



The Quail Ridge Homeowners Association

**ARCHITECTURAL AND LANDSCAPING
GUIDELINES**

Approved September 2003

Quail Ridge Architectural Guidelines



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The Quail Ridge Homeowners' Association, Inc.

ARCHITECTURAL GUIDELINES

I. INTRODUCTION

Each Owner took title to his/her property subject to the provisions of the Quail Ridge Homeowners Association's Community Documents. As a result, each Owner is legally bound and required to comply with the Association's standards, including these Architectural and Landscaping Guidelines ("Guidelines"). The Architectural Committee ("AC") is a design review committee established to help preserve the physical harmony of the immediate neighborhood and the community as a whole. In order to maintain the architectural integrity of the community, the AC established these design guidelines, which were approved by the Board of Directors in September 2003.

The intent of design controls is not to inhibit individuality and creativity, but to preserve and improve the community's appearance, while enhancing the overall environment of the Quail Ridge community. In accordance with the Quail Ridge Homeowners Association's Covenants, Conditions, and Restrictions (CC&R's), *no building, permanent or ornamental fence, wall, structure or improvement of any type will be removed, constructed, erected, placed, altered, refurbished, painted or repainted until the building or alteration plans have been approved by the AC.* In compliance with Article 5.05 of the CC&Rs, the Board of Directors and the AC have the right but not the duty to enforce these guidelines.

The CC&R's require each Owner to obtain AC approval prior to undertaking most outdoor improvements, including, but not limited to the following:

- Construction, alteration or demolition of any exterior structures, including patio fences and gates.
- Painting or changing material of any exterior structure.
- Alteration or changes which significantly alter property appearance

These design guidelines are intended to supplement the CC&R's, but they do not cover the entire document. For complete information, please refer to the applicable sections of the CC&R's, which are binding and enforceable. In the event of a conflict between these Guidelines and the CC&R's, the CC&R's shall prevail.

These guidelines explain the information to be included in the Application for Approval of Architectural Improvements (Form 1 attached herewith). These guidelines will also help Owners plan improvements, which will be acceptable to the AC.

There are no automatic approvals. Each Application for Approval of Architectural and/or Landscaping Improvements is reviewed on an individual basis taking into consideration each specific request and how the proposed improvement would impact its unique surroundings.

A. Scope of Review and Liability:

The AC is a design review committee and is not responsible for reviewing or approving plans or designs from the standpoint of structural safety or compliance with building codes, special use permits, site approvals, or other governmental requirements. The AC does not assume responsibility for the Owner's failure to obtain such permits. Obtaining county or other governmental permits does not waive the need for the AC's approval.

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D. LOCATION AND IMPACT ON NEIGHBORS:

The proposed modifications and/or improvements should relate favorably to the landscape, the existing structure and the architectural quality of the community. Factors taken into consideration include visual harmony, access, sunlight, ventilation and drainage.

E. SCOPE:

The scope of the proposed modification and/or improvement must relate harmoniously to adjacent structures and its surroundings.

F. COLOR:

All proposed exterior modifications and/or improvements must use similar building materials and be painted the same colors and sheen to match the adjacent stucco and trim color. At the discretion of the Association, the Association may provide the paint(s).

G. WORKMANSHIP:

1. Workmanship must conform to existing construction codes and standards within the project.
2. All work performed by contractors or individual Owners are to adhere to applicable building codes and industry standards.
3. Prior to commencing any work, the Owner is responsible for contacting the AC when seeking approval for building and completing any construction project. (Note: Interior modifications not affecting the structural elements, do not require Association approval). Owners should use properly licensed and insured contractors.
4. The Owner assumes all responsibility for contractors employed by the Owner during design and construction for quality of workmanship, safety and adherence to all Guidelines, Rules and Regulations and the governing documents of The Quail Ridge Homeowners Association, Inc.

H. GOVERNMENTAL PERMITS:

Approval by the AC of any modification or improvement does not waive the necessity of obtaining permits as may be required by the California Coastal Commission, the City, County or other governmental oversight entities. Likewise, obtaining the required governmental permits does not relieve the Owner from the obligation of submitting and obtaining AC approval prior to commencing any modification or construction covered by these Guidelines.

I. SPECIAL RESTRICTIONS:

The Association's CC&Rs may contain special restrictions on Units within the Association. It is the responsibility of all Owners to familiarize themselves with any special restrictions. Owners of units with special restrictions should familiarize themselves with these restrictions, as they will affect the type of improvements and/or modifications which can be made on such units.

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J. PLAN REVIEW FEES:

The AC shall have the right to hire any engineer or consultant in connection with its review of the plans submitted by an Owner. The need for these services shall be at the sole discretion of the AC and the Owner shall be liable for payment of any such engineer's and/or consultant's fees. The Owner will be contacted prior to the AC obtaining any such services and, if possible, informed of the estimated cost involved. As a result, it is in the Owner's best interest to provide as much information as possible when submitting his/her application to the AC for approval to avoid delays in processing and to minimize the need for the AC to obtain the services of an engineer or outside consultant.

K. DISRUPTION OF PROPERTY:

Association Common Areas including, but not limited to, streets, sidewalks, curbing and adjacent properties, damaged or disrupted due to the installation or construction of an Owner's improvement or modification shall be restored to their original state at the Owner's expense. A deposit or surety bond may be required in those cases where significant disruption of Association property or adjacent property is anticipated. Any submitted improvement or modification plan requiring the placement of electrical, sewer, water or gas lines over or under the Association's Common Area must fully define the location of such lines.

III. SUBMITTAL PACKAGE

A. CONSTRUCTION PLAN(S) must be submitted to the AC for review. The construction plan(s) shall include the following information on them:

1. Plan (top) view drawn to an appropriate scale of all improvements, including those required by the AC per these Guidelines. Plan must show overall dimensions and the scale must be included.
2. Elevation (side) view drawn to an appropriate scale of each side of the improvements. Plan must show overall dimensions of the proposed improvements.
3. Location of improvement(s) as it relates to the home and all adjacent property lines.
4. Plans must include a description of all building materials and colors including brand name and specification name and number, if any, as well as colors and finishes of the hardscape items.

B. Complete the Application for Approval of Architectural (Form 1).

C. The applicant must obtain written permission for the right of access during construction if the construction work requires access from:

1. The Association's Common Area,
2. Private property not owned by applicant.

A copy of the letter granting permission (from the Association and/or private Owner) must be submitted to the AC prior to the approval of the proposed plans.

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- D. Please include two (2) sets of construction plans in the submittal package along with the following:
1. Application for Approval of Architectural Improvements (Form1)
 2. Submittal of a check for the cost of any engineer or consultant's fees which the AC deems necessary in connection with its review or changes to plans submitted by an Owner.

Conforming your plans to these Guidelines should enable the AC to quickly review and approve your plans. Mail or deliver the submittal package to:

The Quail Ridge Homeowners' Association, Inc.
Walters Management
1959 Palomar Oaks Way Ste. 320
Carlsbad, CA 92011

FAILURE TO INCLUDE APPROPRIATE FEES, IF ANY, AND ALL OF THE INFORMATION REQUESTED WILL CONSTITUTE AN INCOMPLETE APPLICATION. INCOMPLETE APPLICATIONS ARE DEEMED DENIED AND WILL BE RETURNED TO THE OWNER FOR COMPLETION PRIOR TO ANY AC REVIEW.

IV. REVIEW PROCEDURE

- A. The AC will evaluate all completed applications and notify the Owner of its decision within thirty (30) days after receipt by the AC of all required materials, information, fees and forms. The AC will not take any action on requests that are incomplete or improperly submitted.
- B. The Management Company will record the AC's and notify the applicant of the decision as follows:
1. **Approved:** A copy of the executed request form and an approval report or a copy of the plans signed by the AC or its designated representative will be returned to the applicant. All restrictions contained in the Declaration shall be in full force and effect and shall control the construction activities of the Owner.
 2. **Approved with Conditions:** A copy of the executed conditional approval report or a copy of the plans signed by the AC or its designated representative and recorded by the Association will be returned to the applicant. The plans will contain changes or stipulations that shall become a part of the plans and shall represent conditions of approval to be satisfied by the applicant prior to the commencement of any construction. All restrictions contained in the Declaration shall be in full force and effect and shall control the construction activities of the Owner.
 3. **Denied:** If the application is denied, the applicant will be advised of the reasons for the AC's decision and will be provided with information or direction needed for re-submittal and to receive approval, where applicable.

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- C. All approved plans must be constructed in accordance with the plans and specifications as approved by the AC and must be completed within the time limits specified for their completion. An approved application cannot be modified without re-submittal and subsequent re-approval by the AC.
- D. Upon construction completion, the Owner shall notify the Management Company of the completed work, by submitting the Notice of Completion form (Form 2 attached herewith). Approved work must be completed and a "Notice of Completion" (Form 2) submitted no later than sixty (60) days from the date of the AC approval or within thirty (30) days of construction completion, whichever is sooner. The AC may extend the construction period beyond 60 days if the scope of the task warrants additional time. A request for this extended period should be submitted along with the initial application. Upon receipt of "Notice of Completion," the Management Company will advise the AC and a site inspection for plan conformance will be scheduled within thirty (30) days of receipt of said notice.
- E. In accordance with the Association's CC&Rs, the AC or its duly authorized representatives shall have the right to access an Owner's property to review and check the improvements to confirm that they have been completed and are in conformance with all approvals and all conditions of approvals.
- F. Upon completion of improvements indicated on any approved plans reflected as "future construction," the applicant shall re-submit (within thirty (30) days of completion) an additional "Notice of Completion" form to the Management Company.
- G. If following site inspection and review, the Association deems the improvements have been installed as approved, no further action will be necessary. Upon written request by an Owner, a "Notice of Compliance" or "Estoppel Certificate" will be sent to the Owner. If following site observation and review, the Association deems the improvements have not satisfactorily complied with the approved plans, then the Association shall respond to the Owner in the following way:

Denial: The Association will send a "Notice of Noncompliance" to the Owner with a request to remedy the noncompliance. This notice will be sent within the 30 days after the site review and will specify the particulars of noncompliance. In all cases, the responsibility for and cost of correction is the sole responsibility of the Owner. Once the noncompliance is remedied by the applicant, another "Notice of Completion" form shall be submitted to the Management Company so that the AC or its duly authorized representative can review the work again and respond accordingly.

V. GENERAL

- A. **Appeals:** In the event plans and specifications submitted to the AC are disapproved, the party or parties making such submission may, within 30 days of the date of such disapproval, file an appeal, in writing, to The Quail Ridge Homeowners Association Board of Directors. The Board of Directors shall review and consider the matter and render its decision within 60 days after receipt of the request for appeal.
- B. **Enforcement:** Exterior changes made without approval from the AC will constitute a violation of the Association's Declaration and these Guidelines. In addition, any improvements, modification or additions installed in violation of the Association's

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governing documents (including the Declaration and these Guidelines) are subject to modification or removal of the improvements at the Owner's expense. All costs of such modification or removal plus any possible fines and monetary penalties, interest and legal fees are the responsibility of the Owner. Legal remedies will be pursued to the fullest extent permitted by the Association's governing documents and the Law.

- C. **Violations:** All Owners have the right and responsibility to bring to the attention of the AC or the Board of Directors any violations of these Guidelines or the Association's other governing documents by submitting your complaint, in writing, to the management company.
- D. **Damage:** Owners shall be responsible for any damage caused to the streets, landscape or open space areas and/or Association Common Area, as a result of construction activities related to an Owner's improvements. This includes the responsibility for the removal and proper disposal of construction debris or any other materials used in the accomplishment of the improvements. Written permission allowing construction activities to encroach upon Common Areas or any property not owned by the applicant shall be obtained from The Quail Ridge Homeowners' Association, and the applicable Owners property prior to any construction activity. If deemed necessary by the AC, a security deposit or bond may be required from the applicant. Unused deposits will be refunded within 30 days after completion of the work and final acceptance by the AC.
- E. **No Waiver:** The approval by the AC of any proposal, plan, specification or drawing will not bind the AC to approve the same or similar proposal, plans, specification or drawing in the future. The AC specifically reserves the right to reject subsequent identical or similar proposals, plans, specifications or drawings, if in the AC's judgment, the modification does not benefit the particular property, neighboring properties or the neighborhood in general.

VI. GUIDELINES

These guidelines were established to help owners plan improvements, which will be acceptable to the AC. Please use these guidelines as a reference for submitting applications. The following items are not all inclusive. Please remember that all exterior improvements (as stated in the Association's Declaration and these Guidelines) require AC approval.

A. AIR CONDITIONERS

Location of central air conditioning installed subsequent to home purchase shall be as specified in the original plan. Alternate locations must be approved by the AC and may require screening for the purpose of noise abatement. Air conditioning units that mount in windows are prohibited.

B. ANTENNAS / SATELLITE DISHES / MECHANICAL & SOLAR DEVICES

Satellite dishes of one (1) meter or less in diameter and other communication-receiving antennae or devices covered by the Federal Telecommunications Act of 1996 (the "Act") (collectively referred to as "qualified satellite receiver"), may be installed within the Owner's Unit or on the patio/balcony (exclusive use area) in a location necessary for the signal strength desired. Satellite dishes larger than one (1) meter in diameter, and any other antennae not covered by the Act, including AM radio, FM radio, amateur (HAM) radio, and Digital Radio Service (DARS), are prohibited. For additional information, see Satellite Dish Policy in the Rules & Regulations booklet.

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Prior to any installation, all mechanical equipment exposed to the exterior, including pumps, heaters and air conditioning compressors, and solar devices, including collectors, shall be subject to AC review and approval.

The AC shall have jurisdiction to disapprove any outside apparatus, which it, in its sole discretion, determines will be unsightly from any other Unit, open space or public or private street.

C. BALCONIES, PATIOS, AND DECKS AND ACCESSORIES

The CC&Rs in 8.02 state "No construction, alteration, addition, installation, modification, decoration, redecoration or construction . . . shall be commenced . . . until the plans . . . have been submitted . . ." for approval by the AC. In general, this means that **attachments** to the common property, including balconies, are not permitted unless approved.

The AC's primary considerations regarding architectural improvements are visual harmony, access, sunlight, ventilation and drainage. Owners who propose adding these improvements should seek written permission from neighbors, to be submitted with the proposal to the AC. Should a neighbor reasonably object to the proposed modification and/or improvements before or after approval by the AC, the AC may (but shall not be required to) consider these concerns when deciding whether or not to require removal of a architectural improvement based upon these concerns.

Please see Fencing, Pilasters, and Walls, below, for rules regarding fence gates. For more information, please see Rules and Regulations.

Because the Board of Directors and their contracted maintenance personnel are unable to freely inspect the balconies for dry rot damage, termites, loose boards, paint damage, and other potential hazards that could injure someone the Board has adopted the policy that **"all homeowners are responsible for inspecting their own balconies."**

Should any homeowner notice any of the situations described herein or any situation with their balcony that could cause damage or increase the liability of the homeowners association, the homeowner is responsible for informing the management company and setting up a time during the day to allow the proper maintenance crew to repair said damage.

1. **Accessory structures, arbors, trellises, children's play structures, or other structures** must be approved by the AC. These items, and any improvements which exceed the height of the adjacent patio fence shall be designed and constructed to be in conformance with the architectural character of the existing residence. All portions of accessory structures that exceed the adjacent fence height shall be of wood construction only, with the exception of any vertical supports with a stucco or masonry finish. All exposed wood surfaces shall be painted or stained to match or compliment the color of wood or stucco finish on the existing residence. Architectural detailing, design, and wood member sizes shall conform to the established theme of each existing residence.

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2. **Balcony railings:** No items may be attached to, or be supported by, the balcony railing.
3. **Bird feeders** are prohibited (they increase the risk of ant and other pest infestation).
4. **Carpets, doormats, or other materials** that prevent the free flow of air (including those that are impermeable to water), may not be placed on any wooden surface without approval of the AC. Please refer to the Rules & Regulations Booklet for additional information.
5. **Charcoal grills** may not be used on wooden surfaces.
6. **Freestanding cabinets**, not to exceed 7 feet in height and 18 inches in depth and 24 inches in width are allowed and must be placed against the wall, allowing a 1-inch airspace between the back of the cabinet and the wall for ventilation. Freestanding cabinets that are not higher than the guardrail or fence may extend the length of the fence. A clearance of at least 1 inch must be provided for ventilation between the back of the cabinet and the fence. In all cases, cabinets mounted on wooden surfaces must allow at least a 1-inch air space underneath for ventilation. All cabinets shall be a color that matches or compliments the color of wood or stucco finish on the existing residence
7. **Hot tubs and spas** are prohibited (installation is likely to damage the Common Area landscaping, they contaminate the soil with chemicals when emptied, they increase the Association's water bills, etc.).
Suggestion: Residents may use the upper and/or lower spas provided by the Association.
8. **Patio covers, trellises, accessory, and miscellaneous items:** All such structures must be freestanding without any attachment to any building, fence or other common-area improvement. These freestanding patio covers or trellises shall be submitted for AC approval. The submittal must include elevations, color, sheen (i.e., flat, semi-gloss, etc.), placement, and appropriate details. Dimensions must be shown indicating the distance between the patio cover and the property line. Plans for these freestanding patio covers must show a dimension separating it from the residence. Maximum height of a patio cover shall be eleven (11) feet. All must comply with all applicable setback requirements required by the City of Oceanside or as provided in the Association CC&Rs.

D. BARBECUES – PERMANENT

Not permitted.

E. BASKETBALL HOOPS

No basketball standards or portable sports or play apparatus shall be installed or attached to any dwelling or garage or placed on any Lot. Portable apparatus shall be stored indoors or in approved enclosures when not in use.

F. CLOTHESLINES

Exterior clotheslines are not permitted.

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G. EXTERIOR LIGHTING AND WALKWAYS

Exterior building and landscape lighting is maintained by the association except those lights that are controlled by an interior light switch located in the homeowner's unit.

Seasonal holiday lighting shall be attached with tape or other impermanent material. The lights shall be stored indoors two weeks after the holiday period is over. Using nails to attach lights is **PROHIBITED**.

Exterior lighting must be of low voltage (12V). Higher voltage lighting may be approved by the AC if it does not create an annoyance to the neighbors.

Lights are to be directed onto the Owner's property screened to prevent light onto adjacent property.

H. EXTERIOR PAINTING

All exterior additions or modifications completed by the owner must be painted by the owner in the original color and sheen or in a color approved by the AC. Paint may be provided by the Association upon request.

I. FENCING, PILASTERS AND WALLS

Pilasters, walls and fences are part of the Common Area. They are maintained by the association and may not be altered or reconstructed by owners without approval by the AC. The interior of the patio fences must be kept in clean order. An air space of at least 1 inch must be maintained at all times between soil, mulch, gravel, wood bark, or any other materials that limit the free ventilation of air, and any fence or other permanent improvement that is part of the common area. In order to protect the sole plate and sheathing of buildings, all soil, mulch or other such material shall provide at least a 2-inch clearance to the bottom edge of stucco for ventilation and visual inspection for termites. In no case shall existing soil, mulch, or other conditions that violate the rules regarding ventilation be allowed to remain, and all such conditions shall be corrected immediately.

Fence gates: Gate additions may be allowed if approved by the AC. Gate additions are not allowed in fences that open into steep canyons or other unsafe areas.

J. FLAGS

Homeowners may fly the American Flag ONLY. The flag must be displayed by attaching it to a flagpole holder in the homeowner's exclusive use area. Do not install the flag holder on the common area of the building or on the garage door.

K. STORM DOORS

Storm doors are permitted if they are installed in front of metal doors that conform with fire regulations. The storm door trim must match the other doors.

Mission Series – Black
Triana - White

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L. FLOWERS, SHRUBS, TREES, AND OTHER VEGETATION (*On Patios, Balconies, Decks & Porches*)

Flowers, shrubbery, and trees must be maintained in a neat, sanitary, and attractive condition and in such a way as to not interfere with the enjoyment of adjacent Units. Dead vegetation must be removed.

Vegetation shall not touch or rub upon Common Area improvements, including the roof and the exterior paint or stucco finish of any wall or fence. A minimum clearance of 6 (six) inches must be maintained at all times between the vegetation and all lateral surfaces.

Flowers and shrubs may be placed over wooden decks and balcony floors. However, an air space of at least 3 (three) inches should be provided as ventilation clearance between the wood and the bottom of the container. They shall rest on a saucer or other water-tight container that is positioned to catch all overflow during watering.

Plants must not be over-watered. If mold is observed, the Association has the right to hire a mold remediation specialist to sanitize the area at the owner's expense.

Plants, pots, planters, etc., must not be placed where they could fall on persons below even during conditions of high wind.

Because of safety concerns, no plants are allowed on steps or stairs.

Plants are not allowed on handrails, guardrails, or balcony and fence ledges.

Due to the limited space available on the balconies, Owners should attempt to limit the plants, shrubs, and trees to a reasonable number and size. The Board of Directors may require the removal of plants from the balcony for aesthetic purposes.

M. GARAGES

All garages must maintain sufficient space for one full sized or compact vehicle at all times. Garages may not be converted in any way or used for any purpose that would preclude parking a car. It is strongly recommended that gasoline and bottled gas not be stored in the garage. These sometimes allow flammable vapors to escape, and these vapors are much more explosive than natural gas. Moreover, their large, heavy molecules move slowly and thus tend to accumulate until explosive levels are reached.

N. GUTTERS AND DOWNSPOUTS

Gutters and downspouts are maintained by the association. Trees planted in yards have must be kept trimmed adequately to prevent being blown against gutters, roofs, fences and buildings.

O. LANDSCAPING, HARDSCAPING & IRRIGATION

All patio landscaping must be trimmed and kept in good order. The lawn must be mowed. Wooden decks installed by owners must be maintained in good order. Decks infested with termites must be replaced or removed by the owner.

Decks must be spaced at least 6 inches from fences or buildings in order to provide clearance for inspection, maintenance, and painting, or must have easily removable

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components that allow such clearance. Decks must not be attached to fences or buildings. All other cabinets and objects must be moveable to allow for maintenance of fences and buildings, and must provide a substantially clear ventilation space of at least 1 inch between the object and fences, walls, or other common property improvements.

P. LIGHTING

All landscape lighting is maintained by the association. Exterior building lighting is maintained by the association except those lights controlled by an internal switch located in the homeowner's unit.

Q. SCREEN DOORS AND SECURITY DOORS

Sliding patio door screens must be in compliance with the original style (in most cases, aluminum screen in aluminum frames that slide). Hinged screens or hinged screen doors, security doors, and other doors that do not conform to the original patio screen doors require approval from the AC. For additional information, please see screen door policy included in the Rules and Regulations booklet.

R. SECURITY AND REALTY SIGNS

Please see the Rules and Regulations booklet.

S. WINDOWS AND WINDOW TREATMENT

Reflective materials used to create a mirror effect from the outside are prohibited.

Drapery substitutes such as colored blankets, colored sheets, paper, or foil are prohibited.

Suggestion: Neutral colors are strongly encouraged in order to maintain a harmonious exterior appearance.

Awnings and exterior blinds are prohibited.

Exterior security bars or decorative wrought iron bars that are visible from neighboring properties or the Common Areas are prohibited on windows (indoor security bars that conform to local laws and codes are permitted).

The Quail Ridge Homeowners' Association, Inc.

ARCHITECTURAL AND LANDSCAPING GUIDELINES

REQUIRED FORMS

(enclosed)

Application for Approval of Architectural and/or Landscaping Improvements	Form 1
Notice of Completion	Form 2

Additional copies of these forms are available from the Management Company and on the web site at Quail-Ridge.org.

Walters Management
1959 Palomar Oaks Way Ste. 320
Carlsbad, CA 92011

**QUAIL RIDGE CONDOMINIUM HOMEOWNERS ASSOCIATION
ARCHITECTURAL APPLICATION FORM #1**

PROCEDURE:

Plans for improvement of private property areas shall be submitted to:

QUAIL RIDGE CONDOMINIUM HOMEOWNERS ASSOCIATION

1959 Palomar Oaks Way Ste. 320
Carlsbad, CA 92011

Use this form and submit at least 30 days prior to anticipated start of construction.

The form shall be accompanied by a copy of a **FULLY DIMENSIONED PLOT PLAN**. Plot plans shall show buildings and patio walls, locations of doors, gates, windows and sliding doors. Existing area drains shall also be shown.

Material, color and size detail specifications of proposed improvements shall be shown. Be sure to include dates that you anticipate starting and completing the work.

After action has been taken by the Architectural Control Committee, you are responsible for ensuring that this request is complied with as approved.

HOMEOWNER: _____ DAYTIME PHONE: _____
ADDRESS: _____ PERMIT #: _____
UNIT #: _____

Written description of proposed improvements (including types of materials, dimension, color, start date, completion date, etc.) Use back of form if more space is needed.

CONDITIONS OF APPROVAL:

I agree to complete all improvements and maintain my private property area in accordance with the Guidelines of the CC&R's of the Association relating to Architectural Control, and the Architectural Guidelines. I have read the Quail Ridge Condominium Homeowners Association Architectural Standards, and my project will comply with these standards.

HOMEOWNER'S SIGNATURE _____ DATE _____

(FOR MANAGEMENT COMPANY AND/OR ASSOCIATIONS USE ONLY)

APPROVED: () DISAPPROVED: ()

Additional conditions of approval or reason for disapproval:

Architectural/Landscape Control Committee:

DATE _____ COMMITTEE MEMBER _____

NOTE: Approval of these plans for improvements does not relieve applicant from obtaining the necessary building permits from the governmental agencies involved.

Please submit all plans/requests in triplicate to:

QUAIL RIDGE CONDOMINIUM HOMEOWNERS ASSOCIATION
 Walters Management
 1959 Palomar Oaks Way Ste. 320
 Carlsbad, CA 92011

QUAIL RIDGE CONDOMINIUM HOMEOWNERS ASSOCIATION
ARCHITECTURAL FORM #2

NOTICE OF COMPLETION

Homeowner Name: _____

Address: _____ Unit#: _____

Architectural Request: _____

Date Of Completion: _____

Homeowner Signature

Date

Mail or deliver this Completion Notice to:

The Quail Ridge Homeowners Association, Inc.

c/o Walters Management
1959 Palomar Oaks Way Ste. 320
Carlsbad, CA 92011

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