

**SECTION M:**  
**EASTVIEW ARCHITECTURAL REVIEW COMMITTEE**

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.

**REVIEW PROCESS**

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

**Duplex Applications**

With regard to Duplex applications only, ARC first logs the applications and then immediately forwards them to the Duplex HOA Board, with any attachments, prior to ARC's review. ARC will not review Duplex applications until at least 30 days have passed from the date ARC forwarded the application to the Duplex Board. If the Duplex Board does not respond to ARC within this 30-day time frame, 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.

**Patio I and Patio II Applications**

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

The Patio I and/or Patio II Board must return the original application, with the HOA Board's decision documented in writing on the application, to ARC within 30 days from the date ARC forwarded the application to the HOA Board. If the HOA Board does not respond to ARC within this 30-day time frame, ARC will contact the HOA Board for its decision. If ARC is unable to reach the HOA Board, ARC has the authority to proceed with its review.

## **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 the Community Center office if you plan to attend. All ARC applications are to be submitted to ARC at the Community Center office 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.

## **RIGHT OF APPEAL**

Homeowners have the right to appeal ARC's decision by first submitting their written request to the Community Center Board no later than seven (7) days in advance of the Board meeting, scheduled for the third Tuesday of each month at 7: 00 p.m.

The homeowner will then appear before the Eastview Community Center Board to state their reasons for their appeal. The Community Center Board's decision is final.

## **SUBMITTAL REQUIREMENTS**

The ARC application with a revision date of October 20087 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](http://www.EastviewRB.com).

## **EXTERIOR PAINTING:**

### **Stucco (All HOAs):**

Colors must be approved Eastview colors that appear in the ARC color palette. Homeowners can review the palette which is located in the Community Center office. When submitting an ARC application, include paint number or color chips with your application.

### **Patio Cover/Structures:**

Indicate placement on house or in yard, type of materials, and color.

#### **Patio I & II & Duplex:**

Top slats only (no solid roof or cover) are approved. Refer to the ARC color palette in the office. ARC will also consider individual requests to match the color of the stucco, but any exterior modification must include a material that can be painted.

## **LANDSCAPING:**

Landscaping alterations can only be made in the exclusive use areas. Include drawings showing design, type, and size of plants. Remember, there is a 3-foot easement from neighbors' homes. 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.

## **AWNINGS AND EXTERIOR WINDOW COVERINGS:**

No awnings or exterior window coverings are permitted on any Eastview home.

### **WINDOW UNIT AIR CONDITIONERS**

Window unit air conditioners are not permitted; central air conditioning is the only acceptable option.

### **ALL ROOFS:**

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

- **Manufacturer:** US Tile
- **Material:** Red 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:**

- **Manufacturer:** Any quality manufacturer of roll-up doors.
- **Color (Patio I & II):**  
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**

**Patio I & II:**

- **Wooden doors stained natural or dark brown**
- **Metal doors can be painted to match approved trim color**

**Duplex:**

- **Wooden doors stained natural or dark brown**
- **Metal doors painted dark brown**

## **WROUGHT IRON FENCING & GATES:**

### **Patio I & II & Duplex:**

- 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
- No initials or family crests
- Screening placed on, or attached to, fences must be black

## **REPLACEMENT WINDOWS (All HOAs):**

- All exterior window colors must be dark brown or bronze
- Those homes with muntins (window pane dividers) in the front window(s) must be replaced with the same style window.

## **SOLAR PANELS**

Solar panels should be placed toward the back of the home whenever possible. Please submit an ARC application indicating placement and type of panels.

Duplex homeowners cannot arbitrarily install their own solar panels without direction from the Duplex Board.

## **SATELLITE DISH:**

### **Patio I & II:**

- The dish should not be visible from the front of the home.
- Antennae are to be installed toward the rear of home whenever possible and, if not, on side toward the rear of the home, taking into account the neighbors' windows and their view of your home and the dish.
- 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:

- Placement of any satellite dish must be determined by the Duplex Board.

### NEIGHBOR SIGNATURES:

ARC requests will not be considered without notifying two neighbors and obtaining their signatures on the ARC application.

### 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 or exclusive use or common landscape area of the property until the homeowner submits an application request to ARC and obtains approval for that project.
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 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. 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 overall exterior and/or surrounding areas where work is to be completed.

***NOTE:** ARC approves applications based on aesthetics only – i.e. 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, or engineering specification, appropriateness of building materials used, compliance of local building requirements, etc. ARC does not accept responsibility for such matters.*