

SECTION M: EASTVIEW ARCHITECTURAL

REVIEW COMMITTEE (ARC)

The Eastview Architectural Review Committee (ARC) reports directly to the Eastview RB Community Center Board and is responsible for architectural continuity throughout the Eastview community, including each Association and its membership. ARC is comprised of five committee members representing all Eastview HOAs. ARC members serve a term of five years; however, if no one is available to replace an ARC member whose term has expired, the Board has the authority to determine, by vote, if the current ARC member can remain on ARC until someone is appointed to complete the term.

AREAS OF RESPONSIBILITY

ARC's primary commitment is to uphold Eastview community's aesthetic integrity and quality standards, and to help maintain strong property values for all Eastview homes. The Eastview RB Community Center ARC is responsible for all architectural decisions as they relate to Patio I, Patio II, and Duplex Associations and their members.

GENERAL ARC POLICIES

1. At no time may anything be planted or modified by homeowners in the common areas of the Associations without prior written approval from the Association Board and ARC.
2. No work shall begin on any exterior exclusive use or common landscape area of the property until the homeowner submits an application request to ARC and obtains approval for that project. If in a common area, approval will be obtained by the respective Association.
3. No portable outhouse can be placed on common or exclusive use areas during construction. Washrooms located at the Community Center may be used by construction workers.
4. Homeowner requests must comply with all applicable provisions of the governing documents for Eastview property including, but not limited to, Eastview Articles of Incorporation; the Association's CC&Rs; Eastview RB Community Center Bylaws; California Civil Code; and City and State Codes and/or Ordinances.
5. Booklets containing ARC approved colors are available for homeowner review at the Community Center office. ARC encourages homeowners to contact an ARC member with any questions prior to beginning exterior work or before completing their application.
6. Although ARC has selected various approved colors, ARC does not always approve certain color combinations or styles if they do not aesthetically complement the home's overall exterior and surrounding areas where work is to be completed.

NOTE: ARC approves applications based on aesthetics only – for example, whether the proposed improvement is compatible with the standards and/or architectural quality of the project.

ARC approval does not constitute acceptance of any technical, structural, engineering specification, appropriateness of building materials used, compliance of local building requirements and permits, or the like. ARC does not accept responsibility for such matters.

APPLICATION SUBMITTAL & REVIEW PROCESS

All ARC applications, (Duplex, Patio I, and Patio II) must first be submitted to the Eastview RB Community Center ARC to be properly documented and processed.

Patio I and Patio II Applications

Patio I and Patio II ARC applications are submitted to ARC to be logged and processed are then reviewed at ARC's next regularly scheduled meeting. However, if an application indicates work that requires approval by a Patio I or Patio II Association Board, ARC will review the application and forward it, along with any attachments, to the respective Association for review.

Following Board review, original applications are returned to ARC within 30 days from receipt of the application. The Association's decision is then documented on the application. If the Association Board does not respond to ARC within 30 days, ARC will contact the Association Board for its decision. If ARC is unable to reach the HOA Board, ARC has the authority to proceed with its review and decision.

Duplex Applications

Duplex homeowners are to first submit their applications to ARC, which are then logged and processed. Duplex applications and attachments are then immediately forwarded to the Duplex Association Board for review. Once the Duplex Boards completes an application and forwards it to ARC with the Duplex decision, ARC will review the application at the committee's next regularly scheduled meeting.

If the Duplex Board does not respond to ARC within 30 days after receipt, ARC will contact the Duplex Board for its decision. If ARC is unable to reach the Board, ARC will presume the Board has approved the application, and ARC will proceed with its review.

RIGHT OF APPEAL

Homeowners have the right to appeal an ARC decision by submitting a request in writing to the Community Center Board at the Center Office. The written request must be received by the Board no later than 14 days before the next scheduled Board meeting. Due to meeting schedules, a homeowner might wait more than 30 days to have the Board hear his/her appeal. Any change to meeting schedules will be posted at the Community Center. If an owner fails to file an appeal within this time period, he/she loses the right to appeal.

Once the Board receives a written appeal, the homeowner is to appear before the Eastview Community Center Board to state their reasons for the appeal to the ARC decision. ARC members will also communicate to the Board the committee's reasons for their decision. The Community Center Board's decision is final.

ARC MEETINGS

ARC meets on the second Tuesday of each month to review and process architectural requests. Please verify the meeting time with an ARC member or at the Community Center office if you plan to attend. All ARC applications are to be submitted to ARC at the Community Center office no later than seven (7) days prior to the meeting date. Homeowners are welcome to attend ARC meetings to discuss their application(s). ARC reviews application requests on a per-case basis for all exterior alterations and/or modifications. ARC's decisions are final unless appealed to the Eastview Community Center Board within the specified timeframe.

SUBMITTAL REQUIREMENTS

The ARC application with a revision date of May 2014 or later has been approved for use by all Eastview homeowners, and applies to any and all architectural requests. No other application will be accepted. Applications can be obtained at the Community Center office, from an ARC member, from a member of your Association Board, or on our web site at www.EastviewRB.com.

NEIGHBOR SIGNATURES

Homeowners are to obtain signatures from their closest two neighbors affected by the project. Their signatures are required on the ARC application at the time the application is submitted. Neighbor signatures are a courtesy notification only and do not imply their approval of a request.

ADDITIONS TO EXTERIOR

Due to restrictions by all CC&Rs, changes to the exterior footprint of any home in Eastview is not permitted by your Association.

EXTERIOR PAINTING

Stucco (All HOAs)

New approved exterior colors were added a few years ago. All Eastview approved colors are illustrated in the ARC color palette which is available for homeowner review in the Eastview Community Center office. When submitting an ARC application, include the assigned paint number or color chips with your application.

Trim

Approved trim colors can be reviewed in the ARC color palette located in the Community Center office.

PATIO COVER / STRUCTURES

City permits may apply. Any such permits required for a project are the sole responsibility of the homeowner.

Applications for patio covers should indicate placement of the patio cover, type of materials, and color (refer to the ARC color palette in the office). Review the policy and procedures for solid patio covers.

All Associations

Submissions for patio covers with top slats only are to be open 50% between slats. Patio covers must use a material that can be painted. ARC will consider individual requests to match the color of the stucco for the back patio only, but patio covers that can be seen from the street, front, or back must be painted dark brown.

SOLID PATIO COVERS (Patio I & II only)

Structures with solid patio covers are subject to approval by the Architectural Review Committee (ARC) under the following conditions:

- New or replacement patio structures must be similar in scale, profile, design, and appearance to the currently approved style patio covers.
- Homeowners must provide a sample of the proposed product material and a rendering of the proposed exterior design and location.
- Solid patio structure roofs must be flat, fire-resistant, with paintable material matching the home. Otherwise, approved standard roof tiles shall be used. No cloth or corrugated plastic/fiberglass/metal material is permitted. Provisions for drainage on solid patio covers should be made.
- ARC will consider individual requests to match the color of the stucco for the back and side patio structures; however, front patio structures cannot have solid covers and must be finished in the ARC approved dark brown color.
- All applications for solid patio covers are subject to approval by both ARC and the respective HOA.

LANDSCAPING

Landscaping alterations can only be made in the exclusive use areas. Include drawings showing design, type, and size of plants with your ARC application.

NOTE - There is a three-foot easement between homes that must allow access by the city, county, or any vendor to repair a home's exterior. Original drainage patterns must not be disturbed without an acceptable alternate drainage pattern, certified by an engineer and approved by the appropriate HOA Board. ARC does not assume responsibility for determining the appropriateness of any drainage pattern or use of easement.

AWNINGS AND EXTERIOR WINDOW COVERINGS

No awnings or exterior window coverings of any kind are permitted on Eastview homes.

WINDOW UNIT AIR CONDITIONERS

Window unit air conditioners are not permitted. Central air conditioning or ductless air conditioning systems are the only acceptable options. Any ducts/cables on the outside of the home must be painted to match the color of the stucco.

ROOFS

Only the following materials, and/or styles for roofs and garage doors are approved by ARC:

- **Material:** Red Blend Clay Tiles - "S" Style
- **Tile Combination:** 20% Fire Flash
20% Terra Cotta
60% El Camino Blend

The Duplex Association has installed concrete roofs on some Duplex homes as a one-time exception. ARC is responsible for identifying all aesthetic maintenance issues as they relate to these and all Eastview roofs.

GARAGE DOORS

- **Color (Patio I & II):**
Colors vary with manufacturers. For approved colors, refer to the sample color palette in the Community Center office. ARC will consider, individual requests to paint garage doors to match the stucco.
- **Color (Duplex):**
Dark brown
- **Style (All HOAs):**
Colonial or Ranch style without windows
Stockton Colonial style with clear glass windows

FRONT DOORS

- **Color (Patio I & II)**
Wooden doors stained natural or dark brown
Metal doors can be painted to match approved trim color
- **Color (Duplex)**
Wooden doors stained natural or dark brown
Metal doors painted dark brown

WROUGHT IRON FENCING & GATES

All HOAs

- Front gates cannot be higher than 8 inches above adjacent side walls or fencing
- Gates must be black (unless original was painted brown)
- New gates are to be smooth across the top (without spikes)
- Decorative gate/fence designs are allowed but are not to be excessively ornate or elaborate, and must be approved.
- No initials or family crests are permitted
- Screening placed on, or attached to, fences must be black

REPLACEMENT WINDOWS/PATIO DOORS (All HOAs)

- All exterior window/patio door colors must be dark brown or bronze. If homeowners replace only some windows/doors, the color must match the color of the existing windows:
- Those homes with window muntins (window pane dividers) in the front window(s) must replace windows with the same style window, to include muntins.

SOLAR PANELS

- Solar panels should be placed toward the back of the home whenever possible.
- All panels must be Terra Cotta or black panels with black frames, and a black backing.
- All HOAs must submit an ARC application indicating placement and type of panels, as well as the installation date.
- Duplex homeowners cannot arbitrarily install solar panels without direction from the Duplex Board.

SATELLITE DISH

An ARC application is required by all Associations before scheduling installation of a satellite dish. The application will provide ARC an opportunity to review the type and placement of the dish prior to installation.

Patio I & II

- Notify ARC prior to scheduling installation of a satellite dish.
- The dish should not be visible from the front of the home whenever possible.
- The dish should be installed toward the rear of home whenever possible. Otherwise, the dish should be located on the side toward the rear of the home, taking into account the neighbors' windows and their view of your home.
- Cable used for installation is to be white or off-white in color to blend with stucco and should not be visible from the front of the home.
- Cable is to be anchored securely to minimize movement caused by wind.
- If it is necessary to enter the neighbor's yard for installation, permission from the neighbor is mandatory.

Duplex

- All ARC applications for installation of satellite dishes will be reviewed by the Duplex Board. Whenever possible, satellite dishes should not be visible from the front of the home.