

AUDIE MURPHY RANCH

DESIGN GUIDELINES

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FORMS

Section I: Introduction

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A. **Master Association Responsibilities:** The Audie Murphy Ranch Community Association (the “Master Association”) is charged with the preservation of the architectural character and enhancement of the landscape setting of the Community. The Master Association is granted the power to administer and enforce architectural controls within the Community pursuant Articles V and IV of the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Audie Murphy Ranch (the “Master Declaration”). The Master Association is responsible for preparing these Design Guidelines (the “Guidelines”).

All proposed Improvements (as defined in the Master Declaration) to verify the Improvement’s compliance with the provisions of these Guidelines.

Regardless of which Association is the responsible reviewing entity, all future references to the Design Review Committee (“DRC”) in these Guidelines shall refer to the applicable DRC / Board of Directors.

- B. **Purpose of Design Guidelines:** The purposes of these Guidelines are (1) to preserve the aesthetic character of the Community as established by the initial development, (2) to assure compatibility among Improvements, and (3) to preserve a high quality of appearance. The Guidelines are intended to both give specific design criteria to Owners and their consultants in preparing drawings for architectural, landscape architectural, and other Improvements (both for initial Improvements and for subsequent landscape and architectural Improvements after completion of initial residential construction), and to give the DRC a basis upon which to review the drawings submitted by Owners for compliance with the requirements of the Guidelines. The DRC reviews proposed Improvements for aesthetic purposes only. It is the Owner’s responsibility to follow all applicable federal, state and local building codes. Any items or issues not addressed in the governing instruments for this Community are matters left to the discretionary judgment of the DRC or its appointed design review consultant acting in good faith on behalf of the best interests of the Master Association as a whole.
- C. **Definitions:** Various capitalized words and phrases used in these Guidelines are defined in the Master Declaration and, unless otherwise indicated, shall have the same meaning herein as is ascribed to them in the Master Declaration.
- D. **Amendments to Guidelines:** The Board of Directors of the Master Association may, at its discretion, amend these Guidelines from time to time as it deems necessary or desirable.
- E. **Model Complexes:** **The construction features and landscaping provided by the Builders at the model complexes should not be considered as an example of what may be constructed consistent with these Guidelines. The construction features and landscape materials located at the model complexes were provided for sales and marketing purposes only. Some of the landscape and construction features at the models may not comply with the Guidelines and therefore may not be approvable by the DRC on an individual Owner’s Lot.**

Section II: Review and Approval Process

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A. EXTENT OF DESIGN REVIEW COMMITTEE REVIEW

1. The DRC approval of plans and specifications is required for all architectural modifications and landscape Improvements and/or modifications. The DRC may condition its approval on such changes it deems appropriate and may require submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications. In the event of a conflict between these Guidelines and the Master Declaration, the Master Declaration shall control.
2. Upon approval, disapproval or in the event the DRC requests clarification or additional information, all submissions shall be distributed as follows:

Incomplete Plans: Shall be returned to the Owner.

Approved Plans: Two (2) approved plans shall be placed in the Master Association (herein referred to as “Association”) files and one (1) approved plan shall be returned to the Owner.

Denied Plans: A copy of disapproved plans or those requiring clarification or additional information or conditional approval (requiring certain items to be corrected and re-submitted for approval) shall be returned to the Owner. A copy of such disapproved plans must be included with subsequent resubmissions.

3. Review and approval of completed Improvements will be made by the appropriate DRC or its designated representatives once the Owner has notified the DRC by filling out and submitting a Notice of Completion (see Exhibit B). Photographs indicating the installation of all front, side and rear yard Improvements including equipment locations, retaining wall systems, and drain inlets are required as a part of each submittal. If this Improvement results in a setback issue, a photograph of the setback issue clearly showing the measurement from the Improvement to the property line or setback is required with the submission. This notification shall be made promptly after the Improvement’s completion.

If it is determined that the Improvements were not installed in compliance with the plans approved by the DRC, the DRC shall notify the Owner in writing of such noncompliance within sixty (60) days after its review. The Owner is required to remedy the noncompliance within forty five (45) days of Owner’s receipt of the DRC’s notice.

4. The DRC’s review of plans and specifications only extends to confirming that the plans and specifications adhere to the Master Declaration and these Guidelines. By approving plans and specifications, neither the DRC, its Board of Directors, its designated representatives, nor the Declarant assumes liability or responsibility for the architectural or engineering design or any defect in any Improvement constructed based upon the Owner’s plans and specifications.

B. RIGHT OF ENTRY / LOCAL PERMITS / VARIANCES

If construction activity requires the use of private streets or other Master Association Property (herein referred to as “Association Property”) for purposes of transporting labor and materials, or for the temporary storage of materials, the applying Owner shall obtain written permission from the Association for “Right of Entry” during the course of construction. A copy of the Association’s Right of Entry letter granting permission shall be filed with the DRC prior to the commencement of construction.

After the DRC has approved the Owner’s plans for aesthetic purposes, the Owner must contact local regulatory agencies and be sure that he or she is in compliance with all building and zoning regulations currently in force. In the event of a conflict between the provisions of these Guidelines and any other ordinance or regulation, the more restrictive requirements shall prevail.

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The Association may authorize variances from compliance with these Guidelines and the CC&Rs, including, without limitation, restrictions upon height, size, floor area or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require such variances. A variance submittal fee may be required for each variance submittal (contact the Association for appropriate fees). All variances must be in writing and must be approved by the Association.

Once a variance has been approved, it shall be recorded in the County, all recording costs to be borne by the homeowner.

C. REVIEW AND APPROVAL PROCESS

1. Construction of any Improvement, including landscaping, may not begin until the DRC has approved plans and specifications depicting the proposed Improvement. **Building Improvements and initial landscape Improvement plan submittals must be submitted within three (3) months from close of escrow. Yards must be completely landscaped within six (6) months from close of escrow.**

2. No plan reviews shall be conducted until escrow has closed.

The DRC has established a non-refundable design review fee to review. Depending on the nature of the review, the fee varies from \$100-\$150 per review. Contact the Association's management company for your specific review fee.

All plans, specifications and forms should be sent to the Association's management company.

3. The DRC has forty five (45) days from the receipt of the submittal of a **'complete'** (as determined by the DRC) submittal package to approve or deny the submittal. The applying Owner must obtain a dated written receipt for all plans and specifications submitted. Incomplete submittals will be denied. If the DRC fails to transmit its decision within forty five (45) days after receipt of a **complete** submittal package, then the submittal will be deemed approved. The DRC may deny a complete submittal for reasons set forth in the Master Declaration.
4. After DRC review, the design may need to be approved by the City of Menifee ("City"). If the City requires the DRC-approved design to be changed, then the change needs to be approved by the DRC prior to the commencement of construction.
5. When construction is completed, a "Notice of Completion" and photographs of the completed Improvements must be delivered to the DRC for its use in determining if the Improvements were constructed according to the approved plans and specifications; and for determining how much of the security deposit should be refunded. A representative of the DRC may also inspect the Improvements. An appointment will be made at a mutually convenient time for any such inspection of the completed Improvements.
6. Construction must not unreasonably disturb neighbors. The use of a neighbor's yard for construction access is not permitted unless the neighbor has given written consent that must include a description of the access area. The use of Association Property for construction access is not permitted, unless authorized by the responsible Association and the applying Owner signs an indemnification for damage and posts a construction deposit for repairs of damage to Association Property. Any authorization for construction access by the Association must be in writing and must include a specific description of the access area.
7. Approval of Improvements by the DRC is for aesthetic purposes only. It is the applying Owner's responsibility to see that all federal, state and local ordinances and building codes are followed. It is the applying Owner's sole responsibility to obtain all permits and inspections that may be required by a public agency before commencing construction.
8. The DRC's approval of plans and specifications refers to conformance with the Master Declaration and these

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Guidelines. By approving the plans and specifications, the DRC, any members thereof, the Association, the Members, the Board of Directors, the designated representatives and agents of the Association, the Declarant and the Builder do not assume any liability or responsibility therefor, including without limitation architectural or engineering design, for any defect in any structure constructed based upon such plans and specifications.

9. Proposed Improvement Plans must be clear, complete and prepared in accordance with applicable building codes and these guidelines. All plans for all exterior hardscape and landscape Improvements must be submitted to the DRC for review and approval.
10. All packages submitted to the DRC must be submitted by a Member of the Association and must contain the following items:
 - a. DRC Approval Form
 - b. Three (3) complete sets of proposed Improvement plans. Owners must specifically depict all easements, all utilities and any Improvements that vary from these Guidelines. Approval of plans by the DRC does not mean approval of any Improvements not in compliance with these Guidelines unless specifically noted in the approval.
 - c. Photographs of areas to be improved.
 - d. Signature of plan preparer that he/she has read and understands these Guidelines.
 - e. Two (2) signed copies of the Water Quality Management – Best Management Practice Guidelines (refer to Section V).

The management company for the Association reviews the package for completeness. Plans must meet the submission standards as indicated in this Section. The DRC recommends that each homeowner retain the services of professional design consultants to prepare all Improvement drawings. Complete packages are forwarded to the DRC. The DRC will not review incomplete submissions. Incomplete submissions will be returned to the applying Owner along with a copy of a checklist noting the areas of deficiency. The forty five (45) day review period for proposed Improvements will not commence until the DRC has acknowledged receipt of a complete submittal.

11. **Resubmittal Fees:** After the initial submission and two (2) revisions, subsequent plan submissions for additional review will require payments of an additional non-refundable design review fee payable to the Association. The DRC may also require an additional fee for any submission (whether for initial or subsequent approval) if changes are made to approved plans.

D. STEP-BY-STEP - PROCESS / SUBMITTAL REQUIREMENTS

The following is a step-by-step process of the DRC review and submission procedure:

Step 1

The applying Owner reviews these Guidelines and prepares three (3) complete sets of plans and specifications prepared, including:

1. Owner's name, date, address and lot number of Dwelling, north arrow, scale of plans (1/8" = 1'-0" or 1/4" = 1'-0"), notes in English.
2. Designer/contractor's name, address, and phone numbers.
3. Designer/contractor's signature confirming that he/she/they have read these Guidelines and understand the requirements set forth herein.
4. Photographs and dimensioned details as needed to describe the Improvements, including a cross-section of any patio cover, description of play structures, and a photograph of any light fixture specifying the height, material,

color and appearance.

5. Photographs of front and rear elevations of Dwelling (architectural elevations) and front yard, rear yard, and each side yard and photographs of Dwellings across the street and adjacent, if the existing Dwelling color is proposed to be changed.

The speed of DRC approval is based, in part, on the completeness of information that the applying Owner provides on the plans and specifications. Inadequate information will cause the DRC to deny the application.

Step 2

The applying Owner completes the DRC Approval Form (Application). Refer to the Association for all submittal forms and requirements.

Step 3

1. The applying Owner submits all required forms, plans and photos to the property management company for delivery to the DRC or its designated reviewer.
2. Each submittal for architecture or landscape Improvements must be submitted separately with its own submittal application, documents and associated fees.
3. No reviews shall be conducted until escrow has closed for the applying Owner's dwelling.

Step 4

1. DRC reviews the required forms, plans and specifications for completeness and consistency with the Guidelines. Incomplete submittals are rejected. Submittals without fees or deposits are returned to the Owner.
2. The DRC approves or denies the submittal. Approval may be given with conditions.

Step 5

The applying Owner reviews the DRC's comments and notifies the DRC if there are any questions.

Step 6

If the DRC has granted final approval and the applying Owner understands the DRC's comments, the applying Owner submits the approved plans and specifications to the City for approval, if required, and obtains any necessary permits.

Step 7

All construction must be consistent with the approved plans and specifications. All deviations must be reviewed and approved in writing by the DRC prior to construction thereof.

Step 8

Immediately after construction is completed, the applying Owner submits a Notice of Completion (Exhibit B) and photographs of the completed Improvements to the DRC.

Step 9

The DRC reviews the photographs provided by the applying Owner with the Notice of Completion and determines if the Improvements were constructed according to the approved plans and specifications and then refunds the construction deposit, minus any costs to repair Association Property that was damaged during the construction. Construction of any Improvement prior to receipt of DRC approval is a violation of the Master Declaration and, in such event; the Owner may be required to remove the unauthorized Improvement at Owner's sole cost and expense.

E. ARCHITECTURAL IMPROVEMENTS SUBMITTAL DOCUMENTS & PLANS

1. Site Photographs:

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- a. Include site photographs of the front and rear elevations of the home and property; and of all surrounding conditions adjacent to the location of the proposed Improvements, including neighboring Lots and Association Property.

2. Architectural Construction Plan(s) and Details: (at not less than 1/8" = 1' - 0")

- a. **Plans:** Must graphically illustrate all building/architectural existing and proposed Improvements to homes within Audie Murphy Ranch, to include, but not limited to, the following:
 - 1) Include appropriate site plan, floor plan(s) and roof plan.
 - 2) Clearly indicate setbacks from the property line to building Improvements.
 - 3) Fully dimension existing and proposed plans.
- b. **Elevations:** Of all proposed architectural Improvements in relationship to the existing building, to include, but not limited to, the following:
 - 1) Heights of any proposed Improvements (may not exceed the height of existing structure).
 - 2) Exterior finishes and materials.
- c. **Architectural Details:** Provide all architectural details of the exterior home fenestration. Details must match existing or be architecturally compatible based on the architectural style.
- d. Drawings shall include specifications of materials, sizes, color and finishes. For alterations or additions, note if finish and color is to match existing finish and color. Provide samples of all proposed materials, finishes and colors.

F. LANDSCAPE SITE IMPROVEMENTS SUBMITTAL DOCUMENTS & PLANS

1. Site Photographs

- a. Include site photographs of the architectural elevations of the front yard, rear yard, and each side yard; and of all surrounding conditions adjacent to the location of the proposed Improvements, including neighboring Lots and Association Property.

2. Preliminary Landscape Construction Plan and Design Details: (at not less than 1/8" = 1' - 0")

- a. The plan must graphically illustrate all hardscape and other Improvements including but not limited to; fences, walls, pilasters, gates, trellises, arbors, patio covers, pools/spas, barbecues, fireplaces, fire pits, fountains, garden art, statuary, mechanical equipment and storage enclosures.
- b. Design details / elevations of all vertical hardscape Improvements in the front yard or front court and for vertical landscape Improvements that exceed five (5) feet above existing grade, in the rear and side yard. Include specifications of materials, sizes, heights, color and finishes.
- c. Indicate the height for all hardscape features in relation to the adjacent ground elevations (existing grade), and the finish floor elevation.
- d. List all hardscape materials, colors and finishes.
- e. Clearly indicate proposed setbacks from the perimeter walls and adjoining dwellings for all hardscape elements.
- f. Locate and identify all existing and new drain inlets. Note on the plan that all new inlets shall be connected to the existing system provided by the builder
- g. Provide a complete written description of the proposed irrigation system on the plan or provide a separate

irrigation plan.

- h. Locate and Identify all trees, shrubs, groundcovers, and their proposed installed plant container size. A separate planting plan is encouraged but not required. Include the following note on the plan:

"All existing Association Property landscape shall be protected in place during all phases of construction."

- i. Locate and identify all proposed light fixtures. Include the following note on the plan:

"No exterior lighting shall be placed or maintained upon any Lot so as to cause an unreasonable glare or illumination upon property outside the Owner's Lot."

G. CONSTRUCTION DRAWINGS & SPECIFICATIONS:

Construction drawings and specifications shall be required per local agency requirements. DRC review and approval of design development shall not be considered to act in lieu of required construction/building permit drawings. Any revisions required by any local agencies that conflict with these Guidelines shall be resubmitted to the DRC for review and approval. The applying Owner is not required to submit working drawings to the DRC; however, it is the applying Owner's responsibility that construction drawings and final implementation of Improvements are in conformance with approved design development plans. Construction drawings shall be resubmitted if they deviate from the approved preliminary plans.

H. CONDITIONS OF APPROVAL

Each Owner must comply with the "General Conditions of Approval" contained in Section IV of these Guidelines in connection with the construction and maintenance of all Improvements approved by the DRC for such Owner's Lot.

Section III: Design Guidelines

Design Guidelines

A. ARCHITECTURE

All architectural Improvements must be compatible with the original architecture of the neighborhood in which the Dwelling is located.

Below are guidelines for building alterations, building materials, colors, and forms which are expressive of the Community's architectural character, and which will be used by the Neighborhood Association's DRC in reviewing plans and specifications for compatibility with the original design and enforcing these Guidelines.

COMPLIANCE WITH THESE GUIDELINES SHALL NOT BE IN LIEU OF DRC APPROVAL. COMPLIANCE WITH THESE GUIDELINES SHALL BE DETERMINED BY THE DRC AS PART OF THE APPROVAL PROCESS. THESE GUIDELINES MAY BE MODIFIED FROM TIME TO TIME AS SET FORTH IN THE MASTER DECLARATION.

FRONT YARD HOME/ROOM ADDITIONS BY HOMEOWNERS ARE PROHIBITED.

OWNER IS RESPONSIBLE TO MAKE SURE THE CURRENT ADOPTED DESIGN GUIDELINES ARE USED IN PREPARING PLANS.

1. Exterior Improvements

Improvements including, but not limited to, any of the following, **are not permitted**:

- a. Roof modifications (except as applicable to room additions),

2. Room Additions/Accessory Dwelling Units

- a. Room additions are permitted and must meet the setback requirements as required by the City of Menifee.
- b. Must be designed as an integrated element / feature of the existing Dwelling.
- c. All exterior finish materials must match the existing Dwelling.
- d. Windows, doors, sliding/French doors must match the existing Dwelling.
- e. Front yard home/room additions by homeowners are prohibited.
- f. For Accessory Dwelling Units, please refer to attached Addendum dated October 1, 2020 to comply with new state legislation.

3. Garages and Garage Doors

- a. Additional garages may not be added.
- b. Replacements or changes to garage doors must match the design, materials, finish and color of the existing garage door or painted or stained a color that is compatible with the exterior color scheme of the Dwelling.
- c. Treatments that draw attention to the garage door, such as mirrored glass or ornate decoration on or around the garage door, are not permitted.

4. Exterior Building Wall Materials

- a. Changes and/or modifications to exterior wall and veneer finishes, materials and colors are not permitted.
- b. Repair and maintenance must match existing.
- c. Exception: Room additions exterior materials must match the existing Dwelling.

5. Windows and Doors

- a. The size, location, material, and color of new or replacement windows and doors shall be compatible with the windows and doors of the existing Dwelling, with regards to style, frame, glazing color, divided lights, etc.
- b. Glass tinting or shading must be compatible with the existing treatment. Mirrored glass, reflective glass film and plastic roll-up shades are not permitted.
- c. Recessed window and door openings are encouraged for room additions only.
- d. New accent windows and doors—such as greenhouse windows or French doors—must be compatible with the color and design of the existing Dwelling.
- e. Decorative front doors must be compatible with the color and design of the existing Dwelling.

6. Screen Doors

- a. Screen doors must be approved by the DRC prior to installation. Screen doors are not allowed to be installed on the front or main entry of the home, however, retractable type screen doors are allowed with prior approval. Screen doors are allowed on the side garage entry door. All screen doors must be compatible with the trim color of the residence. Include a photograph and the screen door specifications in the application package.

7. Awnings and Shades

- a. Awnings and exterior shades may be approved if they reinforce the architectural style and design of the existing Dwelling. Actual material samples are required for DRC review (reviewed on a case-by-case basis by the DRC).
- b. The size, location, and form must be in scale with the window and should not dominate the architecture.
- c. Awnings proposed on front elevations or on side elevations at corner Lots will be considered relative to their compatibility with the architecture.
- d. Awnings are not considered appropriate on certain elevation styles and on certain accent windows.
- e. Temporary sun shades attached to the vertical face of the Dwelling, patio cover, or gazebo—such as rolls of bamboo, fiberglass, or reed—are not permitted.

8. Exterior Colors and Finishes

- a. Color is intended to act as a primary theme-conveying element and be reflective of the architectural styles.
- b. Exterior colors of buildings shall match those applied by the original Builder and/or comply with the color palette approved by the Board of Directors and available from the property management company.
- c. For any proposed modification of exterior material and any proposed modification of exterior color, the following must be included:

- i. A color sample board and an elevation sheet with color chips attached clearly noting where colors are to be used.
- ii. All samples must be identified with manufacturer's name, color and/or number.

9. Reflective Finishes

No highly reflective finishes shall be used on exterior surfaces (other than surfaces of hardware fixtures), including the exterior surfaces of any of the following: roofs, all projections above roofs, doors, trim, pipes, solar panels, or equipment.

10. Diverters/Downspouts/Gutters

- a. Diverters, downspouts, and gutters shall match those originally installed by the Builder.
- b. All downspouts shall be connected to the lot drainage system.

11. Solar Panels and Mechanical Devices

Notwithstanding any provision or restriction contained in the Master Declaration to the contrary, solar panels/mechanical devices may be installed within the Community subject to prior written approval from the DRC. As part of said approval, the DRC will evaluate the appearance of the proposed solar panel/mechanical device to ensure that said device is:

- a. Integrated into the roof design of the building and flush with the existing roof slope.
- b. Frames must be colored to complement the roof, such as black or dark bronze in color
- c. Natural aluminum frames are prohibited.
- d. Support solar equipment shall be enclosed and screened from view.
- e. All mechanical equipment exposed to the exterior shall be located in a manner that minimizes visual impact.

12. Antennae and Satellite Dishes

- a. All exterior radio antennae, television antennae, satellite dishes and other transmitting or receiving devices must comply with the Master Declaration.
- b. Communication equipment should be located in less visible areas and not exceed the ridgeline of any roof.
- c. All cables should be installed within the Dwelling wall where possible. If placed outside cables must be attached to the exterior wall and painted to match the exterior surface where visible on the exterior of the Dwelling.

13. Exterior Lighting

- a. New exterior light fixtures, such as decorative wall fixtures, must be compatible with the design of the Dwelling. They must be simple in design and color and should be compatible with the existing light fixtures.
- b. For specific landscape lighting requirements refer to the Landscape section B.5.

B. LANDSCAPE

The landscape plays a significant role in establishing the overall Community character and value. The landscape objective for the Community is to create a cohesive community framework. The desire is to ensure that the landscape and hardscape Improvements (i) are of the same high quality as the Dwellings and Association Property, and (ii) aesthetically and horticulturally compatible.

The Builder has installed the common area landscaping and the Association is responsible for the maintenance thereof.

The common area landscaping may not be modified or removed by the Owner.

1. Grading and Drainage

a. Grading:

- i. The grade adjacent to an existing dwelling must remain at existing grade for twelve (12) inches clear of the wall.
- ii. The grade may not be lowered or raised in excess of eight (8) inches within the Lot.

b. Drainage:

- i. The drainage pattern established with the original grading of the Lot must be maintained. No drainage will be permitted onto Association Property slopes, landscaping, or adjacent Lots.
- ii. All on-lot construction/hardscape surfaces shall have positive surface drainage of one percent (1%) minimum.
- iii. All landscape areas shall have positive surface drainage of two percent (2%) minimum.
- iv. All surface drainage shall be directed away from building walls, top of slopes and perimeter walls.
- v. All private yard areas must surface drain to area drains/catch basins which must, in turn, tie into the Builder- installed drain lines or inlets.
- vi. The roof gutters at the downspouts must connect to the Builder-installed drain lines or inlets.
- vii. All on-lot drainage features and systems must adhere to all applicable codes.

2. Hardscaping and Landscaping Structures

a. Flatwork:

- i. In Lots with private yards that exceed fifteen (15) feet in depth, flatwork must be set back two (2) feet from the perimeter walls or adjoining Dwellings to provide planting areas.
- ii. All paving materials must be compatible with the architectural style and exterior elevation materials.
- iii. Driveway extensions: hardscape driveway extensions are permitted up to four feet total with proper submittal and approval by the Design Reviewer, Design Review Committee or Board of Directors.

b. Walls, Fences and Gates:

- i. Existing masonry pilasters, walls and gates shall not be removed, reconstructed or modified as to structure, finish or color.
- ii. Fences and walls that will abut any existing wall or fence shall not exceed the height of the

existing wall.

- iii. Retaining walls are subject to the approval of the DRC. Such approval shall be based on the aesthetic appearance of the wall only, and shall not be deemed to warrant or approve in any manner the engineering or structural design of the wall. The maximum permitted height of retaining walls is two (2) feet and not permitted adjacent to the existing Dwelling.
- iv. Walls parallel to the perimeter wall must be set back three (3) feet from the existing wall and shall not exceed the height of the existing wall. The resulting height shall be per pool safe building code.
- v. At raised planter wall (retaining wall) conditions, soil level may not be raised against existing perimeter walls without the addition of a four (4) inch wide retaining flash wall, as the perimeter walls are not structurally designed for retaining conditions. Must be eighteen (18) inches clear of existing perimeter walls and not exceed two (2) feet in height.
- vi. Exterior veneer materials on the perimeter walls are not permitted.

c. Patio Structures:

- i. Patio structures may be freestanding or attached to the Dwelling and shall be designed to reinforce the existing architectural style. Materials, finishes, colors and design detail shall be consistent with the existing architecture. Structures shall comply with all governing agency ordinances and requirements. Submittal of City of Menifee building permits will be required for all patiocovers.
- ii. Flat-roofed structures shall be open wood beam (or material which simulates the appearance of wood) or tubular steel or wrought iron and shall not exceed eleven (11) feet in height measured from original pad grade to the top of the upper-most construction member. Elaborate ornamentation is not permitted.
- iii. Open wood beam structures shall be painted to match the Dwelling color or the color of the architectural eaves.
- iv. Pitched-roofed or open structures must be architecturally compatible.
- v. All vertical support structures or columns must be setback three (3) feet from perimeter walls / property lines. Fascia, lattice, trim, beams, etc. must be setback one (1) foot as measured from the outermost part of the structure, including the overhang to perimeter walls / property lines. Substantial landscape screening is required.
- vi. Columns may be masonry or wood. Wood columns must appear to be substantial, 6 “ x 6 “ minimum.
- vii. Generally, the square footage of patio covers will be reviewed in relation with the square footage of the yard. The intent is to retain an attractive Community appearance with a balance of buildings and open space. Some yards are not conducive to patio cover construction and will be considered accordingly. All structures will be reviewed on a case-by-case basis by the DRC. The following conditions may be considered:
 - 1. Visibility of the structure from the neighboring Lots and Condominiums and Association Property.
 - 2. Screening of the structure with plant material.
 - 3. The balance of hardscape to softscape.

4. The size of structure in relation to the size of the yard.
- viii. The construction detail and elevation is required for review. Identify all materials, sizes and finishes.
- d. Freestanding Vine Trellises:
 - i. Freestanding vine trellises shall not exceed eight (8) feet in height and shall have a one (1) foot planting area between the posts and the perimeter walls for vine planting. The length and width shall be reviewed on a case-by-case basis.
 - ii. Vine trellises shall be ornamental iron or wood construction.
 - iii. The construction detail and elevation is required for review. Note on the detail that the wood members must be stained/painted to match the Dwelling or the architectural eaves of the Dwelling. Ornamental iron must be finished a dark color.
- e. Swimming Pools/Spas:
 - i. Swimming pools/spas are permitted within private yards. All pools/spas are subject to the Riverside County Health Code and the following requirements:
 1. Swimming pools/spas must be set back a minimum of two (2) feet clear of the perimeter wall / property line.
 2. Prefabricated spas are permitted. They shall meet all built-in swimming pools/spas requirements and any associated trellis/overhead shall be in accordance with the patio structure requirements. (Note: Three (3) foot height limit)
- f. Pool / Spa Equipment:
 - i. Pool/spa equipment shall be located a minimum of two (2) feet clear of the perimeter wall / property line per City codes.
 - ii. Shall not exceed the height of the existing perimeter walls.
 - iii. All associated equipment must be screened and not visible from the association property.
- g. Fountains / Garden Art / Statuary:
 - i. Fountains / Garden Art / Statuary are permitted in the private yard with the following requirements:
 1. Built-in water features and Freestanding (self contained units) shall be set back a minimum of one (1) foot clear of perimeter walls.
 2. Shall not exceed the height of the existing perimeter walls.
 3. All associated equipment must be screened.
 4. Must be compatible with the existing architecture.
 5. Statuary shall not be visible from Association Property and must be approved by the DRC on a case-by- case basis in private yards. Submit photographs, catalog cuts and specifications for DRCreview.
- h. Barbecues and Outdoor Kitchens:
 - i. Built-in barbecues and outdoor kitchens shall not exceed the height of the perimeter wall and shall be setback a minimum one (1) foot from the perimeter wall.

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- ii. All materials shall be consistent with the residential architecture and in scale with the size of the yard.
- i. Fireplaces / Fire Pits:
 - i. Freestanding outdoor fireplace chimneys shall not exceed eight (8) foot maximum height. The fireplace must be set back three (3) feet from perimeter walls to provide a planting area for screening. The back of the structure must be finished to match the Dwelling and screened with evergreen trees and shrubs.
 - ii. The fireplace must match the architectural style of the Dwelling.
 - iii. Fireplace chimneys attached to patio covers are not permitted.
 - iv. Fireplaces must be designed to use natural gas. Wood burning fireplaces are not permitted.
 - v. Fire pits shall be setback three (3) feet from perimeter walls and must be natural gas.
- j. Play Equipment:
 - i. Basketball backboards are not permitted.
 - ii. Play equipment that exceeds the height of the perimeter walls is not permitted.

3. Irrigation:

The following irrigation standards apply to all Detached Single Family Homes within the Community:

- a. All landscape areas are to be irrigated.
- b. Irrigation systems shall be tailored to the specific site and landscape situation. Important considerations of the design are environmental conditions such as sun and shade, soils, terrain, percolation rates, erosion control, and wind.
- c. Irrigation systems shall be designed to apply water in an efficient manner and provide adequate coverage without excessive run-off into storm drains or over sidewalks.
- d. Irrigation systems should be designed and maintained to avoid overspray onto adjacent residences or property.

4. Planting

The planting concept for the Community is a traditional California Mediterranean landscape.

a. Planting:

- 1) The Association Property and Common Area trees, shrubs, groundcover and turf provided by the Builders are to be protected in-place during any construction and replaced in kind and size by the Master Association at the Owner's expense if damaged. **Note on the landscape improvement plans the following: "All existing Association Property and parkway landscape shall be protected in place during all phases of construction."**
- 2) No trees, shrubs, or other plants shall be installed until plans and specifications have been approved by the DRC. The plans must show the proposed species, locations and installed sizes.
- 3) The DRC shall have the right, but not the obligation, to require the Owner to remove, trim, or prune any tree, shrub, or plant which in the reasonable opinion of the DRC, unreasonably impedes the passage of light or air of any Lot and to shape and thin trees for wind resiliency and appearance.
- 4) In addition to selecting landscape plants based upon aesthetic characteristics, consideration shall be given to relative drought-tolerance, solar aspect, and soil type within the Community

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- 5) Trees with invasive root systems and deciduous / flowering / fruiting trees that drop excessive litter should not be proposed adjacent to Association Property or another Lot.
- 6) All trees planted within five (5) feet from perimeter walls and/or adjoining dwellings must utilize a root barrier device.
- 7) Owner assumes all liability and responsibility for any root damage from trees planted in their yards (including but not limited to walls, structures, utility lines, drainage and adjacent neighbor Improvements).
- 8) Owner agrees to provide routine maintenance for all trees including, but not limited to, annual pruning and lacing. If the DRC deems any trees a nuisance, the Owner shall bear the expense of tree removal.
- 9) Shrubs and vines are encouraged to be planted to screen or visually enhance blank wall areas.
- 10) Synthetic turf grass is acceptable in private yards.

5. Exterior Lighting:

- a. Landscape lighting shall be low-voltage only.
- b. The up lighting of trees and shrubs are encouraged to provide illumination to the outdoor garden space.
- c. Mercury vapor lamps or lamps that emit light of a similar character, exposed fluorescent lamps, flashing lights, color lights, unshielded exterior lights, and lights which result in excessive glare are not permitted.
- d. Path lighting should be minimized. Path lights shall cast the light downward.
- e. Area lighting, post lights, security lights and/or flood lights are not permitted.
- f. The DRC and the Master Association reserve the right to require that the fixtures be disconnected if they cause an unreasonable glare or illumination upon property outside of the Owner's lot.

6. Miscellaneous

- a. Speakers: Not permitted.
- b. Exterior Colors: Exterior colors of fences, walls and structures as originally applied and exterior colors pre- approved by the DRC for new construction, additions, or alterations, shall not be changed or altered without prior DRC approval.
- c. Flags:
 - i. Non-commercial flags are permitted with the following requirements:
 1. The flag brackets shall be compatible with the color and scale of the Dwelling.
 2. Flags may not exceed fifteen (15) square feet in size.
 3. Flags must be maintained continually in good repair.
 4. House-attached flagpoles shall be no longer than six (6) feet in length.
 5. Flagpoles must be removed when a flag is not displayed.
 - ii. Freestanding flagpoles are not permitted.
- d. Outdoor Storage:
 - i. All items stored outside such as trash cans, recycling bins, compost containers, yard equipment, doghouses, etc. must be screened from Association Property.
 - ii. Storage sheds and green houses are only permitted in private yards enclosed by high masonry walls. The top of the structure must be below the top of the wall and screened with

landscaping approved by the DRC.

e. Landscape Accessories:

- i. Thematic landscape accessories on the front porches or within the Association Property (e.g. sundials, statuettes, excessive chimes, etc.) are not permitted.
- ii. Potted plants and other landscape accessories are not permitted to be placed on Association Property walkways.
- iii. Plants in builder supplied architectural feature pot holders must be maintained by the Owner if part of the dwelling. The Association reserves the right to remove fake plants if deemed non compliant. Live plants must be maintained at all times.

Section IV:

General Conditions of Approval

Section IV: General Conditions of Approval

The following shall be conditions of any architectural approval and shall be deemed incorporated by reference into all plans and DRC letters of approval. It shall be the responsibility of the applying Owner to ensure that these conditions are enforced upon all persons or firms used, engaged or employed in carrying out any operation or trade in conjunction with the Improvement. The DRC may condition its approval of plans and specifications with such changes it deems appropriate and may require submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications.

- A. Occupational Safety and Health Act (“OSHA”) Compliance:** All applicable OSHA regulations and guidelines must be strictly observed at all times.
- B. Signs:** No signs shall be displayed on any Lot other than a sign advertising the property for sale as permitted by the Master Declaration. (Refer to the Master Association’s Rules and Regulations for specific requirements.) This limitation applies to tradesmen’s, contractors’ and installers’ signs of any type, including the signs identifying the Lot as the site of their activities or operations.
- C. Hours of Operations:** All operations shall be carried on between the hours of 7:00 a.m. and 6:00 p.m. (or dusk) on Monday through Friday and 9:00 a.m. and 4:00 p.m. on Saturday. In the event City ordinances are more restrictive, the City ordinances shall prevail. No construction shall be permitted on Sundays or Federal holidays.
- D. Temporary Structure:** No structure of a temporary character will be permitted to remain on any Lot without the written approval of the DRC.
- E. Sanitary Facilities:** Each Owner and Builder shall be responsible for providing adequate sanitary facilities for their construction workers. Portable toilets or similar temporary toilet facilities shall be located only on the Lot itself, setback five (5) feet from the side yard property line, or in a location approved by the DRC.
- F. Debris Removal:** Property to be cleaned at least once a day during construction. Debris must be removed from the site or placed in a debris bin. Refer to Section V, Water Quality Management – Best Management Practice Guidelines.
- G. Unightly Items:** All rubbish and unsightly material or objects of any kind shall be regularly removed from the Lot and will not be allowed to accumulate thereon. Removal shall be made weekly, preferably on Friday and rubbish will not be allowed to accumulate on streets or Neighborhood Association Property. The Owner will be responsible for the cost of any trash cleanup work performed by the Master Association. Owners are prohibited from dumping, burying, or burning trash anywhere within the Community. Concrete trucks washing out their spill pans before leaving the construction site shall do so only on Owner’s Lot and with adherence to Section V, Water Quality Management – Best Management Practice Guidelines.
- H. Streets and Sidewalks:** No construction debris or material is permitted to remain on the streets or walks. All items of such nature must be stored on the Owner’s Lot. In the event that any materials are delivered or deposited on the streets or in Association Property, the Owner will be held responsible for the costs involved in cleaning and/or restoring the affected Association Property, streets and sidewalks to their original condition.
- I. Street Trees and Parkway Improvements:** Street trees shall be protected in place in a healthy condition during all phases of construction. All parkway irrigation and planting Improvements shall likewise be protected in place in a functional and healthy condition during all phases of construction.
- J. Construction Equipment:** Trucks, concrete mixers, trailers, trash bins, compressors, and other types of

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construction equipment, as well as private vehicles of construction crew members, shall be parked only in DRC designated areas. The Owner shall be financially responsible for any equipment removal or necessary repairs required by the DRC.

- K. Dust and Noise:** The Owner shall be responsible for controlling dust and noise from any construction on his Lot.
- L. Excavation:** Excess excavation materials must be hauled away in a legal manner and must be properly protected with plastic and sand bags so that loose soils will not wash down into the storm drains.
- M. Restoration or Repair of Other Property Damaged:** Damage to other property, including without limitation, other Lots s, Neighborhood Association Property, or other Improvements shall be repaired or restored promptly at the expense of the person causing the damage or the Owner of the Lot where the construction activity is taking place. Upon completion of construction, each Owner and Builder shall clean the construction site and repair or restore all damaged property, including without limitation, restoring grades, and repairing streets, curbs, driveways, sidewalks, drains, culverts, ditches, signs, lighting, fencing, irrigation and planting.
- N. Maintenance of Improvements:** The repair and maintenance of any work or Improvements will be the responsibility of the installing Owner and subsequent Owners of the Lot.
- O. Drainage:** There shall be no interference with the originally installed rain gutters, downspouts, subterranean drain line(s), or other drainage systems (whether surface or subterranean) or any other interference with the established drainage pattern over any of the property. All on-lot drainage systems shall be connected to the existing drain line from the in-street storm drain to one or several roof gutter down spouts. Protect all such existing drain lines in place.
- P. Workmanship:** The quality of new Improvements shall match the quality of the existing structures. Any work deemed by the DRC to be of inferior quality shall be reworked or removed and the building restored by the Owner to its original condition prior to commencement of the work by the Owner. If the Owner refuses to rework or remove and restore as called for above, the DRC shall request the Board of Directors to cause such rework, removal or restoration and the cost thereof shall be a Special Assessment against the Owner as provided in the Master Declaration.
- Q. Front, Side and Rear Yards:** Front, side and rear yard landscape Improvements must be submitted to by the DRC within six (6) months of close of escrow and shall be installed within three hundred sixty-five (365) days following close of escrow.
- R. Enforcement:** Failure to obtain the necessary prior approval from the DRC prior to installation of any Improvement constitutes a violation of the Master Declaration and these Guidelines and may require modifications or removal of work at the expense of the Owner.
- S. Violations:** All Owners have the right and the responsibility to bring to the attention of the DRC any violations of the Master Declaration and these Guidelines.
- T. Amendments:** These Guidelines, along with the provisions set forth in the Master Declaration for the Community, form the basis and criteria for evaluation of plans and specifications submitted for review and approval by the DRC. The Guidelines may be amended or supplemented from time to time as provided for in the Master Declaration.
- U. Conditions Not Covered:** With respect to any proposed Improvement or other condition not specifically addressed in these Guidelines, the DRC shall apply these Guidelines in the manner that is most consistent with the original architectural and landscaping character established by the Builder for the neighborhood where the Owner proposes to construct the Improvements, so as to preserve aesthetic harmony between the proposed Improvements and the existing Improvements within the neighborhood.
- V. Inapplicability to Declarant:** In accordance with the Master Declaration, nothing in these Guidelines shall limit

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the right of the Declarant to construct Improvements on any Lot, Master Association Property or Maintenance Area.

W. Contractor BMPs: See ‘Water Quality Management – Best Management Practice Guidelines’ in Section V.

**SECTION V:
WATER QUALITY MANAGEMENT
BEST MANAGEMENT PRACTICE GUIDELINES**

V: WATER QUALITY MANAGEMENT BEST MANAGEMENT PRACTICE GUIDELINES

In order to mitigate the potential water pollution concerns associated with human habitation, the California Water Quality Management Board has set strict guidelines for Audie Murphy Ranch's residents regarding the effects of runoff and storm water pollution.

One of the most sensitive and carefully monitored phases of Audie Murphy Ranch is the construction period. The requirements are not merely restricted to the development and construction managed by the Builders – construction by Owners will also be scrutinized and subject to very severe fines.

To be certain that you understand and accept responsibility for any violations associated with your proposed Improvements; each Owner is required to make a copy of this section. It must be signed and returned by you as a required part of your architectural submittal. You must also make a copy for any contractors or consultants whom you employ to ensure their compliance with these requirements, and you should make them responsible for any fines which you may incur as a result of their violation of same. The Master Association or Neighborhood Association will monitor construction activities as well as check on Best Management Practices; however, the Owner will be solely responsible for any fines incurred by the Master Association or Neighborhood Association as a result of infractions initiated at Owner's Dwelling. The Master Association or Neighborhood Association will take whatever legal action is necessary to ensure compliance and collect for infractions charged to the Master Association or Neighborhood Association as a result of Owner or Owner's contractor's or consultant's acts or negligence or failure to comply with these requirements.

The following requirements are not meant to be all-inclusive of Regional Water Quality Control Board requirements or of any other agency. It should be understood that any applicable agency's rules and requirements may/will be applied and may supersede these Guidelines. All resulting fines imposed on the Master Association, or Neighborhood Association or the Owner will be the responsibility of the Owner.

1. No construction materials, chemicals or substances may be disposed of or poured into the area drains, street and/or gutter.
2. Area drains should be shielded and/or covered to ensure that construction by-products and/or chemicals are not washed into them.
3. No tools or equipment may be rinsed off on the property in a manner that causes the water to reach the area drains, street and/or gutter.
4. No unprotected stockpiling of sand, gravel, dirt or other materials in the street is permitted.
5. Any sand, gravel, dirt or other materials piled/stored on the driveway or Owner's Lot must be effectively covered to prevent rain or irrigation water runoff from carrying material residue into the area drains, street and/or gutter.
6. In the event of a runoff event or spill, sandbags must be strategically placed to ensure that no substance makes its way into the area drains and/or storm drains.
7. Hoses and/or irrigation should not be allowed to run in a manner that causes water or any substance to wash into the area drains, street and/or gutter.
8. Containers for hazardous materials such as paint, concrete, chemicals, etc. must be in good condition and not allowed to spill or leak onto the ground or be washed into the area drains, street and/or gutters.

V: WATER QUALITY MANAGEMENT BEST MANAGEMENT PRACTICE GUIDELINES

- 9. No products or chemicals should be buried for disposal.
- 10. Trash and debris should be properly contained and disposed of off site.
- 11. No vehicles or equipment should be allowed to leak oil anywhere.
- 12. No portable restroom facility may be allowed in the street and those stored on the Owner’s property must be in proper working order so that no waste leaks.
- 13. Pesticides and/or fertilizers must be monitored and properly used and stored.
- 14. No irrigation runoff should reach the street and/or gutter as such runoff may carry chemicals from pesticides, fertilizers, etc., into the storm drain.

THE BASIC GOAL IS TWO-FOLD:

- 1. No materials, other than rainwater, should be allowed to flow into the area drains and/or storm drains.
- 2. No chemicals or products should be allowed to contaminate the groundwater supply.

I am the homeowner of record for the residence noted below. I have read and understand the Water Quality Management – Best Management Practice Guidelines and agree to inform my contractors and consultants of same and to diligently pursue their compliance with such guidelines. I also understand my liability in the event of an infraction resulting in a fine against me, the Master Association or Neighborhood Association. I understand that I will be held personally responsible for any fines and/or fees levied against me, the Master Association, or Neighborhood Association as a result of any infractions caused by me, my contractors and my consultants in connection with the construction, maintenance, or activities on my Lot .

Signature

Date

Name

Project Name & Builder

Address

Lot #/Tract #

Forms

**EXHIBIT A
DRC APPROVAL FORM**

To be completed by the Homeowner:

Date: _____ Lot and Tract # _____ Unit # _____

Name: _____ Project Name: _____

Address: _____ Builder: _____

Phone: _____ Email: _____

Submittal Fee submitted: _____

- Type of Work: Architectural Landscape Hardscape Pool/Spa/Water Feature
(Please check one or more) Patio Cover Lighting Other

To be completed by Design Review Committee:

The Design Review Committee has reviewed the proposed Improvements to determine whether they are aesthetically compatible with the architectural scheme of the Community and consistent with the Master Declaration and the Master Association’s Design Guidelines. These plans have not been reviewed for construction, safety, function, views, plant material survivability, privacy, or any and all engineering requirements including, but not limited to, soils, geotechnical, drainage, structural, mechanical or electrical. The Owner understands that he/she must comply with the Master Association’s Design Guidelines and the Master Declaration. The Design Review Committee has not considered whether, and its approval does not indicate that the proposed Improvements are in compliance with applicable laws, ordinances, regulations and codes. The Owner must obtain all necessary building permits for applicable structures from the applicable public agency. Please be advised that the plans and specifications are not approved for (a) engineering design, (b) compliance with zoning and building codes, and other applicable statues, ordinances or governmental rules or regulations, (c) compliance with the requirements of any public utility, (d) consistency with easements or other matters of record, or (e) preservation of any view. By approving such plans and specifications, the Design Review Committee, the members thereof, the Master Association, the Board, Declarant, the Merchant Builder and their respective agents, employees and consultants do not assume any liability or responsibility relating thereto (including, without limitation, any defect in any Improvements constructed from such plans and specifications, or for any obstruction or impairment of view caused or created as the result of any Improvements approved by the Design Review Committee).

Sincerely,

ASSOCIATION

DRC Authorized Representative Signature

Date

**EXHIBIT A-1
NEIGHBOR AWARENESS STATEMENT**

THIS REQUIREMENT IS APPLICABLE TO FULL REVIEWS. THE INTENT IS TO ADVISE YOUR ADJACENT NEIGHBORS OF YOUR PROPOSED IMPROVEMENTS. ANY NEIGHBORS WHO MAY REASONABLY BE AFFECTED BY THE IMPROVEMENT MUST BE NOTIFIED. THE OPINIONS OF ADJACENT NEIGHBORS WILL BE CONSIDERED; HOWEVER, ARE BY NO MEANS DISPOSITIVE ON THE ULTIMATE DECISION OF THE ARCHITECTURAL COMMITTEE. THE ARCHITECTURAL COMMITTEE SHALL CONVENE TO DISCUSS PROPOSED IMPROVEMENTS. THIS SECTION MUST BE COMPLETED.

NAME & ADDRESS

SIGNATURE

DAY PHONE

- 1. _____
 - 2. _____
 - 3. _____
 - 4. _____
-
-

EXHIBIT B-1
DRC NOTICE OF COMPLETION FORM

Page 1 of 2

Owner shall complete the following:

I hereby certify that all work has been completed and done in substantial compliance with the approved plans and specifications and the Design Guidelines.

Date: Lot/Condominium and Tract #

Name: Project Name:

Address: Builder:

Signature:

Type of Work: (Please check one or more)
Architectural, Landscape, Hardscape, Pool/Spa/Water Feature, Patio Cover, Lighting, Other

SUBMIT PHOTOGRAPHS OF ALL INSTALLED IMPROVEMENTS INCLUDING RETAINING WALL SYSTEMS, DRAIN INLETS, FLASH WALLS, LIGHT FIXTURES, BACKS OF FIREPLACES, EQUIPMENT AREAS AND TREES/PLANTINGS.

(DO NOT WRITE BELOW THIS LINE)

The Design Review Committee conducted the Final Inspection by:

Reviewing the Homeowner submitted photographs Conducting a site visit

The Design Review Committee recommends the following:

APPROVED: Final inspection is complete and the Improvements are in substantial conformance with the approved plans and the Design Guidelines.

DISAPPROVED: The Improvements are not in substantial conformance with the approved plans, specifications and/or Design Guidelines. The Applicant must complete/modify/remove the items noted below on Exhibit B-1. After all items have been corrected, submit to the Property Manager photographs of revised construction.

Design Review/Committee

DRC Authorized Representative Signature

Date

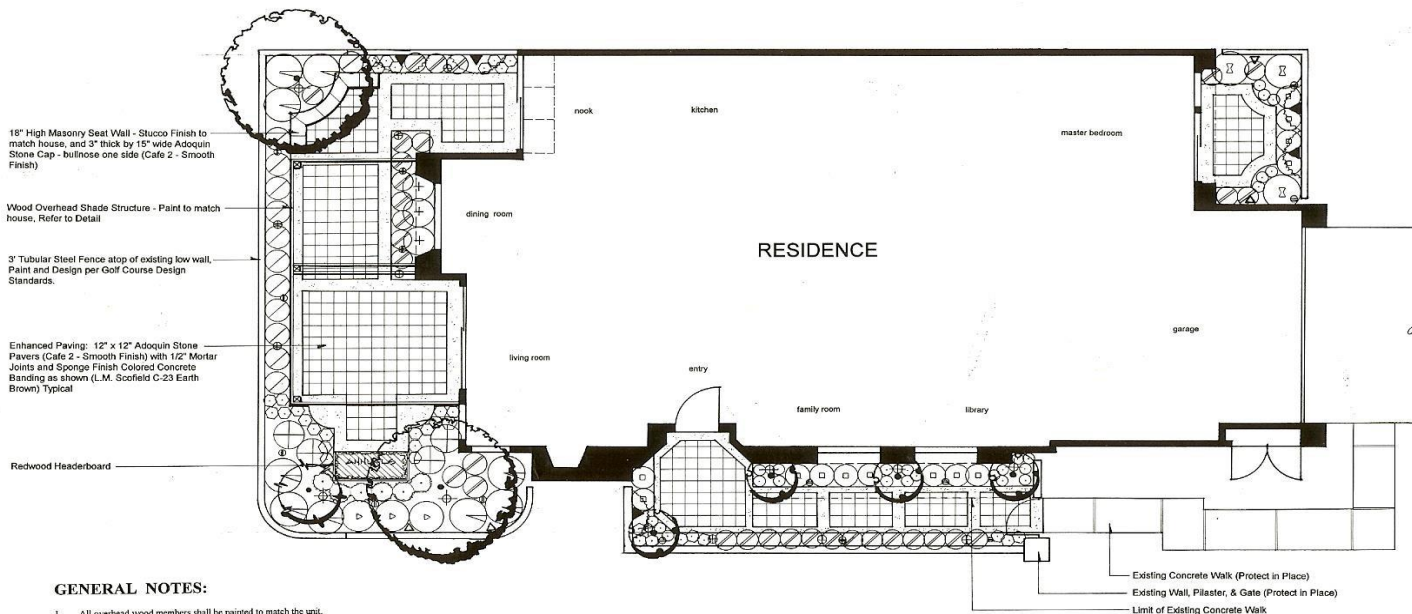
EXHIBIT E SAMPLE LANDSCAPE PLAN SUBMITTAL DOCUMENT

**FINISH GRADING
and DRAINAGE NOTE:**

- All planting areas shall have positive surface drainage of 2% minimum.
- All finish grade work shall be maintained away from building walls.
- All paved surfaces shall have positive surface drainage at 1% minimum to planting areas which in turn shall drain to the street in front of the house by means of sheet flow to established flow lines and/or to landscape area drains connected to the existing drainage system of PVC or ABS drain lines, as acceptable to the governing agency.

IRRIGATION NOTE:

The project landscape planting areas shall receive the following irrigation system. Low precipitation flat shrub and turf spray system automatically programmed with an electric controller. System components will include a gate valve at the point of connection, back flow device, electrically operated remote control valves, and flat spray irrigation nozzles on 12" pop-up bodies in shrub beds supplied by PVC schedule 40 mainline and lateral lines sized according to hydraulic calculations. Circuits shall be determined by solar orientation and planting area. 100% head to head coverage shall be achieved throughout the system.



GENERAL NOTES:

- All overhead wood members shall be painted to match the unit.
- Additional area drains shall be provided at all roof drain down spout locations.
- Owner shall approve location of irrigation controller and valves.
- Owner shall approve lighting fixtures and location of lighting timer.
- Owner shall approve concrete finish and color.
- Contractor shall review all existing site conditions prior to submitting bid and prior to commencing installation. Any discrepancies shall be brought to the immediate attention of the Owner.
- Contractor shall verify location of all utilities prior to construction and shall be held liable for all damages incurred.
- 1/2" Mortar Joints are not shown. Contractor shall make construction layout adjustments. Refer all questions to the Landscape Architect.

PRELIMINARY PLAN LIMITATIONS

- This document is a contractor's preliminary plan and is for the purpose of providing information only. It is not intended to be used for construction purposes without the approval of the Landscape Architect.
- Contractor shall verify all utility locations and depths prior to construction.
- The lot and drainage, please see site and historical site plan, were not prepared by an authorized surveyor and are not intended to be used for any purpose other than the above.

LEGEND

TREES

- Pyrus Kawakami - (2) 24" Box Evergreen Pear
- Magnolia liliiflora 'Nigra' - 1 24" Box Lily Magnolia

PATIO TREE

- Abutilon h. 'Roseus' - (4) 16 Gal. Flowering Maple

ESPALIER

- Carmelia s. 'Hana Jiman' - (5) 15 Gal.

VINES

- Clematis armandii - (4) 5 Gal.

SHRUBS

- Azalea 'Redwing' - (13) 5 Gal.
- Carmelia s. 'Jean May' - (3) 5 Gal.
- Carmelia j. 'Jordans Pride' - (3) 16 Gal.
- Dioses vegata - (8) 5 Gal.
- Escallonia e. 'Newport Dwarf' - (12) 5 Gal.
- Hebe 'Lake' - (3) 5 Gal.
- Rosa hybrid 'Tea' - (4) 5 Gal.

SUB SHRUBS

- Sunlover Supertunia - (28) 1 Gal.
- Hemerocallis hybrids - (6) 1 Gal.
- Agapanthus s. 'Peter Pan' - (35) 1 Gal.
- boris sempervirens - (25) 1 Gal.

GROUNDCOVERS

- Master Bedroom & Entry: Helixne soleirola (Baby Tears)
- Backyard: Polygonum capitatum (Pink Clover)

SITE UTILITIES

- Low Voltage Up-Light
- Low Voltage 'Tulip' Walk Light
- 3" Shrub Area Drain



Note: This exhibit is intended to illustrate graphic and information requirements only. Plan does not reflect a product in Audie Murphy Ranch