

MEADOW OAKS HOMEOWNERS ASSOCIATION

Design Guidelines

Revised November 7, 2022

PREFACE

Living in a private and gated community can be a pleasant and rewarding experience, especially in as beautiful a location as Meadow Oaks on the Santa Rosa Plateau.

Safety, consideration of your neighbors and good communications are essential to the success of Meadow Oaks.

Please read the following Guidelines carefully, if you have any questions, please contact the Homeowners Association via Ralston Management. Ralston Management can put you in touch with the Architectural Control Committee. Ralston Management can be reached at:

28441 Rancho California Road #101, Temecula, CA 92590

(951) 296-9030, (951) 296-9033 Fax

All property owners were given a copy of the Association's CC&Rs when they purchased their property. The CC&R's as well as the Design Guidelines regulate the uses to which an Owner may put his or her property. We urge you to read these two important documents.

ACKNOWLEDGEMENTS

These Guidelines are intended as a guide to the conduct and activities of all property owners, so that everyone living or visiting in Meadow Oaks will enjoy the maximum pleasure without annoyances or interference from others. They were compiled by your Association's Board of Directors for the purpose of creating, maintaining and protecting property values, and making Meadow Oaks living a pleasant and rewarding experience. Your cooperation is essential to accomplish these goals.

Although some of the provisions contained in the CC&Rs and the Rules and Regulations are referenced and/or repeated in these Guidelines, there are other provisions of those documents, which are not discussed herein. You have an obligation to be completely familiar with the Association's CC&Rs, and Rules and Regulations and to abide by them.

Note: Meadow Oaks falls under the jurisdiction of the County of Riverside and all applicable ordinances and codes apply.

APPROVAL AND CONFORMITY OF PLANS AND IMPROVEMENTS

No building, fence, wall, structure, landscaping improvements (including such landscaping improvements that consist of predominantly hardscape material(s) including but not limited to cement, rock and gravel)), shall be commenced, erected, maintained upon, or removed from the Property, nor shall there be any addition to or change in the exterior of any Lot, building, fence, wall, structure, the painting (other than painting with the same color of paint as previously existed) of exterior walls, patio covers and solar and other energy saving devices, except in compliance with these Design Guidelines, the CC&R's, the Association Rules, and the plans and specifications (showing the nature, kind, shape, height, width, color, materials and location) which have been submitted to and approved by the Architectural Control Committee (ACC) as to their structural integrity and harmony of external design and location in relation to surrounding structures and topography.

Notwithstanding the foregoing, an Owner shall not be required to obtain the approval of the ACC if the Improvement cannot be seen from any other Lot and/or any adjoining street or road.

To obtain ACC approval, property owners must submit to the Association c/o Ralston Management detailed plans for the improvements, in accordance with the Instructions and Checklist attached as Exhibit "A". (Extra copies may be obtained from Ralston Management.)

Plans for major improvements must be accompanied by a review fee of \$100.00 for each submission made payable to Randall Hamerly, AIA. Major improvements have been defined as pre-construction grading and the construction of any building or structure which requires a building permit by Riverside County authorities. No fee is required for minor improvements which will be evaluated by the ACC without a review by the consulting architect.

DESIGN AND USE RESTRICTIONS

In addition to the provisions of the Covenants, Conditions and Restrictions, the use and occupancy of the property in Meadow Oaks is subject to the following (NOTE: as indicated above, some of the provisions of the CC&R's and the Rules and Regulations are repeated here in whole or in part for convenience). In the event of any conflict between the provisions of the CC&R's and these Design and Use Restrictions the provisions of the CC&R's shall prevail.

1. Residential Use. Each Lot shall be used as a residence for a Single Family and for no other purposes. The term "Single Family" shall mean a group of one or more persons each related by blood, marriage or legal adoption, or a group of one or more persons not so related, together with their domestic servants, who maintain a common household in a dwelling upon a Lot.

2. Access. With the exception of Lot 42, no lot shall have direct vehicular access to Calle Pino, Tenaja Road, Calle Bandido, or Avenida Bosque. All vehicular access to the internal roads on the Property shall be through the front gate off of Calle Pino at Calle Juanito (in special circumstances limited vehicular access may be obtained through the back gate on Calle Teresa at Calle Bandido). Owners whose lots are adjacent to Calle Pino, Calle Bandido, or Avenida Bosque may apply to the Board of Directors for permission to install equestrian gates accessing such roads. If approved, the property owner must contract with a Vendor approved by the Board to construct and install the gate. The cost of such installations will be the responsibility of the property owner. Note: equine openings shall not exceed 42 inches in width, and gates must be in the style approved by the Board of Directors and must be kept locked. A picture of a gate constructed in the approved style is attached hereto as Exhibit B.

3. Placement/Set Backs. All buildings and other improvements must be placed in a manner to fit in with the natural landscape of the property. With the exception of fences, which may be constructed along the perimeter of a property, all improvements must be placed at a reasonable distance from, and have minimal interference with neighboring properties, subject to Riverside County codes and ordinances and ACC/Board of Directors approval. Notwithstanding the foregoing, fencing which is adjacent to a street shall be set back at least 14 feet from the edge of the pavement and at road intersections maintain sight distances, or “corner cut offs”, consistent with the design intent of the original “net lot” perimeter boundary.

4. Quality. All buildings and other improvements are to be of such architectural quality and design that they will blend in with the rest of the community, thereby maintaining or enhancing the value of all properties within Meadow Oaks.

5. Color. Color schemes for all building and other improvements are to be compatible with the community with no sharp contrasts or clashing colors.

6. Conformity. All structures detached from the primary residence must match the general architectural design, materials and color of the primary residence.

7. Driveways. In order to protect the edge of the roads the first ten foot portion of any driveway, measured from the edge of the adjoining paved road, must be paved. Acceptable material includes concrete, black-top, concrete inlaid pavers, and flagstones. Such paving must also be placed between the edge of the road and any mailbox such that the mail carrier does not drive off of the paving when delivering the mail.

8. Compliance. Each Owner is personally responsible to ensure that all improvements, once approved by the ACC, are in compliance with said Approval, and with all local, county, state and federal codes, laws, and regulations.

9. Drainage. No Owner shall interference with the natural drainage pattern over his Lot from adjoining or other Lots, and each must make adequate provision for proper

drainage from any such other Lot in the event the natural drainage over his Lot is changed or altered. For the purposes hereof, "natural" drainage is defined as the drainage that existed prior to the grading of the Lot. In addition, each Owner shall install such berms, ditches or other improvements as may be necessary to protect the edge of any road adjoining the Lot.

10. Residences. No more than one residence shall be constructed on any one Lot, except that a guest house or servants' quarter may be constructed on a Lot upon obtaining approval of the Architectural Control Committee. The main residence constructed on a Lot shall contain a minimum of 2,250 square feet enclosed floor area devoted to living purposes (exclusive of roofed or unroofed porches, terraces, decks, garages, carports or other outbuildings).

Construction of a residence within Meadow Oaks must be completed within one year from the first day of grading unless a lengthier construction schedule was submitted to and approved by the ACC. Until said improvements are completed, the property owner shall continuously maintain the property in a neat, orderly condition, including routine cutting of weeds, control of erosion, etc.

11. Common Areas. No improvements shall be constructed, altered, erected, placed or maintained upon any portion of the Common Area unless authorized in writing by the Architectural Control Committee. In the event that an Owner constructs, plants or places anything in the Common Areas such Owner by doing so will be deemed to have assumed liability for any damages resulting therefrom and shall indemnify, defend and hold the Association harmless from and against any claims for damages.

12. Construction Trailers. Property owners must comply with the resolution adopted on February 15, 2003, by the Board of Directors, which governs the conditions and rules of a recreation vehicle or trailer on a lot during construction. A copy of the resolution and the application/agreement form is attached to this document as Exhibit "C".

13. Propane Tanks, etc. The following items must be screened or placed in an approved manner if visible from any street inside/outside of Meadow Oaks or from a neighboring property: propane tanks, water tanks, wells, electric meters, amateur radio (Ham radio) antennas, play structures and trampolines.

14. Construction Debris. Construction and landscape clearing debris must be removed promptly. No such debris may remain for any period of time in excess of 14 days. Large rocks disturbed by grading and/or other construction related activities on a Lot must be removed from the Lot, buried, or arranged in an attractive natural manner. They may not be left in a pile on the Lot or just dumped over the edge of a slope.

15. Walls and Fences. No wall or fence shall be erected, altered, or maintained along any exterior lot line unless such fence or wall is first approved in writing by the Architectural Control Committee. The following material is acceptable for fencing: wood, wrought iron (vertical bars), masonry, stucco, or P.V.C. (if it matches the Association's exterior fencing). The following materials are NOT acceptable for fencing: sheet metal, aluminum, chicken wire or wire mesh, chain link, plastic webbing, reed or straw like materials, corrugated or flat plastic, fiberglass sheets or panels, rope or other fibrous strand elements and glass block. Wire fencing is acceptable inside of an area already fenced using acceptable materials. All materials and construction are to be of good quality. Acceptable colors are white, black or brown. NOTE: The perimeter fence surrounding Meadow Oaks is the property of the Association. Individual property owners may not remove portions of the fence, install wire-mesh, construct gates, attach signage, or in any other way alter the appearance of the fence unless prior written approval is obtained from the Board of Directors.

16. Night Lighting. All exterior lighting on any Lot shall require the prior written approval of the Architectural Control Committee (ACC); *provided, however*, in no event shall any lighting violate any applicable law or policy, including, without limitation, any applicable "black sky" ordinance. No exterior lights for basketball, tennis or paddle tennis courts or similar activities shall be permitted without the prior approval of the ACC.

17. Patio Structures. All small permanent structures such as patio structures, sunshades, arbors, storage sheds and gazebos must conform to the original architectural character and color scheme of the existing dwelling and be constructed of quality materials. Unacceptable materials are; metal or prefabricated structures of metal, corrugated plastic, corrugated fiberglass, plastic webbing, split bamboo and reed or straw like materials.

Notwithstanding the provisions in the rules requiring secondary structures to have the same roof and architectural style as the primary residence, relatively small (150 square feet or less) shade structures for horses may be constructed with metal roofs. The metal roofs should, to the extent possible, be the same or similar color to the roof on the house. In order to qualify for this exception the roof must be flat (i.e., have a pitch no greater than 1 inch in 10 feet). The four corner support posts for the roof may be metal as well. There can be no side walls – only the four corner posts. No more than three such structures may be constructed on any one lot and the shade structures must be at least 40 feet from each other. As with all structures, no such shade structure shall be constructed until its size, location and other characteristics have been approved by the Architectural Control Committee.

18. Pools, etc. Pools, ponds, courts, corrals, paddocks, arenas and all similar items if visible from any street inside/outside of Meadow Oaks or from a neighboring property need to be aesthetically acceptable to the neighborhood.

19. Antennas and Towers. Towers, antennae, aerials, or similar items are not allowed unless approved by the Architectural Control Committee (small diameter satellite dishes for television and/or internet reception are excepted). All other types of appliances or installations upon the roofs or sides of any structure situated upon a Lot shall not be permitted unless they are installed in such manner that they are not visible from neighboring properties or adjacent streets unless approved in writing in advance by the Development Review Committee.

20. Views. No Owner shall permit anything or any condition to exist upon any portion of his Lot which shall interfere in any material way with the view from any adjoining Lot. It shall be in the discretion of the Architectural Control Committee to determine if any such material obstruction of an adjoining Lot's view exists and to require the removal thereof, after due notice and an opportunity to be heard has been afforded the obstructing Lot Owner.

21. Materials for Construction. No used structures shall be relocated or placed on any Lot. All structures constructed or placed on any Lot shall be constructed entirely of new material (rock and used brick excepted).

22. Landscaping. Within one year of completion or occupancy of a residence, whichever is first, the driveway and landscaping visible from any street must be completed and maintained in an attractive condition. Each Owner shall (i) be responsible for the maintenance of their Lot in a clean, sanitary and attractive condition, and in such a manner as not to create a fire hazard, (ii) keep the same free from rubbish, litter and noxious weeds, (iii) maintain, cultivate, and keep in good condition and repair shrubs, trees, grass, lawns, plantings and other landscaping located or from time to time placed upon his Lot in such a manner as to prevent or retard erosion and to encourage the growth of indigenous ground cover, (iv) replace dead plants, shrubs, trees, grass or any other landscaping on his Lot with plants shrubs, trees, grass or landscaping of the same or similar type, (v) maintain all paved surfaces and keep them clean, reasonably dry and free of oil and other extraneous matter, (vi) maintain all slopes, if any, located upon such Lot, (vii) maintain all retaining walls, if any, located upon such Lot and (viii) maintain any drainage structures located upon such Lot. These requirements apply to the entirety of each Lot and any area between the edge of a Lot and the edge of the pavement of all adjoining roads within the Property.

23. Leasing. Each Owner's right to lease or rent their house, guest house or their Lot or any portion thereof is subject to the following

(a) Any lease or rental agreement must be in writing and must be for a term of least thirty (30) days. After the expiration of the initial 30 day term, an Owner may continue to lease or rent month-to-month to the same tenants. A condition of the lease shall be that the tenant shall not have the right to sub-lease all or any portion of the property.

(b) The Owner shall include a provision in the lease that the tenant agree to fully comply with the Covenants, Conditions and Restrictions and the Association's Rules and Regulations, copies of which must be provided to the tenant. Owner shall provide the

Association with the name and contact information of each tenant signing the lease, prior to allowing tenant to take occupancy.

(c) Every Owner is fully responsible for his tenant's failure to comply with all Association Governing Documents. Owners shall be held responsible for any damage caused by their tenants and their family, employees, agents, guests or invitees to the Common Area and for any violation of the Governing Documents. Owner shall be specially assessed for the cost to repair any damage caused by their tenants.

(d) Upon written request from the Association, Tenants must pay to the Association that portion of the rent necessary to satisfy any obligation of the Owner of the Lot to the Association for payment of delinquent assessments. All payments thus made will reduce the Tenant's obligation to Owner of the Lot by like amount. Payment of assessments is deemed necessary for the habitability of the Lot.

(e) No portion of any lot may be used for weddings and/or wedding receptions. Notwithstanding the foregoing, weddings and/or wedding receptions are permitted if either the bride or the groom is a member of the Owner's immediate family.