owner modification or customization of street-side yard landscaping is not permitted without prior approval of the Architectural Committee.

5.2 Grading and Drainage (see section 1.5 Grading & Drainage and Section 1.7 Site Preparation Standards)

5.3 Ground Cover
Gravel/pebbles shall blend with Rancho La Quinta approved colors; size of gravel/pebbles shall not exceed three inches (3”) in diameter. Neutral/earth tones (shades of brown, tan beige, etc.) are allowed; however, samples must be submitted and size/color will be reviewed and approved on a case by case basis to ensure uniformity.

5.4 Hedges
Unless written approval is received by the Architectural Committee, hedges on lots where the hedge substitutes for patio wall, shall be maintained at or below six feet (6’), measured from the installing Owner’s side of the hedge. Maximum width of these hedges will be 3 feet.

5.5 Heights
Generally, the height of all plant material/hedges shall conform to the below standards and specifications. Notwithstanding, in the event of a dispute between owners relating to these standards and specifications, the Architectural Committee shall make a determination as to whether plant material/hedges constitute a view obstruction pursuant to its authority in Article 6, Section 6.12 of the CC&Rs. The Architectural Committee may also determine the maximum height of plant material/hedges in dispute, which may vary from the standards and specifications below. The determination of the Architectural Committee shall be binding. In all cases, the Board of Directors shall determine whether a violation exists.

<table>
<thead>
<tr>
<th>Location</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Privacy hedges adjacent to golf course - facing patios dividing two (2) lots.</td>
<td>Maximum 30 inches or at or below wall heights.</td>
</tr>
<tr>
<td>Plants/shrubs located at the front of street-facing walls.</td>
<td>Height of wall.</td>
</tr>
<tr>
<td>Entry hedges located in lieu of street-side masonry walls.</td>
<td>Maximum 6 feet (measured from the installing Owner’s side of the hedge). Maximum width: 3 feet</td>
</tr>
<tr>
<td>Shrubs planted within Owner’s patio at shared perimeter six-foot walls.</td>
<td>Height of wall.</td>
</tr>
<tr>
<td>Shrubs planted adjacent to or attached to unit structures.</td>
<td>Maximum 1 foot below exterior ceiling level.</td>
</tr>
<tr>
<td>Vines</td>
<td>If attached to building, maximum 7 feet. If attached to walk, no taller than wall height.</td>
</tr>
</tbody>
</table>
5.6 **Herbicides/Defoliants**
The use of mechanical sprayers to apply herbicides or defoliants beyond the three-foot setback back lines of residential unit is strictly prohibited. Owners shall be responsible for any damage to common areas or adjacent properties due to windborne or accidental spraying of any plant control materials.

5.7 **Irrigation Systems**
All landscape areas shall be covered with an automatic irrigation system. Drip systems may be used to irrigate shrubs, trees, and ground covers. Adjustable bubblers are highly discouraged, as they can cause flooding of shrub areas if not properly designed and used.

Irrigation controllers and backflow prevention devices shall be located where they are not visible from common areas, golf course, and adjacent properties. Pop-up spray heads are required in all turf areas or in shrub areas adjacent to walks, curbs, turf, or patios. The irrigation system shall be designed by a professional and layout to meet peak demands of all plant material, minimize run-off and or loss of water, and must fit the scale of the yard.

All irrigation systems shall be equipped with a backflow prevention device to prevent non-potable water from entering the potable water system. New irrigation control valves and gate valves must be installed below grade in approved irrigation boxes. Damaged lawn areas must be repaired with the in-season sod and coordinated with the Association’s landscape contractor. Any sunken or depressed areas must meet proper grades to enable mowing access.

5.8 **Landscape Maintenance Areas**
Pursuant to Article 10.2 of the CC&Rs, the Master Association for Rancho La Quinta (“Association”) is responsible for the planting, maintenance and repair of certain Landscape Maintenance Areas. These Landscape Maintenance Areas extend from the street edge to the walls of the courtyard and/or the front exterior of the building on each Residential Lot, and include only the landscaping, not the driveway or walls on the Residential Lot.

The Association is responsible for maintenance of plant material, irrigation, lighting and mailbox pedestals within the Landscape Maintenance Areas. The efficient use of water for irrigation is of particular concern. Any landscape concerns or problems related to the Landscape Maintenance Areas should be reported to the onsite office, not employees of the landscape contractor. These areas are NOT common areas; Owners are responsible for all underground pipes and drains in these areas.

Owners may not place any sign or improve, remove or alter any plant materials or component of the irrigation within the Landscape Maintenance Area of the Owner’s Residential Lot unless first approved in writing by the Architectural Committee.

5.9 **Plant Material**
Where planting is visible from common areas, golf course, or adjacent properties, every attempt should be made to blend the adjacent landscaped areas.

Low courtyard planting may be designed as each owner wishes, as long as the material selected does not grow within the view of common areas, golf course, or adjacent properties. Courtyard trees must be approved by the Architectural Committee to maintain project continuity.
The desert growing season is vigorous and long, so trees and shrubs should be pruned informally on a regular basis. Failure to do so results in drastic pruning, creating a woody and often “hedged” look.

When planting in view of common areas, the golf course, front yards or properties, every attempt should be made to plant mature material as much as possible at the time of installation. Minimum sizes are as follows for those areas visible from common areas, the golf course, front yards and adjacent properties.

<table>
<thead>
<tr>
<th>Trees/Palm trees</th>
<th>24” box/9’ high trunks from ground level to base of crown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shrubs</td>
<td>5 gallon</td>
</tr>
<tr>
<td>Ground Cover</td>
<td>1 gallon</td>
</tr>
<tr>
<td>Turf</td>
<td>From sod/Synthetic turf</td>
</tr>
<tr>
<td>Annual Color</td>
<td>Color pack/flats</td>
</tr>
</tbody>
</table>

Plant composition should employ a variety of plant sizes. Where applicable, sight lines should be maintained along street or at rear of golf course, consistent with the view obstruction provisions enumerated in Section 6.23 of the CC&Rs. Shrub selection should take into account the natural mature growth and height of the specified plants at maturity. When installing new plant material or modifying existing plant material, owners must be mindful of the provisions related to view obstructions, contained within Section 6.23 of the Association’s CC&Rs, which provides that no improvement or obstruction shall be constructed, planted or maintained upon any Lot, Condominium, Common Area, or Master Association property in such location or of such height as to unreasonably obstruct the view from any Lot or Condominium in the vicinity thereof. Any dispute between owners concerning any such view obstruction shall be submitted to the Architectural Committee, whose decision in such dispute shall be binding. If it is determined by the Architectural Committee that any item or vegetation maintained upon any Lot, Condominium, Common area, or Master Association Property unreasonably obstructs the view of any owner, such item or vegetation shall be removed or otherwise altered to the satisfaction of the Architectural Committee.

Trees should be installed far enough away from existing structures so that there is room for the trees to grow to maturity without damaging the structures and so that fruit and similar debris from the trees will not drop into neighboring yards.

5.10 Planting Beds
All planting beds adjacent to the golf course shall have a minimum of 1”x4” redwood header board or 1”x4” Bend-a-Board (plastic recycled), separating shrub areas from turf.

5.11 Shrubs
Shrubs shall be maintained below all window areas on all sides of the unit. Shrubs attached to, or planted near interior courtyard walls shall be trimmed to avoid overhanging into common areas or adjacent patio/entry areas.

5.12 Trees
All planting visible from streets and common areas shall be in harmonious conformity with the landscape style and ambience of the project. The Architectural Committee encourages the use of multi-trunk trees in the more open areas of a yard. Single trunk trees should be planted adjacent to walls in narrow areas so canopies can clear structures and not restrict circulation along walls and patios. All Queen Palms planted in side and rear yards shall have a minimum of a nine inch (9”) trunk diameter. Plants installed by owners shall be selected by type, style, size and scale consistent with surrounding areas. No plant material may be installed on golf course property.
Requests for tree removal in Owner Landscape Maintenance Areas are to be submitted to the Landscape and Grounds Committee in writing and include a sketch showing the location of the tree.

For those trees located in the Landscape Maintenance Easement Area, if a homeowner’s request for tree removal is approved by the Landscape Committee, the charge for tree removal shall be at the owner’s cost. Owner may be charged the cost of a replacement tree which also requires approval from the Landscape Committee. Payment for tree removal/replacement is to be made to the Association in advance of the work being done.

New trees will be twenty-four inch (24") box size and must be planted a minimum of twenty-five feet (25’) apart, unless the Architectural Committee approves in writing otherwise.

5.13 **Turf (Natural and Artificial)**
The planting of natural turf shall match existing species or varieties when planting adjacent to existing turf areas for both winter and summer seasons. This turf should also be maintained in the same way as adjacent areas, so as not to have a noticeable division of properties. The permanent turf (Bermuda) must be over seeded by October 15th for winter months. Turf along the golf course property line shall match the golf course turf or be separated by a 12” wide concrete or paver mow band.

All artificial turf installations must be approved by the Architectural Committee. Submissions must include the following materials and information:

- Completed architectural application including plot plan and description of the Artificial Turf System Installation that will be used.
- Definition of type and depth of aggregate base materials & site construction plan.
- Definition of soil stabilizing fabric including permeability specification sheet (MSDS).
- Definition of infill materials including specification sheet (MSDS).
- Definition of seaming materials and adhesives including specification sheet (MSDS).
- A sample of the exact artificial turf or synthetic grass surface materials to be used – Substitutions, prior to construction, will not be allowed without prior approval.

Minimum requirements for Artificial Turf System Installations are as follows:

- Primary layer on native soil: non-woven, highly-permeable soil stabilizing fabric for the soil type and conditions of the installation. Fabrics must be porous and not impede infiltration of normal watershed for drainage purposes.
- The synthetic turf product should be made in the USA to ensure quality.
- Pile height shall be from 1 ½” to 2 ¼” and must be UV protected.
- Minimum 3” - 5” of appropriate compactable aggregate base with subsequent or additional imported base materials and fabric layers. Decomposed granite is NOT recommended.
• Infill materials, type and amount, per square foot, installed, as suggested by the turf manufacturer or based upon standard industry guidelines.

• Acceptable artificial turf surface fibers include: Polyethylene (PE) Polypropylene (PP), Nylon (PA) with a minimum 6 year (Nylon (PA)) and 8 year (PE & PP) manufacturer warranty against UV degradation (fading and discoloration) and the style must complement other adjacent natural lawn and landscaped grass within the community; must meet or exceed ASTM standards.

• Acceptable backing materials include perforated, vertically draining, polyurethane coated materials to provide optimum tuft bind and maximum permeability.

• Acceptable infill materials will include but are not limited to: acrylic coated silica (quartz granules), thermo-plastic elastomer coated silica sand, ZEOFill® (zeolite) pet infill, or semi-round silica sand. Sub-angular silica (playground or paver) sand may not be used as infill materials.

• Color shall be field/spring green with olive/brown thatch and have the appearance of over-seeded Bermuda grass.

• Header board will be required where visible from the common area, neighboring properties and golf course. Header board should be “Bend-a-Board” or approved equivalent to match natural turf installation.

• Synthetic turf installed along the golf course property line shall be separated by a 12” wide concrete or paver mow band.

• Surfaces must appear seamless and edges must appear natural, and well-groomed at all times. Any deviation from a natural look due to improper installation or lack of maintenance will be a violation of these rules.

6. Plant Palette
Following are lists of plant material for use of landscape modifications in courtyards, side yards and rear yards. Some of the plants below will live with little or no desert sun. Others may react unfavorably in poor soils, freezing temperatures, or desert heat. These conditions should be considered when choosing plants from these lists. Note: The left column indicates the biological name; right column indicates the common name.

6.1 Cacti/Succulents - (Side yards and entryways only)

<table>
<thead>
<tr>
<th>Aloe Vera</th>
<th>Medical Aloe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cereus Peruvianus</td>
<td>Peruvian Apple</td>
</tr>
<tr>
<td>Echinocactus Grusonii</td>
<td>Golden Barrel Cactus</td>
</tr>
<tr>
<td>Ferocactus Acanthodes</td>
<td>Red Barrel Cactus</td>
</tr>
<tr>
<td>Fouquieria Splendons</td>
<td>Ocotillo</td>
</tr>
<tr>
<td>Lemairecereus Marginatus</td>
<td>Mexican Fence Post</td>
</tr>
<tr>
<td>Opuntia Ficus-Indica</td>
<td>Spineless Cactus</td>
</tr>
<tr>
<td>Carnegiea Gigantea</td>
<td>Saguaro</td>
</tr>
<tr>
<td>Leucophyllum Langmaniae Rio Bravo</td>
<td>Dwarf Leaf Texas Ranger</td>
</tr>
<tr>
<td>Ligustrum Japonica Texanun</td>
<td>Wax Leaf Privet</td>
</tr>
<tr>
<td>Ligustrum Lucidum</td>
<td>Glossy Privet</td>
</tr>
<tr>
<td>Liriope Muscari</td>
<td>Big Blue Lily Turf</td>
</tr>
<tr>
<td>Liriope Muscari Majestic</td>
<td>Majestic Big Bl. Lily Turf</td>
</tr>
<tr>
<td>-------------------------</td>
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</tr>
<tr>
<td>Lonicera Japonica Halliana</td>
<td>Japanese Honeysuckle</td>
</tr>
<tr>
<td>Moraea Iridiodes/Dietes Bicolor</td>
<td>Fortnight Lily</td>
</tr>
<tr>
<td>Muhlenbergia B. Regal Mist</td>
<td>Red Devil’s Shoestring</td>
</tr>
<tr>
<td>Murraya Paniculata Erotica</td>
<td>Orange Jasmine</td>
</tr>
<tr>
<td>Myrtus Communis Compacta Variegated</td>
<td>Dwarf Myrtle</td>
</tr>
<tr>
<td>Nandina Domestica Compacta</td>
<td>Compact Heavenly Bamboo</td>
</tr>
<tr>
<td>Nandina Domestica Nana</td>
<td>Dwarf Heavenly Bamboo</td>
</tr>
<tr>
<td>Nerium Oleander Petite Salmon</td>
<td>Dwarf Oleander</td>
</tr>
<tr>
<td>Nerium Oleander Petite Red</td>
<td>Dwarf Oleander</td>
</tr>
<tr>
<td>Nerium Oleander Petite Pink</td>
<td>Dwarf Oleander</td>
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<tr>
<td>Ophiopogon Japonicum</td>
<td>Mondo Grass</td>
</tr>
<tr>
<td>Pennisetum S. “Cupreuxa”</td>
<td>Purple Fountain Grass</td>
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<tr>
<td>Photinia Fraseri</td>
<td>Red Leaf Photinia</td>
</tr>
<tr>
<td>Pittosporum Tobira</td>
<td>Mock Orange</td>
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<tr>
<td>Pittosporum Tobira Variegated</td>
<td>Variegated Mock Orange</td>
</tr>
<tr>
<td>Pittosporux Tobia Wheeler Dwarf</td>
<td>Wheeler Dwarf</td>
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<tr>
<td>Podocarpus Gracilior</td>
<td>Fern Pine</td>
</tr>
<tr>
<td>Polygalia Dalmaisiana</td>
<td>Sweet Pea Shrub</td>
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<tr>
<td>Prunus Bright N Tight</td>
<td>Carolina Laurel Cherry</td>
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<tr>
<td>Rhaphiolepis Indica Ballerina</td>
<td>India Hawthorn</td>
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<td>Rhaphiolepis Indica Jack Evans</td>
<td>India Hawthorn</td>
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<tr>
<td>Rhaphiolepis Indica Rosea Dwarf</td>
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<tr>
<td>Rhaphiolepis Indica Show White</td>
<td>India Hawthorn</td>
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<tr>
<td>Rhaphiolepis Indica Springtime</td>
<td>India Hawthorn</td>
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<tr>
<td>Rosa Species</td>
<td>Shrub Roses</td>
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<tr>
<td>Salvia Gregii</td>
<td>Salvia</td>
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<td>Salvia Leucantha</td>
<td>Mexican Bush Sage</td>
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<tr>
<td>Sansevieria Trifasciata</td>
<td>Mother-in-Law - Tongue</td>
</tr>
<tr>
<td>Strelisha Reginae</td>
<td>Bird of Paradise</td>
</tr>
<tr>
<td>Tagetes Lemmonii</td>
<td>Mount Lemon Marigold</td>
</tr>
<tr>
<td>Tecorna Stans</td>
<td>Texas Yellow Belis</td>
</tr>
<tr>
<td>Tecomaria Capenis</td>
<td>Cape Honeysuckle</td>
</tr>
<tr>
<td>Thevetia Peruviana</td>
<td>Yellow Oleander</td>
</tr>
<tr>
<td>Tubagia Vilacea</td>
<td>Society Garlic</td>
</tr>
<tr>
<td>Trachelospermum Jasminoides</td>
<td>Star Jasmine</td>
</tr>
<tr>
<td>Vibrunum Tinus “Spring Bouquet”</td>
<td>Laurustinus</td>
</tr>
<tr>
<td>Xylosma Congestum</td>
<td>Dwarf Xylosma</td>
</tr>
<tr>
<td>Yucca Recurvifolia</td>
<td>Soft Leaf Yucca</td>
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### 6.2 Ground Cover

<table>
<thead>
<tr>
<th>Ajuga Reptans (Artopurpurea)</th>
<th>Bronze Ajuga</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Color</td>
<td>Seasonal Flowers</td>
</tr>
<tr>
<td>Annual/Perrennial Garden</td>
<td>Seasonal Perennials</td>
</tr>
<tr>
<td>Carissa Grandiflora Prostrata</td>
<td>Natal Plum</td>
</tr>
<tr>
<td>Fragaria Chiloensis</td>
<td>Ornamental Strawberry</td>
</tr>
<tr>
<td>Gazania (Mitsuwa Yellow)</td>
<td>Yellow Gazania</td>
</tr>
<tr>
<td>Plant Name</td>
<td>Description</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>Gazania (Mitsuwa Orange)</td>
<td>Orange Gazania</td>
</tr>
<tr>
<td>Gazania (White)</td>
<td>White Gazania</td>
</tr>
<tr>
<td>Hedera Helix (Hahni)</td>
<td>Hahn’s Ivy</td>
</tr>
<tr>
<td>Lantana Montevidensis Dwarf Pink</td>
<td>Dwarf Lantana</td>
</tr>
<tr>
<td>Lantana Montevidensis Purple</td>
<td>Trailing Lantana</td>
</tr>
<tr>
<td>Lantana Montevidensis White</td>
<td>Trailing Lantana</td>
</tr>
<tr>
<td>Lantana Montevidensis Yellow</td>
<td>Trailing Lantana</td>
</tr>
<tr>
<td>Lantana Sellowiana Confetti</td>
<td>Trailing Lantana</td>
</tr>
<tr>
<td>Lantana Sellowiana Irene</td>
<td>Irene Lantana</td>
</tr>
<tr>
<td>Liriop (Silvery Sunproof)</td>
<td>Lily Turf</td>
</tr>
<tr>
<td>Lobularia Maritma</td>
<td>Sweet Alyssum</td>
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<tr>
<td>Potentilla Verna</td>
<td>Spring Cinquefoil</td>
</tr>
<tr>
<td>Rosmarinus C. Lockwood De Forest</td>
<td>Dwarf Rosemary Sod</td>
</tr>
<tr>
<td>Trachelospermum Jasminoides</td>
<td>Star Jasmine</td>
</tr>
<tr>
<td>Verbena Peruviana (Purple)</td>
<td>Verbena</td>
</tr>
<tr>
<td>Verbena Peruvian (Red)</td>
<td>Red</td>
</tr>
<tr>
<td>Carissa Macrocarpavar.</td>
<td>“Green Carpet” – Deep green color; smaller than</td>
</tr>
<tr>
<td>Convolvulus Cneorum</td>
<td>the other varieties</td>
</tr>
<tr>
<td>Cuphea Hyssopi folia</td>
<td>“False Heather” – This has a small light green</td>
</tr>
<tr>
<td>Callina/var.</td>
<td>“Twitty Eye” – Similar to “Pink Powder Puff” but</td>
</tr>
<tr>
<td>Callistemon Citrinus</td>
<td>“Bottle Bush” – “Little John” – This hybrid is</td>
</tr>
<tr>
<td>6.3 Shrubs</td>
<td>smaller than the standard bottle brush. It grows</td>
</tr>
<tr>
<td>Agapanthus A. Peter Pan</td>
<td>Lily of the Nile</td>
</tr>
<tr>
<td>Alybyne Huegelli</td>
<td>Blue Hibiscus</td>
</tr>
<tr>
<td>Asparagus Denisflorus Sprengeri</td>
<td>Meyer’s Asparagus</td>
</tr>
<tr>
<td>Aucuba Japonica</td>
<td>Japanese Aucuba</td>
</tr>
<tr>
<td>Baccaris P. “Centennial”</td>
<td>Baccharis</td>
</tr>
<tr>
<td>Bougainvillea “Crimson Jewel”</td>
<td>Bush Bougainvillea</td>
</tr>
<tr>
<td>Bougainvillea La Jolla</td>
<td>Bougainvillea</td>
</tr>
<tr>
<td>Bougainvillea “Rosenka”</td>
<td>Bush Bougainvillea</td>
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<tr>
<td>Buxus Microphylla Japonica</td>
<td>Japanese Boxwood</td>
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<tr>
<td>Caesalpinia Mexicana</td>
<td>Mexican Bird of Paradise</td>
</tr>
<tr>
<td>Calliandra California</td>
<td>Calliandra Canna Lilly</td>
</tr>
<tr>
<td>Carissa Grandiflora Boxwood Beauty</td>
<td>Boxwood Beauty Natal Plum</td>
</tr>
<tr>
<td>Carissa Grandiflora Tuttei</td>
<td>Tuttle Natal Plum</td>
</tr>
<tr>
<td>Carissa G. “Prostrata”</td>
<td>Prostrate Natal Plum</td>
</tr>
<tr>
<td>Cassia Phyllodinea</td>
<td>Cassia</td>
</tr>
<tr>
<td>Dasylirion Wheeleria</td>
<td>Desert Spoon</td>
</tr>
<tr>
<td>Euonymus Japonica Aureo-Marginata</td>
<td>Variegated Euonymus</td>
</tr>
<tr>
<td>Euonymus Japonica Aureo-Variegata</td>
<td>Variegated Euonymus</td>
</tr>
</tbody>
</table>

Carissa Macrocarpavar. - “Green Carpet” – Deep green color; smaller than the other varieties.

Convolvulus Cneorum - “Morning Glory” - This has a grey/blue leaf with white pearlescent flowers and is approximately 2’ x 2’.

Cuphea Hyssopi folia - “False Heather” - This has a small light green leaf that is approximately 1/4” x 1/4” with small ½” purple flowers. It grows to approximately 3 feet.

Callina/var. - “Twitty Eye” - Similar to “Pink Powder Puff” but with smaller leaves and flowers.

Callistemon Citrinus - Bottle Bush - “Little John” - This hybrid is smaller than the standard bottle brush. It grows to approximately 2’ x 2’.
Euonymus Japonica Microphylla  |  Box Leaf Euonymus
Euryops Pectinatus Green Gold  |  Hybrid Euryops
Euryops Pectinatus Viridis  |  Euryops
Fatsia Japonica  |  Japanese Aralia
Felicia Amelloides  |  Blue Margarita
Gardenia Jasminoides Radicans  |  Radicans Gardenia
Gardenia Jasminoides Veitchii  |  Veitchii Gardenia
Grewia Caffra  |  Lavender Starflower
Hemerocallis Starburst Gold  |  Day Lily
Hibiscus “Hula Girl”  |  Hibiscus
Hibiscus “Kona”  |  Hibiscus
Hibiscus “Red”  |  Hibiscus
Hibiscus Rosa-Sinensis Agnes Gault  |  Pink Chinese
Hibiscus Rosa-Sinensis Brilliant  |  Red Hibiscus
Hibiscus Rosa-Sinensis Butterfly  |  Yellow Hibiscus
Hibiscus Rosa-Sinensis Diamond Head  |  Hibiscus
Hibiscus Sinensis White Wings  |  Hibiscus
Hibiscus Sinensis President  |  Hibiscus
Justicia Ovata  |  Firecracker Plant
Lantana Montanaensis Purple  |  Purple Trailing Lantana
Lantana Montanaensis White  |  White Trailing Lantana
Lantana Montanaensis Yellow  |  Yellow Trailing Lantana
Lantana Sellowiana Confetti  |  Confetti Lantana
Lantana Sellowiana Irene  |  Irene Lantana
Leucophyllum L. “Green Cloud”  |  Green Texas Ranger

*Cassia Bicapsularis* - “Senna” - *This is a small compact shrub. It has grass green leaves with yellow flowers. It is similar to a Tippo Tree, but is smaller.*

*Hibiscus/var.* - “Santana” - *Dwarf variety, has a dark orange center with yellow on the outside edge.*

*Lxora Coccinea* - “Maui Orange” - *This small shrub grows to approximately 3 feet and has dark oval leaves with bright yellow/orange flowers.*

*Nassella Tenuissima* - “Mexican Feather Grass” - *This grows approximately 3 feet tall. It is lavender in color when in bloom and is used throughout the golf course.*

### 6.4 Trees

| Acacia Salicina  | Willow Acacia |
| Acacia Stenopylia  | Shoestring Acacia |
| Beaucarnea Recurvata  | Bottle Palm |
| Brachychiton Populneus  | Bottle Tree |
| Butia Capitata  | Pindo Palm |
| Cercidiurrt Praecox  | Sonoran Palo Verde |
| Chamaerops Humilis  | Mediterranean Fan Palm |
| Cocos Plumosa  | Queen Palm |
| Cycas Revoluta  | Sago Palm |
| Ficus Benjamina  | Weeping Chinese Banyan |
| Fortunella Margarita  | Kumquat |
Melaluca Leucadendra  |  Cajeput Tree  
Jacaranda Acutifolia  |  Jacandra  
Nerium Oleander  |  Oleander (pink, red, white)  
Olea Europea Swan Hill  |  Fruitless Olive  
Phoenix Roebellini  |  Pigmy Date Palm  
Phoenix Dactylifera  |  Date Palm  
Pithecellobium Fexicaule  |  Texas Ebony  
Pyrus Kawakamii  |  Evergreen Pear  
Prospopis Chilensis  |  Chilean Mesquite  
Rhus Lancea  |  African Sumac  
Schinus Molle  |  California Pepper  
Strelitzia Nicolai  |  Giant Bird of Paradise  
Schinus Terebinthifolius  |  Brazilian Pepper  
Tipuana  |  Tipuana  
Washington Filifera  |  California Fan Palm  
Washington Hybrid  |  Hybrid Palm  
Washingtonian Robusta  |  Mexican Fan Palm  
Yucca Gloriosa  |  Spanish Dagger  

**Quercus/var. - “Virginiana” -** This is the California oak tree located in the Country Club parking lot. This tree is similar to a Fruitless Olive, but it has a single trunk and much easier to maintain.

**6.5 Vines/Espalier**

| Bougainvillea Rosewka  | Pink Bush Bogie  
| Bougainvillea La Jolla  | Bougainvillea  
| Bougainvillea San Diego  | Red Bougainvillea  
| Bougainvillea Spectrabilis  | Lavender Vine  
| Calliandra Inequilatera  | Pink Powder Puff  
| Citrus Espalier (Mexican Lime)  | Citrus Espalier  
| Clytostoma Calleslegioides  | Violet Trumpet Vine  
| Gelsemium Sempervirens  | Carolina Jessamine  
| Grewia Cafrfa  | Lavender Starflower  
| Jasmine Nitidum  | Angel Wing Jasmine  
| Lonicera Japonica Halliana  | Japanese Honeysuckle  
| Macfadyena Unguis-cati  | Cat’s Claw  
| Pandorea J. (Rosea)  | Pink Bower Vine  
| Podranea Ricasoliana  | Pink Trumpet Vine  
| Pyracantha (Graberrii)  | Firethorn  
| Pyrcstegia Venusta  | Fire Vine  
| Rosa Banksiae Lady Banks  | Rose  
| Tecomaria Capensis  | Cape Honeysuckle  
| Trachelospermum Jasminoides  | Star Jasmine  

**Bougainvillea Species:** Texas Dawn; Barbara Karst; San Diego Red

**Bougainvillea/var. “Rainbow” and “Oo-La-La” -** The first is pale pink to peach flower, while the second is a bright reddish/purple.
7. **Xeriscape Standards**

**Xeriscaping** refers to the conservation of water through creative landscaping. Originally developed for drought-afflicted areas, the principles of xeriscaping have an ever broadening appeal. With water now considered an expensive and limited resource, all landscaping projects, residential and commercial, can benefit from this alternative.

Rancho La Quinta has always encouraged full and green turf areas to cover the vast majority of our rear yard areas. While many of us have been able to adhere to this concept, we also understand that it is becoming unrealistic due to several concurrent years of inhospitable climate conditions and the resultant state and city mandated watering restrictions.

The Master Association for Rancho La Quinta has formulated the following guidelines to assist homeowners who wish to adopt water conservation friendly landscaping methods. We believe that it is in the best interest of the Association and our fellow homeowners to follow these guidelines as closely as possible to preserve both the beauty of our community and the value of our homes. All landscape changes must be approved by the Architectural Committee before the commencement of any work being done. The Master Association Board of Directors, Architectural Committee, as well as onsite management staff are available to answer any questions you may have and will work carefully with each homeowner to approve designs that further the underlying concept, while still maintaining the beautiful appearance of the community.

The advantages of xeriscaping include:

- Cost savings on water bills.
- Conservation of diminishing water resources.
- Reduced maintenance requirements.
- Pride in knowing that you are protecting our fragile environment and limited resources.
- Aesthetic beauty and increased homeowner options for plant material.

7.1 **Borders/Edging** - Xeriscaped areas must be surrounded by a border to clearly define the xeriscaped areas from the turf areas. A xeriscaped area entirely enclosed within a retaining wall or raised bed qualifies as sufficiently defined. You may use 1” x 4” (minimum) redwood header board or Bend-a-Board (plastic recycled) in colors of brown, tan and terra cotta (brownish red) as long as it is high quality, properly staked in place, set with the top edge not more than two inches (2”) above grade and regularly inspected to ensure that it is in good condition.

Artificial/synthetic turf installed in rear yards of homes that back up to the golf course property line, shall be separated by a twelve inch (12”) wide concrete or paver mow band.

You may also use mortared masonry units such as stone, pavers, or concrete masonry units manufactured as edging shapes. If you choose to utilize bricks as a border, they must be solid units, not those with holes.

7.2 **Boulders and other Natural Materials** - Hardscapes may include large boulders or other natural materials that are used as a part of the landscape design. Gravel/pebbles shall blend with Rancho La Quinta approved colors and be a maximum of three inches (3”) in diameter. Natural colored rock and masonry are preferred. If any such items are to be used, they must be approved in advance. Indicate the items on your request for variance using color photos, brochures or links to the items online so that we may review the size, type, and color to ensure it meets with the standards of our community.
7.3 **Ground Cover** - Non-turf areas may contain decomposed granite, paver stones, flagstone, and rock/pebbles. Neutral/earth tones (shades of brown, tan, beige, etc.) are allowed; however, samples must be submitted and size/color will be reviewed and approved on a case by case basis to ensure uniformity. Gravel/pebbles shall blend with Rancho La Quinta approved colors and be a maximum of three inches (3”) in diameter. Colored glass, mulch, nut shells and husks, rubber mulch, red or black lava rocks, concrete or cement spans larger than a paving stone, and anything that may be sharp or toxic to animals is prohibited. Ground cover style, color, design, or arrangement must not be offensive or pose a distraction to neighboring properties or the golf course. Keep in mind that any large spans of ground cover material may affect drainage as there are no grass root systems to prevent erosion of the soil. For this reason, we request that there is at least one plant used in each 4 square foot span. In addition, shrubs must also be added along the rear border of golf course facing properties to provide a soft, uniform transition from the proposed xeriscape to the golf course landscaping. Large areas may not be composed of a single material, i.e. rock is not allowed unless interspersed with plants. Concrete surfaces should be limited to patios and walkways only and loose rock must not wash out onto the golf course or neighboring properties. This may be prevented by ensuring rock level is lower than the grade.

7.4 **Irrigation** - Irrigation systems should be designed according to the water needs of your plants and should not be installed before the landscape design is created. A drip irrigation system is the most efficient way to water xeriscaped areas by allowing plants to be watered deeply and infrequently and uses 30 percent to 50 percent less water than sprinkler irrigation.

7.5 **Overall Xeriscape Landscape Maintenance Requirements** - Xeriscaped areas are subject to the same maintenance requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. Homeowners with neglected landscaping, xeriscaping or otherwise, may be subject to fines. Plants must be trimmed, beds must be kept weed-free, and borders must be edged. Sickly and dying plants must be removed and replaced. Perennials that die back during winter must be cut back to remove dead material. This includes most ornamental grasses and other flowering perennials that go dormant to the ground in winter. Decomposed granite should be reapplied as needed.

7.6 **Plants/Trees** - Your local plant nursery, or a landscaping professional can assist you in making a determination of which plants to use in your design. Attached is a list of xeriscape plants for your consideration. All plants have different light and soil requirements. Tall and excessively bushy plants (many shrubs and ornamental grasses) usually require pruning to keep them healthy and within the thirty inch (30”) maximum height restriction. They can also hide evidence of pest invasions (like termites) so it is best to plant them a little further away from the house. Spiky and thorny plants pose a risk to people and animals so they should not be planted near patios, walkways or easements (it is suggested that you place at least six feet (6’) away from these areas). Some plants like Oleander and the Caster Bean plant are toxic to animals. No plants should be positioned where they would obstruct the view of your neighbor(s). Plants must not run or encroach onto the golf course or neighboring properties. You must keep at least two (2) trees in your rear yard. Any trees removed will need to be replaced if there are fewer than two remaining. Stumps must be pulled and backfilled with soil or ground down to below grade level.

7.7 **Artificial/Synthetic Turf Installations** - Specific requirements and standards for artificial/synthetic turf installations are set forth in Section 5.13, “Turf”.

7.8 **Weed Barriers/Landscaping Fabric** - Material used to restrict weed growth must be hidden from view.
8. **Architectural & Landscape Request Procedure**

All proposed new construction, modifications and/or improvement must adhere to the Guidelines set forth in this document. Specifically, any of the following types of improvements shall require Architectural Committee approval before construction has commenced:

- New Construction or installations including awnings, doors, expansion of living space (room additions, guesthouses/casitas, etc.), exterior building surfaces, fans, fencing, fire pits, fireplaces, flag poles, garage doors, landscape support structures, lighting, misting systems, patio covers, patio furniture/umbrellas, swimming pools, spas, roll-up sunshades, satellite dishes/antennas, security systems, shutters, skylights/solar tubes, solar panels or other energy efficient systems, stone, walls, water features, window coverings and window installations.

- Reconstruction or remodels including exterior additions, changes, alterations or modifications of any building, structure, fence, wall or other improvements and appurtenant changes of color, material or exterior surface.

- Drainage and Hardscape including paving, sidewalks, driveways, patios or any other surface improvements and surface drainage revisions.

- Landscaping, including installation of landscaping material and/or changes to existing landscaping.

8.1 **Architectural Committee Review** - Applications for approval of plans with documentation and fees/security deposits shall be submitted to the onsite office at:

**Physical Address:**
Master Association for Rancho La Quinta  
79285 Rancho La Quinta Drive  
La Quinta, CA 92253

**Mailing Address:**
Master Association for Rancho La Quinta  
P.O. Box 6419  
La Quinta, CA 92248-6419

The Architectural Committee will review the submittal for adequacy of information, as well as whether all required materials (including all accompanying documentation, plans and specifications) have been received. Incomplete submittals will not be accepted.

Members of the Architectural Committee may visit the site to understand the scope of the modification and/or improvement. Said review shall take place at the first Committee meeting following receipt of complete submittal package. For information on deadlines for monthly submittals, please contact the onsite office. If an application is determined to be incomplete and/or additional documentation or inquiry is required, an Association representative shall contact the applicant as soon as possible. In such an event, an application requiring more documentation and/or information shall not be deemed “complete”. After it is determined that all required materials have been received and the application is “complete” (as that term is defined above), the Architectural Committee shall transmit its decisions and the reasons therefor related to the improvements to the Applicant at the address set forth in the application within forty-five (45) days after receipt of a complete application. If the Architectural Committee fails to approve or disapprove owner’s application within forty-five (45) days after the receipt of a written notice sent by certified mail by owner, advising the Committee that the plans will be deemed approved forty-five (45) days from receipt of such letter, approval of the architectural request will not be required.
For large improvements, the Architectural Committee requires that plans and specifications be prepared by an architect, draftsman, contractor, civil and/or structural engineer licensed in the State of California as applicable, depending upon the project. No hand drawn plans will be accepted. In the event plans and specifications submitted to the Architectural Committee are disapproved, the owner may appeal to the Board of Directors by submitting a written request to the onsite office. The written request shall be submitted to the Board not more than forty-five (45) days following the final decision of the Architectural Committee.

8.2 Contractors/Subcontractor Agreement (See form on page 47) - Every contractor and subcontractor must review Section 1.3, “Construction Requirements” and sign the Contractor/Subcontractor Agreement. All contractors must obey speed limits and road rules within Rancho La Quinta. Contractor’s will be responsible for all sub-contractors and will be fined or barred from coming on property if Rules and Regulations are not complied with.

8.3 During and After Completion - Owner shall be responsible for compliance with all Architectural Guidelines and all Construction Requirements, as set forth in the Architectural and Landscape Guidelines. Applicant agrees to complete the Project within one (1) year of the project approval date, unless otherwise stated. Project approval date is defined as the date of the letter granting Applicant approval to proceed with the project. “Completion” is defined as the date when the City of La Quinta has conducted its final inspection and approved the improvement(s), or if no building permit is required, the date the Association has conducted and approved the final inspection.

8.4 Fees & Security Deposits (Deposit & Fee Schedule on page 62) - With the Architectural Improvement Request Form and accompanying documentation, two checks for the following fees and security deposit shall also be required at the time the application is submitted.

A non-refundable fee shall be charged for specific improvements to cover the review expense (i.e. Association’s review software, Architect, Engineer, etc.) The check for this fee shall be paid to the order of Master Association for Rancho La Quinta or “RLQMA”.

A security deposit shall be provided to the Association for any and all direct costs to the Association including, but not limited to the following:

• Legal expenses
• Consulting and filing fees
• Recordation costs
• Costs to repair any damage to the common area and/or streets maintained by the Association caused by the construction of the improvement.
• Any other costs directly related to and/or necessary for the supervision of the improvement, as well as to bring the costs necessary for the Association to bring the improvement into compliance with the CC&Rs and/or these Guidelines.
• Payment for any enforcement assessment levied in accordance with the Association’s Enforcement Procedure. The check for this fee shall be paid to the order of Master Association for Rancho La Quinta (“RLQMA”).
Upon final sign-off of Notice of Completion by the Association’s Architectural Consultant, owner’s security deposit (minus any costs or expenses expended by the Association, if applicable) shall be returned to the owner within sixty (60) days.

8.5 **Insurance (Pertaining to all projects requiring a building permit from the City)** - Upon written approval of the submittal by the Committee, prior to the commencement of construction, owner must also submit to the Association a copy of each contractor’s current Declaration Page for Liability and Workmen’s Compensation Insurance, which insurance shall be in the amount of, and not less than, $1,000,000, showing the Association as an additional insured. All policies for liability protection, workers’ compensation, bodily injury and/or property damage shall include the Association as additional insured in all respects. Certificates of same with properly executed endorsements shall be furnished to the Association prior to the commencement of any improvement. Notice of any policy changes shall be furnished to the onsite office within 48 hours of such change being made. Notice of any policy cancellation shall be furnished to the onsite office within ten (10) days of any cancellation notice.

8.6 **Neighbor Awareness requirement (See form on page 48)** - In cases where the proposed modification may impact adjacent neighbors, such as awnings, landscaping, drainage, patio decking/extension, pools, solar panels, room addition and the like, the applicant is required to provide the adjacent neighbors with the opportunity to examine and comment on the proposed modification plans. Staff will provide neighbor’s contact information upon request, however it is the responsibility of the owner to contact their neighbors and provide them with a copy of the proposed improvement plans. If the applicant fails to provide their neighbors with an opportunity to comment on the application, the submittal will be deemed “incomplete” or may be grounds for rescinding approval.

8.7 **Notice of Completion (See form on page 57)** - Upon completion of the improvement(s), as described in the submittal, owner shall complete the Notice of Completion form and submit it to the onsite office. Notice of Completion must be completed and submitted to the onsite office in order for the Association to schedule the final inspection for reimbursement of owner’s construction deposit.

8.8 **Permits** - Upon written approval of the submittal by the Architectural Committee, the owner may apply for a building permit. Approval of any project by the Architectural Committee does not waive the necessity of obtaining the required City of La Quinta permits. Obtaining a City of La Quinta permit does not waive the need for Architectural Committee approval. For any project involving contractor’s services, the owner shall advise the contractor to contact the Association prior to starting work for specific conditions and restrictions associated with the conduct of the work within the subdivision. Owner shall submit a copy of the building permit, as well as any stamped set of plans signed off by the City of La Quinta to the Association at the commencement of construction, as well as provide a copy of the final inspection approved by the appropriate representative of the City of La Quinta when work has been completed.

8.9 **Reimbursement of Security Deposit** - Upon receipt of Notice of Completion and final sign-off of inspection by the Association’s Architectural Consultant, Owner’s security deposit (minus any costs or expenses expended by the Association if applicable) shall be returned to the Owner within sixty (60) days.

8.10 **Request Form** - Owner shall obtain the proper Improvement Request form from the Association. All proposed construction must be in accordance with the requirements of all applicable federal, state and local codes and regulations.
Architectural and Landscape Improvement Request & Agreement

Homeowner(s): ________________________________________ Date of Request: ______________________

Unit Address: ______________________________________________________________________________

Home Phone #: _________________________________ Cell Phone #: ________________________________

E-Mail:______________________________________ E-Mail (2): ___________________________________

Architect (if applicable): _____________________________________________________________________

Architect’s Phone #: ____________________________ Architect’s E-Mail: ____________________________

Contractor: ________________________________________________________________________________

(Please complete attached Contractor Information form)

Description of Improvement(s): ________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

Proposed Start Date: _________________________ Estimated Completion Date: ________________________

The following must be included with application at time of submission:

Large Projects: Professional plans showing specifications, dimensions and elevations.

☐ Full-scale construction drawings
☐ 11” x 17” copy
☐ Electronic (PDF) copy

Landscape Projects: Professional landscape and drainage plans

☐ Full-scale construction drawings
☐ 11” x 17” copy
☐ Electronic (PDF) copy

Samples of material

☐ Review Fee - A non-refundable fee shall be charged as a processing fee to review the plans for conformance with the Architectural Guidelines. The check for this fee shall be paid to the order of the Master Association for Rancho La Quinta or “RLQMA.”

☐ Security Deposit - A security deposit is required for any and all direct costs to the Association including but not limited to: legal expenses; consulting fees; filing fees; recordation costs; the costs to repair any damage to the common area and/or streets maintained by the Association caused by the construction of the improvement; payment for any enforcement assessment levied in accordance with the Association’s Enforcement Procedure; any other costs directly related to and/or necessary for the supervision of the improvement, as well as to bring the costs necessary for the Association to bring the improvement into compliance with the CC&Rs and/or these Guidelines. Check shall be paid to the order of the Master Association for Rancho La Quinta or “RLQMA.” The security deposit shall be returned upon receipt of the Notice of Completion from owner and final sign-off by the Association’s contracted Architectural Consultant.

☐ Signed Neighbor Form

☐ Contractor Agreement
Owner Agreement

Owner(s) understands and agrees to the following:

1. By submission of this application, I have followed the Architectural/Landscape Request Procedure as specified in the Association’s Architectural/Landscape Guidelines, beginning on page 42, including the attachment of two (2) sets, and one (1) digital copy (PDF), of any applicable plans, specifications, drawings, manufacturer’s brochures, city building permits, signed construction regulations, and/or other descriptions as noted in the Checklists beginning on page 62.

2. The architectural modifications will be made in strict compliance with the approved plans and specifications submitted with this application. Should any changes be required at any time during the project, those changes must be approved by the Architectural Committee and noted on this application.

3. I shall hold the Association harmless from all liability related to any damage to existing residences, common area and/or golf course property located within the Association, resulting from the installation/construction of this improvement or modification. As the property owner, I assume any and all liability for damages, claims, losses, etc. arising out of any improvement on my property.

4. I shall comply with the Architectural/Landscape Guidelines of the Master Association for Rancho La Quinta, and furnish copies of these provisions to the contractor(s) engaged by me. I further understand that it is my responsibility to ensure that my contractor(s) also comply with these provisions.

5. I shall secure proper building permits if required by the City of La Quinta. I understand that the City of La Quinta may not approve any plans which have not yet been approved by the association’s Architectural Committee.

6. I shall pay the appropriate fee and deposit, as set forth on page 62 of the Architectural and Landscape Guidelines to process this submittal. I understand that this submittal shall be deemed incomplete, and the Architectural Committee shall disapprove, any and all plans and/or specifications submitted if I fail to deliver the required fee and security deposit referenced herein.

7. I agree to complete the Project within one (1) year of the project approval date, unless otherwise stated. “Project approval date” is defined as the date of the letter granting approval to proceed with the Project. I shall advise the onsite office promptly upon completion of work. “Completion” is defined as the date when the City of La Quinta has conducted its final inspection and approved the improvement(s), or, if no building permit is required, the date the Association has conducted and approved the final inspection.

8. I agree that I will be solely responsible for the maintenance of the improvement(s).

Owner Signature(s):

Signature: _______________________________________________________ Date: ____________________

Signature: _______________________________________________________ Date: ____________________
Contractor/Subcontractor Agreement

Date of Notice: _________________________  Contractor’s License #: ___________________________

Owner/Applicant: __________________________________________________________________________

Address: _________________________________________________________________________________

Home Phone #: _________________________________ Cell Phone #: ________________________________

Brief Description of Improvement: _____________________________________________________________
__________________________________________________________________________________________
__________________________________________________________________________________________
__________________________________________________________________________________________
__________________________________________________________________________________________

I, the undersigned, as contractor or subcontractor on the above-described project, understand and agree that I have reviewed the Construction Requirements, as referenced on page 8 - 9 of the Architectural and Landscape Guidelines and agree to comply with said Guidelines. I further understand that any failure to comply with these Guidelines could subject the above-referenced owner to disciplinary action by the Association, including but not limited to an enforcement assessment.

Signature: ____________________________________________________ Date: _______________________

Email: _________________________________________ Cell Phone: ________________________________

Name of Company: _________________________________________________________________________

Company Address: _________________________________________________________________________

Company Phone Number: _________________________________________

General Liability Insurance Company: __________________________________________________________

Policy #: _______________________________________

Local Agent/Phone #: _______________________________________________________________________

Anticipated Subcontractors: __________________________________________________________________

__________________________________________________________________________________________

** Use of a professional service such as “Dig Alert” to locate and mark any and all utilities is recommended before starting projects - especially driveways. Contractor is responsible for cleaning up all markings including street.**
**Neighbor Awareness Form**

*Must be completed by the owner(s) of any home adjacent to the applicant’s property.*

In cases where the an Owner’s improvement may impact adjacent neighbors, such as landscaping, drainage, patio extensions, pools/spas, patio covers, room addition and the like, the applicant is required to provide the adjacent neighbors with the opportunity to examine and comment on the proposed modification plans. Staff will provide neighbor’s contact information upon request, however it is the responsibility of the owner to contact their neighbors and provide them with a copy of the proposed improvement plans. If the applicant fails to provide their neighbors with an opportunity to comment on the application, the submittal will be deemed “incomplete” or may be grounds for rescinding approval.

*I, the undersigned, have reviewed the plans and specifications for the proposed improvement(s). I understand that the comments noted below do not in themselves cause approval or disapproval; however the Architectural Committee may contact me to determine more detail regarding my comments.*

<table>
<thead>
<tr>
<th>Neighbor (1)</th>
<th>Neighbor (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Date:</strong> ____________________</td>
<td><strong>Date:</strong> ____________________</td>
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<tr>
<td><strong>Name:</strong> ____________________</td>
<td><strong>Name:</strong> ____________________</td>
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<tr>
<td><strong>Address:</strong> __________________</td>
<td><strong>Address:</strong> __________________</td>
</tr>
<tr>
<td>□ <em>I/We do not object to this improvement</em></td>
<td>□ <em>I/We do not object to this improvement</em></td>
</tr>
<tr>
<td>□ <em>I/We object to this improvement with the following comments:</em></td>
<td>□ <em>I/We object to this improvement with the following comments:</em></td>
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</tbody>
</table>

**Signature:** ____________________  
**Signature:** ____________________
Paint Application

Approved paint colors are available at the onsite office or on the Association website (www.rlqma.com)

Name: ________________________________ Date: ______________________

Address: __________________________________________________________________________

Home Phone: ___________________________ Cell Phone: ___________________________

Email: ____________________________________________________________________________ Start Date: ______________________

By signing below, I agree to adhere to the Architectural Guidelines and CC&Rs as it pertains to this submittal and to abide by the conditions imposed by the Architectural Committee.

_________________________________________________________   _______________________________
Owner Signature Date

Attachments

☐ $500 Construction Deposit & $100 Review Fee (Two checks, payable to “RLQMA”)

☐ One (1) color photo of the front of the property, showing the walls on both sides, and one (1) color photo of the back of the residence.

Proposed Stucco & Garage Door Colors

☐ Almond Latte  Garage Door: ☐ Match Stucco  ☐ Graham Cracker
☐ Colorado Trail  Garage Door: ☐ Match Stucco  ☐ Sandpit
☐ Trail Dust  Garage Door: ☐ Match Stucco  ☐ Whole Wheat
☐ Siamese Kitten  Garage Door: ☐ Match Stucco  ☐ Dry Creek
☐ Bungalow Brown  Garage Door: ☐ Match Stucco  ☐ Teddy Bear
☐ Sandcastle  Garage Door: ☐ Match Stucco  ☐ Rustic Taupe
☐ Country Bubble  Garage Door: ☐ Match Stucco  ☐ Graham Cracker
☐ Sandpit  Garage Door: ☐ Match Stucco  ☐ Neutral Valley
☐ Phoenix Villa  Garage Door: ☐ Match Stucco  ☐ Bone White
☐ Mesa Tan  Garage Door: ☐ Match Stucco  ☐ Sandpit

Trim/Eaves Colors

☐ Almond Latte  ☐ Colorado Trail  ☐ Trail Dust  ☐ Bungalow Brown
☐ Country Bubble  ☐ Sandpit  ☐ Mesa Tan  ☐ Western Pursuit
Rear Fence Color (if Applicable)

- Black
- Statuary Bronze
- Weathered Brown

Front Gate Color (if applicable)

- Black
- Statuary Bronze
- Weathered Brown

Light Fixtures (if applicable)

- Statuary Bronze

Paint Company/Contractor Information

Name of Company: _________________________________________________________________________

Company Address: __________________________________________________________________________

Company Phone #: _________________________________ Company Fax #:  __________________________

Contractor: ________________________________ Email Address: ___________________________________

I, the undersigned, as Contractor on the above-described project, understand and agree that I have reviewed the Construction Requirements, as enumerated on page 8 - 9 and acknowledge that I have read and agree to comply with the conditions referenced in the Architectural/Landscape Guidelines, Section 2.19 “Painting Exterior Residence”.

Signature: ___________________________________________________ Date: ________________________
Garage Door Application

Owner Information

Name: _____________________________________________ Date: ___________________________
Address: ___________________________________________ Email: _____________________________
Home Phone: _________________________ Cell: _________________________ Start Date: ______________

Contractor/Installer Information

Company: __________________________________________ Contractor: _______________________________
Address: ___________________________________________ Email: _____________________________
Phone: _________________________________ Contractors License #: _______________________________

I agree to adhere to the Architectural Guidelines and CC&Rs as it pertains to this submittal and to abide by the conditions imposed by the Architectural Committee.

Signed: _____________________________________________ Date Submitted: ________________________

Attachments

☐ $100.00 Architectural Review Fee  ☐ $500.00 Refundable Construction Deposit

*Fee & Deposit must be in the form of 2 checks, made payable to “RLQMA”.

Approved Garage Doors

To ensure high quality and architectural uniformity, only specific, approved doors may be installed, and substitute products or alternate manufacturers may not be used. “CLOPAY” is the approved manufacturer for wood-look finish garage doors. You may select from the following two Collections:

**CLOPAY – “Gallery Collection”**
- 3 Layer Polyurethane or Polystyrene Insulation
- Galvanized steel interior and exterior surfaces
- Baked-on wood look finish primer and top coat
  - Available in short or long panel designs

**CLOPAY – “Canyon Ridge Collection”**
- 5 Layer Construction
  - Composite cladding, with composite overlay design over steel door
  - Painted wood-grain finish
  - Available in three (3) styles

Garage doors may have windows or no windows. Approved window designs are specified on the following page. The golf cart and two car garage doors must match (e.g. windows in both doors or no windows in either door). Solid “natural” wood garage doors are not allowed. No visual “decorative” or handled hardware is allowed. No existing garage doors may be painted a “wood tone”. Replacement and maintenance of garage doors shall be at the responsibility of the Owner.
SELECT DOOR STYLE AND COLOR

Doors Style:  □ CLOPAY - Gallery Collection  □ CLOPAY - Canyon Ridge Collection

Door Color:   □ Medium Finish  □ Dark Finish  □ Walnut Finish

For Gallery Collection ONLY

Top Section/Windows

- □ SOLID SHORT
- □ SOLID LONG
- □ PLAIN LONG
- □ PLAIN SQUARE
- □ ARCH1 PLAIN
- □ ARCH 2 PLAIN

Garage Door Panel Style

- □ SHORT PANEL
- □ LONG PANEL

For Canyon Ridge Collection ONLY

Door Style

- □ Design 11
- □ Design 12
- □ Design 13

Top Section or Windows

- □ TOP 11
- □ TOP 12
- □ TOP 13
- □ ARCH 1
- □ REC 11
- □ REC 13
- □ ARCH 1

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Patio Furniture Application

Patio furniture, including umbrellas, must be submitted to the Architectural Committee and approved in writing by the Association prior to placement in any courtyard, side yard or rear yard area that is visible from the common areas, street, and/or golf course.

Date of Request: _______________________ Email: ______________________________________________

Name of Owner(s): _________________________________________________________________________

Address: __________________________________________________________________________________

Home Phone: ________________________________ Cell Phone: ____________________________________

**PATIO FURNITURE**

Patio Furniture Manufacturer: ________________________________________________________________

Frame Type:  □ Wood  □ Metal  □ Synthetic Wicker  □ Rattan

Frame Color: ________________________________________________________________

Fabric Color: ________________________________________________________________ (sample attached)

Umbrella Fabric Color *(If applicable)*: ______________________________________ (sample attached)

**ATTACHMENTS**

□  Color Photo or Brochure
□  Fabric Sample

By signing below, I agree to adhere to the Architectural Guidelines and CC&Rs as it pertains to this submittal and to abide by the conditions imposed by the Architectural Committee.

Signature: _________________________________________ Date: __________________________
Satellite Dish/Antenna Application

Name: _________________________________________________ Date: _____________________________

Address: __________________________________________________________________________________

Phone: __________________________________ Email: ___________________________________________

Description of Satellite Dish/Antenna: __________________________________________________________

Preferred Location of Satellite Dish: ____________________________________________________________
(Please attach sketch or photo, indicating the proposed location of the satellite dish or antenna.)

Date of Satellite Dish installation: _________________________

Please initial each item below, acknowledging that you understand and agree to the following:

____ I have read and agree to comply with, the Association’s Architectural Guidelines. I also understand that it is my responsibility to ensure that my contractor/installer complies with the conditions referenced in the Architectural Guidelines.

____ I agree to install the satellite dish or antenna in a location which is least obtrusive to the surrounding neighborhood. (The Association may have the right to require the installation of the satellite dish in an obscure location, as long as the quality of reception is not impacted and there is not an unreasonable increase in cost and/or delay of the installation.)

____ I understand that the Satellite dish must be painted the same color as my residence so as to blend into the background to which it is mounted or placed.

____ I understand that I am responsible for the maintenance, repair and replacement of the satellite dish or antenna, and shall be required to repaint, if for any reason the exterior surface of the dish or antenna becomes worn or deteriorated. I further understand that I shall be responsible for any damage to any and all real or personal property, or for any injury resulting from the installation of the satellite dish or antenna and/or its continued use or maintenance, including any damage to Association’s common area.

Owner Signature: __________________________________________________________________________
Awning/Sunshade Application

Date of Request: ___________________ Email: ______________________________________________

Owner/Applicant: _______________________________________________________________________

Rancho La Quinta Address: ___________________________________________________________________

Mailing Address: ___________________________________________________________________________

Local Phone: ___________________ Cell Phone: ___________________

Awning/Sunshade Specifications

MODEL HOME TYPE: _______________________________________

AWNIG/SUNSHADE LOCATION: __________________________________________________________

MANUFACTURER: ________________________________________________________________________

FABRIC COLOR: __________________________________________________________________________

FRAME COLOR: __________________________________________________________________________

Attachments

☐ Fabric sample and photo/brochure showing the frame color.
☐ Color photos of the residence showing the exact location(s) and dimensions of the awning(s)/sunshade(s).
☐ $100.00 Architectural Review Fee
☐ $500.00 Construction Deposit

*Review fee and deposit must be in the form of 2 checks made payable to “RLQMA”.

By signing below, I agree to adhere to the Architectural Guidelines and CC&Rs as it pertains to this submittal and to abide by the conditions imposed by the Architectural Committee.

_____________________________________________________  ____________________________________
Owner Signature Date
Installer Agreement

Date of Installation: _______________________________ License #: _________________________________

Owner/Applicant: ___________________________________________________________________________

Owner Address: ____________________________________________________________________________

Location(s) of proposed awning(s): _____________________________________________________________
__________________________________________________________________________________________
__________________________________________________________________________________________

I, the undersigned, as Installer or Contractor on the above-described project understand and agree that I have
reviewed the Construction Requirements, as enumerated on page 8 - 9 and acknowledge that I have read and
agree to comply with the awning/sunshade specifications referenced in Section 2.2 of the Architectural
Guidelines.

Name of Company: _________________________________________________________________________

Company Address: _________________________________________________________________________

Business Phone: ___________________________ Fax: _____________________________

Signature: ________________________________ Date: ___________________________
Notice of Completion

This form must be completed and submitted to the onsite office upon completion of improvement(s). Upon receipt of this form and final sign-off by the Association’s Architectural Consultant, Owner’s construction deposit (minus any costs or expenses expended by the Association; if applicable) will be returned to the Owner within sixty (60) days.

Date of Notice: __________________________ Email: ____________________________________________

Owner: ___________________________________________________________________________________

Address: ___________________________________________________________________________________

Home Phone #: ________________________________ Cell Phone #: _________________________________

Brief Description of Improvement: _____________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

Notice is hereby given that the above-described improvement has been completed in accordance with the approved plans and Architectural/Landscape Application as submitted to and approved by the Architectural Committee.

The improvement was completed on the ________ day of _________________________________, 20_______.

Signatures: ____________________________________________________ ___________________________

Owner                  Date

☐ Copy of City sign-off submitted with notice.

__________________________________________________________________________________________

This section is to be completed by the Association’s Architect

Final Inspection

☐ Approved as submitted       ☐ Disapproved (see comments below)

Comments: _____________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

Date: _______________________ Signature: __________________________________________________

☐ Return of security deposit, minus Association’s direct costs; if applicable.
Plan Submittal Package Checklist

In order to expedite approval of plans, please insure that the items listed below, as required for your architectural improvement/modification, have been completed or provided. Plans will not be approved or considered until all required items are presented to the Architectural Committee.

<table>
<thead>
<tr>
<th>Plan Checklist for All Applications</th>
<th>✓</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Architectural/Landscape Improvement Request Form</strong> (completed and signed by Owner or authorized representative)</td>
<td></td>
</tr>
<tr>
<td><strong>Plans (two complete sets)</strong> shall include one 11 x 17, one large scale and one digital (PDF) copy. Plot Plans shall include:</td>
<td></td>
</tr>
<tr>
<td>• Legal Description and property address</td>
<td></td>
</tr>
<tr>
<td>• Lot size, completely dimensioned</td>
<td></td>
</tr>
<tr>
<td>• Setbacks (front, rear and side yards)</td>
<td></td>
</tr>
<tr>
<td>• Location of A/C unit, trash area and/or pool equipment. Plans must show how these areas are to be screened or concealed from public view.</td>
<td></td>
</tr>
<tr>
<td>• All existing and new perimeter walls and gates, indicating material, finish and height.</td>
<td></td>
</tr>
<tr>
<td>• Grading with finished pad elevation, drainage flow lines and corner elevations. Provide cut and fill calculations where lots require excavations and/or fill.</td>
<td></td>
</tr>
<tr>
<td>• All neighboring buildings to the lot - exact positions to walls and/or roofs.</td>
<td></td>
</tr>
<tr>
<td>• All material samples</td>
<td></td>
</tr>
<tr>
<td><strong>Review Fee/Security Deposit</strong> (See Fee &amp; Deposit Schedule on page 62)</td>
<td></td>
</tr>
<tr>
<td>Paid to the order of Rancho La Quinta Master Association (“RLQMA”)</td>
<td></td>
</tr>
<tr>
<td><strong>Contractor/Subcontractor Agreement</strong></td>
<td></td>
</tr>
<tr>
<td>Must be signed by all contractors/subcontractors (see form on page 47).</td>
<td></td>
</tr>
</tbody>
</table>

*PLEASE NOTE: It is recommended that a service such as “Dig Alert” is used to locate and mark any and all utilities before starting a project. Contractor is responsible for cleaning up all markings including the street.*

**Samples/Materials**

Color pictures are required for exterior paint, fire pits/fireplaces, artwork/sculptures, door/gate modifications, etc. Samples of material are required for stone, tile, patio furniture, awnings, synthetic turf, gravel/pebbles etc. - All samples are to be properly identified.
## Plan Checklist for Specific Improvement/Modification (as applicable)

<table>
<thead>
<tr>
<th><strong>Building Plan/Sections</strong>, including:</th>
<th>√</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Building cross sections with interior heights shown</td>
<td></td>
</tr>
<tr>
<td>• Floor levels indicated</td>
<td></td>
</tr>
<tr>
<td>• Construction of partition framing identified and wall materials</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Electrical Plan</strong>, including:</th>
<th></th>
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<tbody>
<tr>
<td>• All interior and exterior outlets, lights, switches and switch legs to be shown</td>
<td></td>
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<tr>
<td>• Sow utility meter location, size and underground feed</td>
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</tbody>
</table>

<table>
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<tr>
<th><strong>Elevations</strong>, including:</th>
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<tbody>
<tr>
<td>• Complete elevations of proposed work (titled by compass orientation)</td>
<td></td>
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<tr>
<td>• All exterior trim and details noted and detailed where clarity required</td>
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<tr>
<td>• Roof material, roof pitch, wall finish and chimney materials indicated</td>
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<tr>
<td>• All mechanical ducting/conduits shall be concealed within structure</td>
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</tbody>
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<tr>
<th><strong>Floor Plan</strong>, including:</th>
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<tbody>
<tr>
<td>• Fully dimensioned floor plan showing all walls, doors and window locations</td>
<td></td>
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<tr>
<td>• Complete room designation titles (bathrooms, kitchen, bedrooms, etc.)</td>
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<tr>
<td>• Calculated square feet of living area, garage area and patios (separately stated)</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Foundation Plan</strong>, including:</th>
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<tbody>
<tr>
<td>• Elevation of all floor areas</td>
<td></td>
</tr>
<tr>
<td>• Foundation sections and details</td>
<td></td>
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<tr>
<td>• Footing width and depth</td>
<td></td>
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</tbody>
</table>

| **Landscape/Irrigation Plan** *(see below)* | |
| **Pool and Spa Plan** *(see below)* | |
| **Roof Plan**, including: | |
| • Complete roof plan with attic ventilation vents where utilized | |
| • Framing plan of roof with pitch indicated | |

## Plan Checklist for Pools/Spas

| √ |

| **Access letter from neighbor, if required.** | |

<p>| <strong>General Plan Requirements</strong> | |
| Pool location and dimensions on plan, including setbacks and clearances to residence, existing lot lines and walls building on scaled site plan. | |
| North directional arrow | |
| Access arrow | |
| Width of access | |
| Pool dimensions, including radius points, width, length, etc. | |
| Wall/fence/gate location, including type and height | |
| Location of all pool equipment, pursuant to city and county code, including screening material and height | |
| Indicate any existing obstructions, overhead lines, concrete walkways, patio, etc. | |</p>
<table>
<thead>
<tr>
<th>Specification</th>
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<tbody>
<tr>
<td>Indicate pool decking and/or hardscape features and extent</td>
</tr>
<tr>
<td>Indicate permanent barbecues, showing dimensional scaled plan, elevations, and materials/colors, including appliances</td>
</tr>
<tr>
<td>Indicate overflow line, if included</td>
</tr>
<tr>
<td>Indicate any easements on property</td>
</tr>
<tr>
<td>Owner sign-off on plans</td>
</tr>
<tr>
<td>Show tile/pebble tech choice on plans</td>
</tr>
<tr>
<td>Overlay for landscape</td>
</tr>
<tr>
<td><strong>Electrical/Stub Locations</strong></td>
</tr>
<tr>
<td>Electric meter location. Type of panel: __________________________</td>
</tr>
<tr>
<td>Gas meter location</td>
</tr>
<tr>
<td>Gas barbeque and/or fire pit stub location</td>
</tr>
<tr>
<td>Hose bib location (fill line) - Must be unobstructed</td>
</tr>
<tr>
<td>Show plumbing lines including sizes</td>
</tr>
<tr>
<td>Location of light junction boxes for all lights (both pool and spa)</td>
</tr>
<tr>
<td>Location of future lighting stubs with junction box locations</td>
</tr>
<tr>
<td>Location of p-trap (if required)</td>
</tr>
<tr>
<td>Elevations relative to surrounding area (use cross section, if necessary)</td>
</tr>
<tr>
<td>Location of light switches</td>
</tr>
<tr>
<td>Location of all return fittings (specify type of fitting, eyeball, etc.)</td>
</tr>
<tr>
<td>Location of cleaner sub plumb, if any</td>
</tr>
<tr>
<td><strong>Pool and Deck Specifications</strong></td>
</tr>
<tr>
<td>Location of skimmer(s) (not to be located in raised bond beam)</td>
</tr>
<tr>
<td>Location of decking, specifying color and finish - Indicate square footage</td>
</tr>
<tr>
<td>Specify drainage in all affected areas</td>
</tr>
<tr>
<td>Specify all masonry materials and finishes</td>
</tr>
<tr>
<td>Specify brand, type and capacities of all pool equipment</td>
</tr>
<tr>
<td>Show all steps in decking</td>
</tr>
<tr>
<td>Indicate footing in decking (if required)</td>
</tr>
<tr>
<td>Show pool depths</td>
</tr>
<tr>
<td>Show steps, ledges, angel seats, swim-outs</td>
</tr>
<tr>
<td>Location and height of raised bond beam(s)</td>
</tr>
<tr>
<td><strong>Spa Specifications</strong></td>
</tr>
<tr>
<td>Spa dimensions, including detail on dam wall. Is it a deep end spa?</td>
</tr>
<tr>
<td>Spa step locations</td>
</tr>
<tr>
<td>Number of spa jets, location and heights</td>
</tr>
<tr>
<td>Bench heights in spa</td>
</tr>
<tr>
<td>Spa airline location and termination, including air-blower and switch location</td>
</tr>
<tr>
<td>Air bar</td>
</tr>
<tr>
<td>Plan Checklist for Landscape Modifications</td>
</tr>
<tr>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>Provide plant legend to specify name, size and quantity of trees and plants proposed</td>
</tr>
<tr>
<td>Show color and finish of all walks, drives and decks</td>
</tr>
<tr>
<td>Show all hardscape features and indicate height and material</td>
</tr>
<tr>
<td>Golf course lots shall have rear yard treatments to match or complement front yards</td>
</tr>
<tr>
<td><strong>Lighting Information</strong></td>
</tr>
<tr>
<td>Indicate landscape lights and types</td>
</tr>
<tr>
<td>Indicate location of all proposed light fixtures keyed back to a legend that describes the fixtures</td>
</tr>
<tr>
<td>Provide supporting details, where necessary</td>
</tr>
<tr>
<td><strong>Irrigation Information</strong></td>
</tr>
<tr>
<td>Complete irrigation pan with type of equipment to be used (drip required at planters, sprinklers at lawn areas); automatic clock controller required</td>
</tr>
<tr>
<td>Show location of all irrigation equipment keyed back to a legend that indicates manufacturer, model number, and other information, including psi, gpm, and radius for heads</td>
</tr>
<tr>
<td>Provide support details and specifications for irrigation components</td>
</tr>
</tbody>
</table>
MASTER ASSOCIATION OF RANCHO LA QUINTA
Architectural Review Fee & Deposit Schedule

Minor Additions / Modifications
Review Fee: $0
Deposit: $0

ARTWORK/SCULPTURES
FANS
FLAG POLES
PATIO FURNITURE
PATIO HEATERS
SATELLITE DISHES/ANTENNAS
SECURITY SYSTEMS
SHUTTERS

Architectural Improvements
Review Fee: $100
Deposit: $500

AWNINGS
CONCRETE RESURFACING/OVERLAYS
DOORS
DRAINAGE
DRIVEWAYS
FENCING
GARAGE DOORS
GATES
LANDSCAPE MODIFICATIONS
LIGHTING SYSTEMS
MIST COOLING SYSTEM
PAVERS
PAINT (EXTERIOR)
ROLL-UP SUNSHADES
SKYLIGHTS/SOLAR TUBES
SOLAR PANELS
STONE (CONCRETE/NATURAL/STACKED)
SYNTHETIC TURF/PUTTING GREENS
WALLS
WINDOWS

Exterior Construction
Review Fee: $200
Deposit: $1,500

BARBEQUES
EXPANSION OF LIVING SPACE
FIRE PITS
FIREPLACES
PATIO EXTENSIONS
PATIO COVERS/TRELLISES
POOLS & SPAS
ROOM ADDITIONS
WATER FEATURES

*ANY OTHER IMPROVEMENT NOT SPECIFIED HEREIN