

View Terrace Association

CHAMPS/AAM,LLC
3520 Seagate Way, Suite# 100
Oceanside, CA 92056-2681

REQUEST FOR ARCHITECTURAL COMMITTEE APPROVAL

Dear Homeowner:

The governing documents of our Association (Rules and Regulations, Property Use #2) require that approval be obtained in writing from the Architectural Committee prior to any construction or alterations to the exterior of your home including but not limited to painting, landscaping, fences, roofs, etc. Please use this form to submit your request and forward it to the address indicated above. Thank you in advance for your assistance.

Sincerely,

View Terrace Association
Architectural Committee

HOMEOWNER NAME: _____ DATE: _____

STREET
ADDRESS: _____

DAYTIME PHONE: _____

EVENING PHONE: _____

DESCRIPTION OF
WORK: _____

DATE DESIRED TO BEGIN
WORK: _____

NAME OF
CONTRACTOR: _____

CONTRACTOR'S
LICENSE#: _____

PERMITS HAVE BEEN OBTAINED _____ YES _____ NO

Please include a set of plans or drawings with sufficient detail to communicate the work you intend to have done. Also, please provide samples and color chips of any materials. You will receive a response within 30 days. Please return your completed form to CHAMPS/The Kelly Group.

To be completed by the architectural committee:
Approval Denied:

Approval Granted as Requested:

Approval Granted subject to the Following Conditions:

For the Architectural Committee:

Print

Signature

Date

View Terrace Homeowners Association

c/o CHAMPS a Division of AAM, LLC

3520 Seagate Way • Suite 100

Oceanside, California 92056-2681

(760)603-0501 • FAX (760)603-0505

Home Improvement Form Impacted/Adjacent Neighbor Statement

Homeowner Name:			
Property Street Address:			
Lot #:			
Mailing Address:		Email Address:	
Home Phone:		Daytime Phone:	
The neighbors listed below have seen the plans I am submitting for architectural project approval. My neighbor's approval does not guarantee approval by the Architectural Committee or the Board of Directors.			
IMPACTED NEIGHBOR:			
Name	Address	Lot#	Phone #
Signature			
Please Check One: Agree _____ Disagree _____			
IMPACTED NEIGHBOR:			
Name	Address	Lot#	Phone #
Signature			
Pleased Check One: Agree _____ Disagree _____			
ADJACENT NEIGHBOR:			
Name	Address	Lot#	Phone #
Signature			
Please Check One: Agree _____ Disagree _____			
ADJACENT NEIGHBOR:			
Name	Address	Lot#	Phone #
Signature			
Please Check One: Agree _____ Disagree _____			

Please forward to View Terrace Homeowners Association

Architectural Committee c/o: CHAMPS/a Division of AAM, LLC • 3520 Seagate Way, #100 • Oceanside, CA 92056.

View Terrace Homeowners Association
c/o CHAMPS, a Division of AAM LLC
3520 Seagate Way, Suite# 100
Oceanside, CA 92056-2681
760/603-0501 * FAX 760/ 603-0505

February 4, 2015

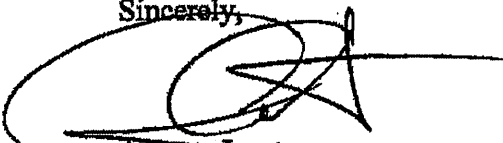
UPDATED ARCHITECTURAL GUIDELINES

Dear Homeowner:

During the February 2, 2015 Board of Directors meeting, your Board approved the Updated Architectural Guidelines (copy enclosed) which are effective February 2, 2015.

Please remember any changes to the yard or exterior of the home require architectural approval prior to making changes.

Sincerely,

A handwritten signature in black ink, appearing to be 'Annette Imoto', with a long horizontal line extending to the right.

Annette Imoto
Managing Agent

Enclosure



View Terrace Homeowners Association

Architectural Guidelines for Painting your Home

If you are planning to repaint any portion of your homes' exterior, you must first execute and submit the proper forms to the Board for approval. These two (2) forms can be obtained by calling Annette Imoto at CHAMPS.

The Association requests that when garage doors are repainted they be painted one solid color to match either the stucco or trim color.

Frazee Paints in Escondido is the source of approved colors.

There are FOUR (4) SCHEMES, each depends on ROOF COLOR. Another consideration is the color of roll-up garage door. Basically there are four garage door colors – white, almond, sand tone (sandalwood) and brown. Any other color is probably custom and could be considered by the Board. The following may help:

GARAGE DOORS MUST MATCH EITHER THE STUCCO COLOR OR THE TRIM COLOR

***Sandy Lane Stucco usually matches Almond Garage Door**

***Woodcut Trim usually matches the Sandalwood, Sand Tone Garage Door**

***Caribou Trim usually matches Brown Garage Door**

PLEASE NOTE: Color swatches contained in these documents are for reference only. Computer screen and color printer results vary and cannot be relied on for color matching. Please refer to actual paint chips provided by FRAZEE for a true representation of the color and color scheme. All requests for approval will be handled within 30 days. If there is an urgency, please let Annette Imoto or the Board know and every effort will be made to expedite your request.



View Terrace Homeowners Association

Paint Colors

Contact: Annette Imoto – CHAMPS (760) 603-0501

EXTERIOR (Stucco) COLORS:

182 Arizona White	8211 W. Sande Lane
556 Pampas White	8222 W. Desert Fawn

TRIM COLORS:

8694M Wood Cut
8715D Moose Point
8766N Caribou
538 Country Estate
8653 Stone Lion
CL 3185D Black Pepper



View Terrace Homeowners Association

Standards for Solar Heating

California Solar Rights Act

The Board of Directors have adopted the following standards for the installation of solar heating.

- 1) All solar energy systems require prior Architectural approval. Owners must submit construction drawings for the specific installation plan along with a request for architectural approval. The approval process for solar energy systems shall be the same as for architectural approval requests. The term "solar energy system" means any exterior solar equipment of any kind designed to make use of energy from the sun or to facilitate the collection, generation, transmission, measurement and/or storage of solar energy or electricity, including but not limited to solar panels, supports, structures, wires, cables, pipes or conduits of any kind serving such equipment. Conduits, pipes and wires shall be condensed and concealed as much as possible and painted to match adjacent surfaces. Any solar energy system must meet all City and governmental safety or other requirements.
- 2) The requirement to obtain prior architectural approval does not apply to any solar energy system constructed or installed in replacement for a solar energy system or component which was previously constructed in strict accordance with approval received from the Architectural Committee provided that such replacement system or component is constructed and maintained in the exact same location and is essentially identical in size, shape and appearance to the system or component previously approved by the Architectural Committee.
- 3) The standards and requirements of this section, or any condition of approval by the Architectural Committee, shall apply and be fully enforceable to the extent that they do not significantly increase the cost or significantly decrease the efficiency or performance of the solar energy system as specified by applicable law. In the event that any restrictions, obligations or conditions as provided in the Association governing documents or imposed by the Architectural Committee would result in a significant increase in cost or significant decrease in the efficiency or performance of the solar energy system as specified by applicable law, the solar energy system may only be constructed and maintained at variance to the Association's standards, requirements and conditions to the extent minimally necessary that will not result in such increased cost or decreased efficiency or performance while preserving, to the extent possible, the visual and aesthetic goals set out in the governing documents and any architectural conditions.



View Terrace Homeowners Association

Construction Guidelines for Lattice Patio Cover

The Board of Directors have adopted the following standards for the construction, repair and/or rebuilding of lattice patio covers.

- 1) No Lattice patio cover may be built until written approval of the Board is received. Written approval can be made only after receipt of the drawing or plan of the lattice patio location is submitted to the Board.
- 2) All lattice patio covers must be built on the property.
- 3) The lattice patio cover is to be painted the color of the trim of the home or remain natural wood color. If patio cover is NOT painted the color of the trim, the cover can have at least one coat of ONLY CLEAR Thompson water sealer. NO stain color to the lattice patio is ALLOWED.
- 4) A permit is required for any patio 120 square feet or larger.



View Terrace Homeowners Association

Guidelines for Windows

The Board of Directors have adopted the following standards for the installation of vinyl windows.

- 1) An Architectural Request must be submitted to the Board including a drawing, picture or pamphlet from the manufacturer or window installation company.
- 2) Request form **MUST** specify color choice and a sample if available. Approved colors are listed below:
 - A. White
 - B. Almond
 - C. Tan (Taupe/sandstone)
- 3) Approval **MUST BE OBTAINED** before any work begins. All requests will be reviewed within 30 days. If immediate action is required, indicate so on the form and your request may receive top priority.



View Terrace Homeowners Association

Replacement Roofing Procedures

- 1) An architectural request must be submitted to the Board for approval. No work may be started prior to receiving approval. All requests will be reviewed within 30 days. If immediate action is required, indicate on the form and your request may receive top priority.
- 2) Request from and neighbor impact from must be completely filled out, including phone numbers in case contact with homeowner is required.
- 3) It is the homeowner's responsibility to use a reputable and reliable contractor and obtain all required permits.
- 4) Once replacement is started, it must be done in a diligent manner. Any damage to common areas caused by roofing company is the homeowner's responsibility and must be repaired to its original condition. If the association is required to make repairs to the common area due to damage by roofing company, the homeowner will incur any costs associated with the repair.
- 5) Material from list below is approved. If material other than those listed is desired, a sample of product (either actual tile or a brochure with explicit details) must accompany architectural request. In either case the name and color of materials is to be indicated on the architectural request form.

APPROVED ROOFING TYPES (06/2014) SAMPLE OF COLOR MUST ACCOMPANY REQUEST.

Eaglelite – Lightweight/Reroof Ponderosa

#387 Brown Gray Range

#357 Live Oak

#302 Arcadia

#399 Charcoal Range

Monier Roofing Tile – SAMPLE MUST ACCOMPANY REQUEST.

Boral Lightweight Saxony Slate – SAMPLE MUST ACCOMPANY REQUEST.



View Terrace Homeowners Association

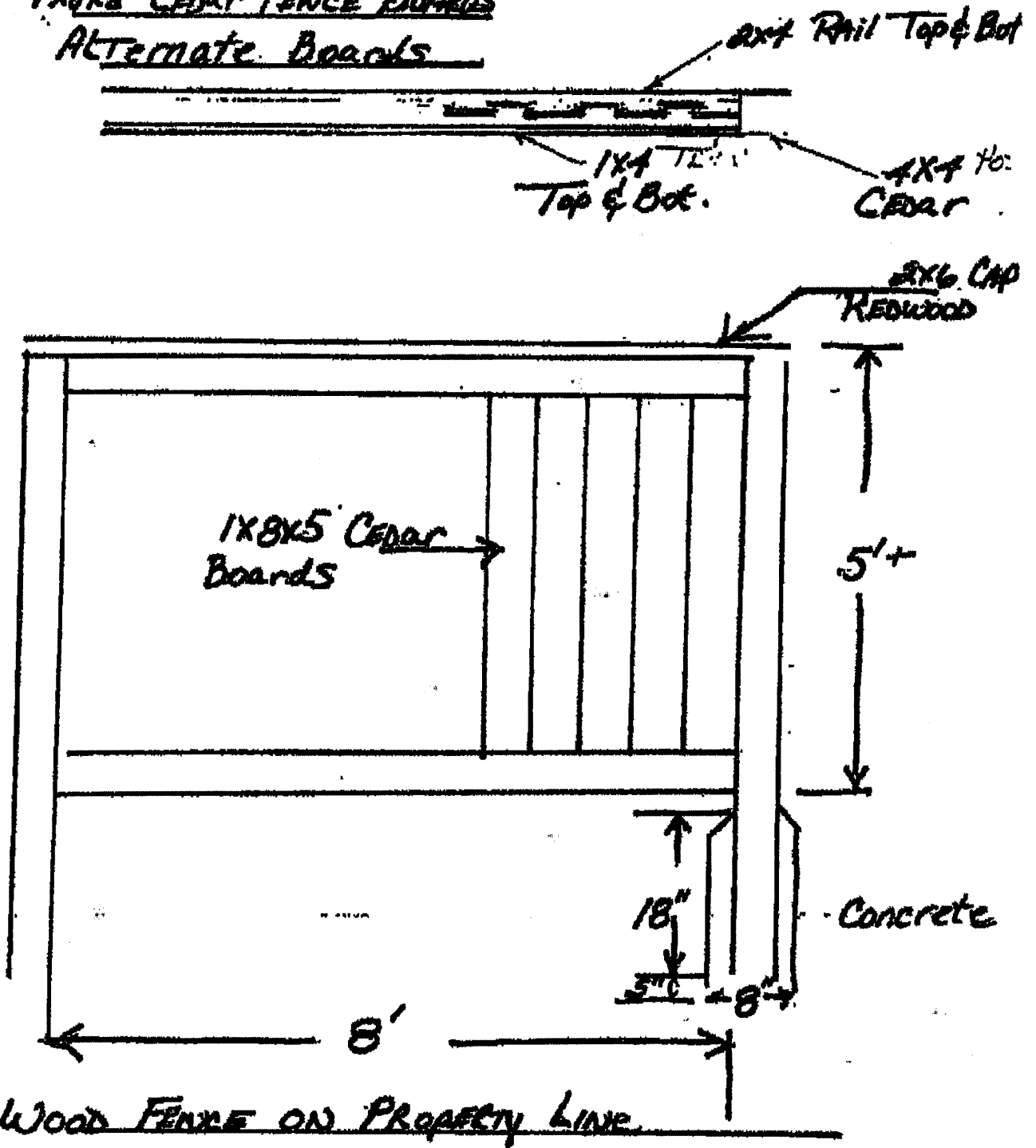
Standards for Wood Fences

The Board of Directors have adopted the following standards for the construction, repair and/or rebuilding of wood fences in the association. All fences must conform to these standards.

- 1) No fence may be built until written approval of the Board is received. Written approval can be made only after receipt of the drawing or plan of the fence location is submitted to the Board.
- 2) All Fences must be built on property lines.
- 3) Plans submitted to the Board for approval must be submitted by both owners affected by the fence (if applicable).
- 4) All fences should be alternate slat cedar fences must maintain a 2" x 6" cedar "cap" across top. All fence posts must be 4" x 4" cedar, placed in concrete foundations and spaced no more than 8' apart.
- 5) A "party" fence, that is a fence between two lots, must be 5' high, unless the "party" fence is on the view side of a lot, in which case, fence may be 4' high if the elevation of the adjoining lot is at least 1 foot lower.
- 6) A fence across the rear of the yard can be 5' high or 4' high.
- 7) Any gate installed may match the above standards.
- 8) It is recommended, but not required, that at least one coat of ONLY CLEAR Thompson water sealer be applied to slat cedar fences and gates. NO stain color to fence is ALLOWED. NO PAINT OF ANY KIND.
- 9) It is not necessary to construct a fence on your lot. If you do, however these standards do apply.

If you have any questions regarding these standards, please call Management at CHAMPS.

1x8x5' CEDAR FENCE BOARDS
Alternate Boards





View Terrace Homeowners Association

Standards for Wrought Iron Fences

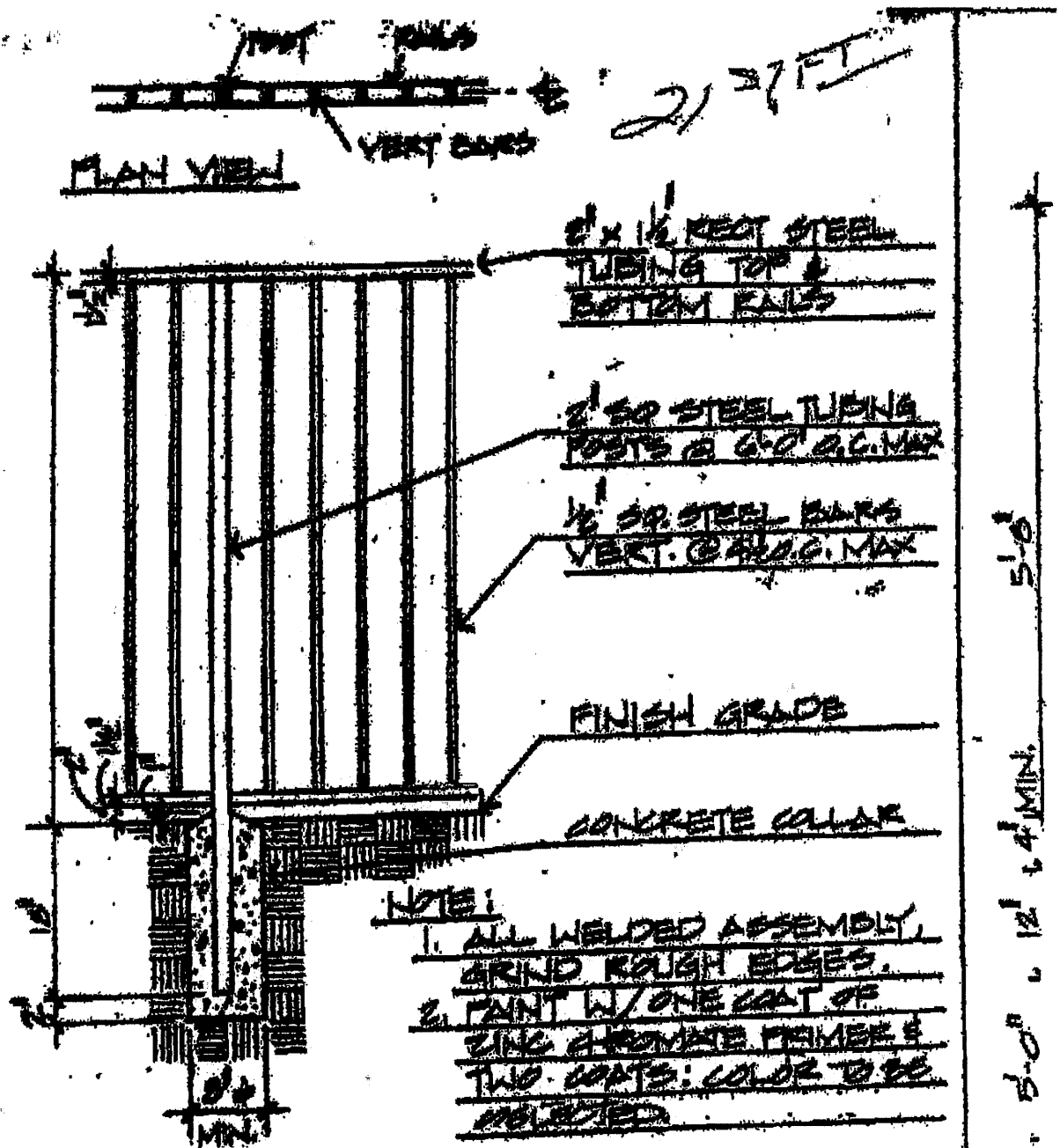
The Board of Directors have adopted the following standards for the construction, repair and/or rebuilding of wrought iron fencing.

Accompanying this letter are two designs. Additionally, these designs must adhere to the enclosed "Standards for wrought iron fences."

- 1) No fence may be built until written approval of the Board is received. Written approval can be made only after receipt of the drawing or plan of the fence location is submitted to the Board.
- 2) All Fences must be built on property lines.
- 3) Plans submitted to the Board for approval must be submitted by both owners affected by the fence (if applicable).
- 4) One design provides for fencing that is a combination of stucco and wrought iron. Stucco color should match the unit and wrought iron shall be painted black. The other design provides for a full wrought iron fence, black only is permitted. Both designs of wrought iron provide for a flat top railing WITHOUT any type of ADDITIONAL DECORATIVE EMBELLISHMENTS.
- 5) The enclosed designs call out the dimensions and construction details of fencing. These details, along with the fencing standards, should be shown to the owner's contractor. Should the owner wish to make changes to construction details, said changes must be called out, in detail on architectural request.

Homeowners are still required to obtain architectural approval for wrought iron fencing installation. Requests shall indicate compliance with approved standards and shall show location of fencing in relation to owner's unit and adjoining property.

Should you have any questions, please contact the management, CHAMPS.



B W.I. FENCE



View Terrace Homeowners Association

Standards for Vinyl Fences

The Board of Directors have adopted the following standards for the construction, repair and/or rebuilding of vinyl fences in the association. All vinyl fences must conform to these standards.

- 1) No fence may be built until written approval of the Board is received. Written approval can be made only after receipt of the drawing or plan of the fence location is submitted to the Board.
- 2) All fences must be built on property lines.
- 3) Plans submitted to the Board for approval must be submitted by both owners affected by the fence (if applicable).
- 4) Kroy privacy fence is the approved vinyl fence to be installed. Semi-Privacy or pre-fabricated solid privacy woodland select Natural Cedar is the ONLY color allowed. Post cap selection is Classic ONLY.
- 5) A "party" fence, that is a fence between two lots, must be 5' high.
- 6) A fence across the rear of the yard must be 5' high. This is the only approved height for the vinyl fence.
- 7) Any gate installed may match the above standards.

If you have any questions regarding these standards, please contact management at CHAMPS.