

SECTION M:
EASTVIEW ARCHITECTURAL REVIEW COMMITTEE (ARC)

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The Eastview Architectural Review Committee (ARC) reports directly to the Eastview RB Community Center Board of Directors and is responsible for architectural continuity throughout the Eastview community, including each Homeowners 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.

Homeowners should refer to the ARC binders which contain the mandatory paint vendors and approved colors.

AREAS OF RESPONSIBILITY

ARC's primary commitment is to uphold the 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.

ARC POLICIES

- No work shall begin on any exterior structure, exclusive use area, or common area landscape until the homeowner submits an ARC application and obtains approval for that project. If the project is in a common area, approval will also be obtained by the respective Association.
- All homeowner requests must comply with Eastview governing documents including the Eastview Articles of Incorporation, Community Center bylaws, each Association's CC&Rs, California civil codes, and city and state codes and/or ordinances.
- ARC approves applications based on aesthetics only and determines whether the proposed improvement is compatible with ARC standards and/or architectural quality.
- 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.
- ARC files are located in the Community Center office and remain locked at all times. No homeowner has access to any ARC file unless an ARC member meets with the owner. Owner requests to meet with an ARC member should be submitted online to the ARC email address at Eastviewarc@gmail.com. Files shall not be removed from the office except by a current ARC member.
- A booklet containing ARC approved colors is available for review at the Community Center office. ARC encourages homeowners to contact an ARC representative before beginning any exterior work. Comments and questions can be sent to ARC via email at Eastviewarc@gmail.com.
- Although ARC has selected various approved colors, ARC may not 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.

- No portable outhouse or dumpster shall be placed on common or exclusive use areas during construction without approval of ARC and the respective HOA. Washrooms located at the Community Center may be used by construction workers.
- City permits may apply to exterior structures. Any such permits required for a project are the sole responsibility of the homeowner and must be submitted to the respective HOA with a copy of the ARC application.

ARC APPLICATION SUBMITTAL & REVIEW PROCESS

ARC applications must be completed by Eastview homeowners for all exterior architectural and landscape requests. Applications may be obtained at the Community Center office or on the Eastview website at *www.EastviewRB.com*.

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

All decisions by ARC shall be in writing and distributed to the homeowner and the appropriate Association. If ARC denies a homeowner's request, the committee must include a written explanation of its decision, as well as an explanation of the homeowner appeal process for ARC decisions.

Patio I & Patio II Applications

Patio I and Patio II ARC applications must be submitted to ARC to be logged and processed and 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 an Association's 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 must 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 Board 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 Community Center Office. The written request must be *received* by the Board within 15 days of the date of notice to the homeowner of ARC's decision. The owner's request for appeal must state why he/she disagrees with ARC's decision. If an owner fails to file an appeal within this time period, he/she loses the right to appeal.

Due to fluctuating Board and committee meeting schedules, a homeowner could wait more than 30 days to have the Board hear his/her appeal. Any change to Board meeting schedules will be posted on the Community Center bulletin Board.

Once the Board receives a written appeal, the Board will notify the homeowner of the date to appear before the 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. Be sure to verify the meeting date and time with 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 encouraged to attend ARC meetings to discuss their application(s). ARC reviews application requests on a case-by-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.

NEIGHBOR SIGNATURES

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

ALTERATIONS TO EXTERIOR

Due to restrictions by all CC&Rs, changes to the exterior footprint and architecture of any home in Eastview are not permitted by all Eastview Associations.

ADDITION AND REMOVAL OF DOORS AND WINDOWS

Requests for installation of one or more doors or windows where none currently exists are reviewed and decided upon by the respective HOA and ARC. All application decisions are determined on an individual basis.

The same process applies to the removal of existing doors and windows.

EXTERIOR PAINTING

Stucco & Trim (All HOAs)

All Eastview approved colors are illustrated in the ARC color palette which is available for homeowners to review in the Eastview Community Center office or on the Eastview website at www.EastviewRB.com. When submitting an ARC application, include the assigned paint number or color chips with your application.

PATIO COVERS / STRUCTURES

All HOAs

Applications for patio covers must include a complete description of the project as well as a plan and/or drawing that indicates placement of the patio cover, type of materials, and color (refer to the ARC color palette in the office or online).

Patio covers with top slats must be at least 50% open. Patio covers must use a material that can be painted. ARC will consider individual requests to match the color of the stucco with the back and side patios only. Patio covers in the entry or front area of the home must be painted dark brown.

SOLID PATIO COVERS (Patios 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 current 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. Otherwise, approved standard roof tiles shall be used. No cloth, corrugated plastic, or fiberglass/metal material is permitted. Provisions for drainage on solid patio covers must be made under the advice of an engineer or qualified, licensed professional.
- ARC will consider individual requests to match the color of the stucco only for back and side solid patio covers.
- All front solid patio covers must be finished in an ARC approved dark brown color.
- All applications for solid patio covers are subject to approval by both ARC and the respective HOA.

LANDSCAPING

All common areas landscaping alterations require approval from both ARC and the respective HOA. Changes to landscaping in the exclusive use areas must be approved by ARC, with review by the HOA. Owners must include drawings that indicate design, type, and size of plantings with the ARC application.

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. No construction or plantings of any kind shall be allowed in the easement area without approval by the appropriate HOA and ARC.

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.

EXTERIOR WINDOW AND DOOR COVERINGS

Security screen doors may be installed with ARC approval. However, exterior window and door coverings are not permitted on Eastview homes. These include, but are not limited to, awnings; shades; security bars; and shutters.

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

The Duplex Association has installed concrete roofs on some Duplex homes as a one-time exception. ARC has the authority to monitor all aesthetic maintenance issues for Eastview roofs and to require corrective action when ARC deems necessary.

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

- **Material:**
 - Red Blend Clay Tiles "S" style

- **Tile Combination:**
 - 20% Fire Flash
 - 20% Terra Cotta
 - 60% El Camino Blend

GARAGE DOORS

- **Color (Patios I & II):**

Colors vary with manufacturers. For approved colors, refer to the sample color palette in the Community Center office or on the Eastview website at www.EastviewRB.com. ARC will consider individual requests to paint garage doors to match the stucco. Garage door trim must be dark brown or bronze in color.

- **Color (Duplex):**

Dark brown

- **Style (All HOAs):**

- Colonial or Ranch style without windows
- Stockton Colonial style with clear glass and window grids

FRONT DOORS

- **Color (Patios 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 gates or fences must be black.

EXTERIOR REPLACEMENT OF WINDOWS & PATIO DOORS

All HOAs

- All exterior windows and patio doors must be dark brown or bronze in color.
- If homeowners replace only some windows and/or patio doors in the bronze or dark brown color, the remaining windows and doors must be painted or stained to match the color of the new replacement windows.
- Windows that include window grids (window pane dividers) shall only be replaced with windows that match the original style, including window grids, unless otherwise approved by ARC.

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.
- Owners from all HOAs must submit an ARC application indicating placement and type of panels, as well as the installation date and time.
- Duplex homeowners cannot arbitrarily install solar panels without direction from the Duplex Board.
- All conduit must be painted to match the color of the stucco and roof tiles.

SATELLITE DISH

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

Patios 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 views.
- Cable used for installation must 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 from wind.
- If it is necessary to enter a 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.

NOTE: ARC approves applications based on aesthetics only. ARC decisions consider whether a proposed improvement is compatible with ARC standards and/or the project's architectural quality.

ARC approval does not constitute acceptance of any technical, structural, or engineering requirements, nor does ARC acceptance indicate compliance with applicable building materials, codes, or permits. ARC assumes no responsibility for such matters.