

## ARCHITECTURAL DESIGN GUIDE LINES

**AWNINGS:** Exterior window awnings are not permitted.

**EXTERIOR LANDSCAPE LIGHTING:** Low voltage lighting is a type of landscape lighting that uses 12 volt electrical instead of the 120 volts delivered by regular household current. Low voltage landscape lights installed within 18 inches off the ground still requires prior ARB approval. All maintenance and repair is the owner's responsibility. Any damage to the common landscaping is the responsibility of the individual owner. The HOA is not responsible for any damage to the Malibu lights.

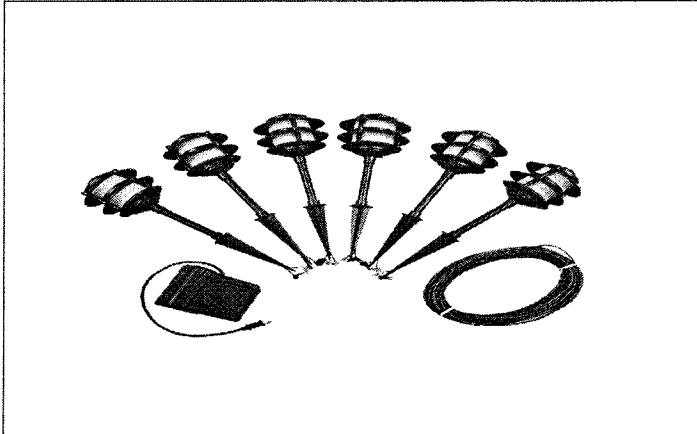


Figure 1: The approved type and model: Malibu® 6 light 3-Teir Black Metal Low Voltage Light Kit, Model CL19126T

**FENCES:** The first 6 feet of the wood fence dividing lots belongs to the **VIEW RIDGE Home owners Association**. The HOA maintained fencing (**the first 6 feet**) and walls should not be modified by alteration, additions, or color. The remaining fence is jointly owned by both owners of the adjoining lots. Fences can be painted the standard View Ridge brown. (**Paint code: Sparta shield Flat", Base - M, SSSL 10-0-M-1, 04-2Y31.875, 08-32.3, 13-2Y12.125**). All fences require prior approval by the ARB. There must be at least a 6-inch clearance between the fence and any plant material.

- **HEIGHT OF FENCE**– All fences, wood or wrought iron must be **(5) feet** (no exceptions).
- **FENCE MATERIALS** - All fences shall be constructed of rot resistant wood such as cedar, redwood, or cypress, or black wrought iron. **Chain link, chicken wire, vinyl coated or other galvanized metal wire fencing will not be permitted.**
- **PRIVACY FENCING**:-The approved metal fencing for View Ridge (privacy fencing) "Expanded Steel Mesh" the material description is **FLAT 1/2" X 16 Gauge**. It is a raw steel product which must be cut to size, primed and painted 'BLACK'. It may be attached to the outside perimeter fence only with the use of "black plastic ties". The fencing may not be permanently attached to the perimeter fence by welding or screws, or any other type of fastener. The material comes in either 4'X4' or 4' X 8' sheets and can be cut to size. The material can be purchased from Tuch Metal and Sales Co. 8756 Vanalden Ave. Northridge, CA 91324. 818 349-3761. Call for directions.

## **DOORS - FRONT ENTRY**

- **FRONT WOOD DOORS:** Exteriors are painted by the HOA.
- **SCREENS FOR FRONT DOORS:** Architectural forms must be submitted and approved prior to the installation of screen doors. The authorized door is the **Columbia 36 in. Regal View Bronze screen door-- Model #20168082 at Home Depot.**

**GARAGE DOORS:** The ARB authorized garage door is a “CLOPAY” **STEEL-BACKED, OVER HEAD ROLLUP DOOR, Model #4050. Must be painted the View Ridge paint color.**

**GARAGE ENTRY DOOR:** Garage entry doors, both those that allow direct access from the garage into the unit and those doors that do not directly access the unit, are the responsibility of the owner and must be a fire door to meet LA city code.

**GAZEBOS:** GAZEBOS OF ANY KIND ARE NOT PERMITTED

**HOT TUBS:** Permanently installed hot tubs or spas require prior ARB approval. All hot tubs and spas must conform to all applicable City or County regulations. Permanently installed, above-ground swimming pools are prohibited.

**LIGHTING FIXTURES:** Front exterior **ENTRY** lighting fixtures are to be replaced only with fixtures of similar size, color, and style. If homeowner is not sure fixture is acceptable, Board approval is recommended before installing.

## **PATIO SHADE STRUCTURE:**

Other than an umbrella, the only patio shade structure allowed is as follows: All patio shade structures must be approved by the ARB, constructed of rot resistant wood such as cedar, redwood, or cypress., permitted by LA City Building and Safety, and built by a licensed, insured contractor and painted with approved View Ridge color. Alternate materials, such as Alumawood may be considered on an individual basis. (Refer to the drawing –Suggested Guidelines for Patio Trellis – in the appendix.)

Note: No cloth or obstructive covering of any kind is permitted over or hanging from this structure.

**PATIO DOORS** : The Milgard STANDARD ALUMINUM PATIO DOORS or THERMALLY-IMPROVED PATIO DOORS or MILGARD WOODCLAD™ **SOLID PANE DOOR**. All doors need ARB Approval.

**FRENCH PANES ARE NOT PERMITTED.**

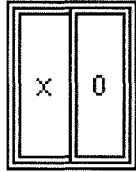


Figure 2 "X" is the moving panel. "O" is the fixed panel.

**PET DOORS:** Pet doors must have approval of the ARB/Board of Directors.

**PLANTERS, PLANTER BOXES & FLOWER POTS ON PATIOS &**

**BALCONIES:** For safety reasons, no items may be placed on second story railings. Planter boxes and flower pots are permitted on ground level patios. Planters built on patios must be consistent with the architecture of the community and have proper drainage. They cannot be backed up to the stucco. All structural planters, including masonry, must have ARB approval. Owners are responsible for the cost of repair of any damage caused to neighboring patios or to any common area by a planter or planter box.

**PRIVACY SCREENING OR LATTICE WORK:** Lattice of any kind used as a privacy screen on patio wrought iron fence is not permitted. (Refer to **Privacy Fencing**)

**SECURITY DOORS:** Metal security doors or windows are not permitted.

**WINDOWS:** THE AUTHORIZED REPLACEMENT WINDOW IS THE STANDARD MILGARD ALUMINUM WINDOW, HORIZONTAL SLIDER WINDOW, OR THERMALLY-IMPROVED WINDOW.

### Style of Window

All windows viewed from the exterior "X" is the moving panel, "O" is the fixed panel.

#### STANDARD MILGARD ALUMINUM WINDOWS, HORIZONTAL SLIDER WINDOW, SOLID PANE

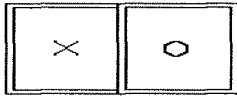


Figure 3 "X O" WINDOW

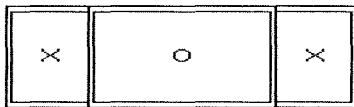


Figure 4 "XOX WINDOW

The Board approved the installation of the XOX window configuration for the upstairs bedroom window in the A and D model and for the downstairs dining room window in the D model. These windows are 92 inches wide. The window replacement must be the approved Milgard model.

VINYL WINDOWS WITH TRIPLE PANE GLASS IN DESERT TAN VINYL ARE APPROVED BY THE ARB FOR INSTALLATION ON THE FREEWAY SIDE OF THE UNIT, IN THOSE UNITS ON LAHEY OR INDEX THAT ARE BACKED UP TO THE 118 FREEWAY AND THOSE ON INDEX AND KEY WEST BACKED UP TO RINALDI.

FOR OWNERS OF END UNITS – CONTACT THE HOA FOR SPECIFICATIONS. ALL WINDOW CHANGES MUST HAVE ARB APPROVAL.

#### WINDOW REPLACEMENT POLICY:

While all windows do not have to be replaced at the same time, for visual continuity, all windows on the front of a unit and visible to other units, OR on the back of the unit and visible to other units, must be replaced at the same time with the same windows. Window screens must be kept secure and in good repair.

# View Ridge Towne Homes

c/o Valencia Management Group  
P.O. Box 802920 • Santa Clarita CA 91380-2920  
(661)295-9474

## HOME IMPROVEMENT FORM

Homeowner Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Homeowner's Signature: \_\_\_\_\_ Date \_\_\_\_\_

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SUBMITIALS CHECK LIST:(Please include the following)

- 1) COMPLETED HOME IMPROVEMENT FORM
- 2) COMPLETED NEIGHBOR STATEMENT FORM(ON REVERSE IF APPLICABLE TO YOUR ASSOCIATION).
- 3) THREE (3) SETS OF ALL FORMS AND DRAWINGS - FAILURE TO SUBMIT TWO COPIES WILL RESULT IN YOUR APPLICATION BEING DEEMED INCOMPLETE.
- 4) PLEASE INCLUDE DETAILS OF SIZE, DESIGN, COLOR AND MATERIALS; LOCATION OF DRAINS; NUMBER, TYPE, SIZE AND LOCATION OF ALL TREES AND SHRUBS MUST BE INCLUDED ON DRAWINGS. NAMES OF PLANTS SHOULD INCLUDE THE COMMON NAME.

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PROJECTS BEING SUBMITTED: (Please check appropriate items)

ARCHITECTURAL LANDSCAPE / HARDSCAPE / EQUIPMENT

Landscape     AirConditioner     Deck(wood)     Front     Built-InBarbecue  
 Rear     Lighting     GreenHouse     Trees (common name & location)  
 PatioCover     Hardscape     Spa&Equipment     PatioSlab     Swing Set/Playhouse  
 Painting     Waterfall/Fountain     Fence(s)     Drains     Side  
 GarageDoor     Retainingwall

Other \_\_\_\_\_

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DO NOT FAX YOUR PLANS OR THIS FORM MAIL TO THE ADDRESS ABOVE OR DELIVER TO  
25106 Avenue Tibbitts, Suit 100, Valencia, CA 91355

\*\*\*SEND ALL CERTIFIED MAIL TO OUR STREET ADDRESS TO AVOID DELAYS\*\*\*

# View Ridge Towne Homes

c/o Valencia Management Group  
P.O. Box 802920 • Santa Clarita CA 91380-2920  
(661)295-9474

## NEIGHBOR STATEMENT

The intent of this form is to notify your neighbors of the type of improvements you are proposing for your residence. Please have your neighbors sign off where indicated verifying that they have reviewed the information contained in your application.

Any questions regarding this application may be directed to the Design Review Committee at P.O. Box 802920, Santa Clarita CA 91380-2920 or by calling 661-295-9474.

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Name: (please print)

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Date

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Signature

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Address

Comments:

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Name: (please print)

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Date

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Signature

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Address

Comments:

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**VIEW RIDGE TOWNE HOMES ASSOCIATION**  
**ARCHITECTURAL AMENDMENT - WINDOWS & PATIO DOORS**

**November 1, 2015**

**Window Replacement Policy**

While all windows do not have to be replaced at the same time, for visual continuity, all windows on the front of a unit and visible to other units, OR on the back of the unit and visible to other units, must be replaced at the same time with the same windows. Installation must be done by a licensed and insured vendor. The windows should have the security of locks. Window screens must be kept secure and in good repair

**WINDOWS:**

The authorized replacement window is WHITE VINYL not to exceed 2" in width and must be flat against the exterior stucco. In order to conform to the style of the existing aluminum windows and maintain a uniform appearance, the vinyl windows must be one of the following (4) styles approved:

1. Milgard Style Line® Series
2. Andersen® 100 Series
3. Jeld- Wen® Premium Vinyl
4. Anlin - Catalina Flush or Del Mar Flush

**Style of Window**

All windows viewed from the exterior "X" is the moving panel, "O" is the fixed panel.

**WHITE VINYL WINDOWS - HORIZONTAL SLIDER WINDOW, SOLID PANE**

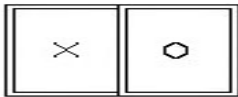


Figure 3 "X O" WINDOW

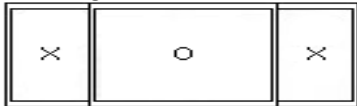


Figure 4 "XOX WINDOW

The Board approved the installation of the XOX window configuration for the upstairs bedroom window in the A and D model and for the downstairs dining room window in the D model. These windows are 92 inches wide. The window replacement must be one of the approved styles listed above.

Vinyl windows with triple pane glass are approved by the ARB for installation on the freeway side of the unit, in those units on Lahey or Index that are backed up to the 118 freeway and those on Index and Key West backed up to Rinaldi. For owners of end units - contact the HOA for specifications. **ALL WINDOW CHANGES MUST HAVE ARB APPROVAL.**

NOTE: The authorized replacement of ALUMINUM WINDOWS remains with the STANDARD MILGARD STYLE, HORIZONTAL SLIDER WINDOW OR THERMALLY-IMPROVED WINDOW.

**SEE REVERSE SIDE FOR PATIO DOORS**

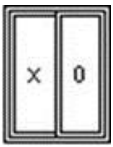
**PATIO DOORS:**

All replacement doors require ARB approval.

Authorized replacement patio doors: STANDARD ALUMINUM, THERMALLY IMPROVED PATIO DOORS, SOLID PANE, OR WHITE VINYL not to exceed 2" in width and must be flat against the exterior stucco. In order to conform to the style of the existing aluminum windows and maintain a uniform appearance, the vinyl doors must be one of the following (4) styles approved:

1. Milgard Style Line® Series
2. Andersen® 100 Series
3. Jeld- Wen® Premium Vinyl
4. Anlin - Catalina Flush or Del Mar Flush

**FRENCH PANES ARE NOT PERMITTED.**



**Figure 2 "X" is the moving panel. "O" is the fixed panel.**



**VIEW RIDGE TOWNE HOMES ASSOCIATION**  
**APPROVED RULE AMENDMENT - PATIO LANDSCAPE: TREES & SHRUBS**

**March 1, 2016**

**Patio Trees & Shrubs - Installation & Maintenance Policy**

Each homeowner or resident is responsible for the proper maintenance of their patio area, which must be kept free of weeds, trash and other debris. Each unit must be maintained in good-looking condition. Planting in the patio area is the sole responsibility of the individual homeowner. Any damage caused to neighboring drains, patios, common sewers or landscaping drainpipes by trees planted in exclusive use common areas (unit patio), is the sole financial responsibility of unit owners. Owners are not permitted to plant any material in the front walkway common area. The walkway is part of the Association's common area.

1) Trees and shrubs with inherently invasive roots that are located within the exclusive use patios and/or trees planted in locations where roots may cause property damage are deemed a potential nuisance. The HOA recommends all residents remove such trees, shrubs and their roots from the patios. Failure to remove such trees, shrubs or roots will expose the owner to any and all liability for damages caused to other owners', neighbors' or any HOA property.

2) The HOA has no duty to inspect exclusive use patios, however, based on reports which are confirmed by clear and visible evidence of a serious and immediate threat to property, the Board may:

(a) Warn the owner to take all necessary steps (including the removal of such trees) to abate the nuisance. After an opportunity for a hearing if the owner fails to comply, the owner is subject to fines in accordance with the Association's Enforcement & Fine Policy.

(b) If an owner fails to comply with the Board's decision to abate the nuisance, and if the Board then determines that such trees and/or roots have or are very likely to cause serious damage if not imminently removed, the HOA under its authority to abate serious nuisances and after giving 72 hours of notice to the owner, may enter the owner's property to remedy the problem (including removal of the trees). The owner will be assessed all costs incurred for the abatement process.

3) Owners will not be permitted to install new plantings of trees or shrubs with inherently invasive roots within the exclusive use patios or in locations which are likely to cause property damage. Owners in violation of this rule may be ordered to remove such trees and are subject to fines.

**Trees & Shrubs with inherently invasive roots include, but are not limited to the following:**

1. Ficus Trees or Shrubs
2. All fruit bearing trees
3. Poplar Trees
4. Holly Trees
5. Bamboo
6. Baywood
7. Sumacs

*Owners are responsible for researching whether any other new plantings proposed (aside from those listed) may have invasive roots and must also ensure that new plantings of any type be placed in locations that will NOT allow roots to clog patio drains or damage property.*