

R E G U L A T I O N S F O R C O N S T R U C T I O N

PRE-CONSTRUCTION REQUIREMENTS TEMPORARY CONSTRUCTION
FACILITIES CONSTRUCTION REQUIREMENTS

CALIFORNIA CHATEAU ARCHITECTURAL STANDARDS

PURPOSE AND INTENT

The success of the Custom Lot program at California Chateau can be assured only by establishing quality design standards. The architectural standards are based on the architectural, landscaping and site development requirements that must be met as you improve your Custom Lot. These Architectural Standards shall form the basis and criteria for evaluation of plans and specifications submitted for review and approval to the Architectural Control Committee of California Chateau. These Architectural Standards are not established to stifle the imaginative or creative desires of the future residents of California Chateau, but rather to ensure that certain disciplines will be in effect throughout the development of the Custom Lot program. Accordingly, these Architectural Standards are subject to amendment from time to time.

The Architectural Standards consist of certain restrictions, limitations and suggested Standards within this document that concern, without limitation:

- (a) The conformance of any proposed Improvements with the Architectural Standards set forth herein;
- (b) The conformance of completed Improvements to the previously approved plans and specifications; and
- (c) Construction, exterior additions, reconstruction, changes or alterations or maintenance of any Improvement, as well as the nature, shape, height, materials, exterior color surface and location of such Improvements.

The Architectural Control Committee is authorized under the recorded Declaration of Covenants, Conditions and Restrictions of Easements of California Chateau, as amended and supplemented, ("Declaration") to issue Architectural Standards setting forth procedures for submission of plans and specifications for approval, requiring payment of a fee to the Association to accompany each submission. These Architectural Standards are reflective of the authorization granted in the Declaration.

These Architectural Standards, together with the Declaration form the basis and criteria for evaluation of plans and specifications submitted for review and approval by the Architectural Control Committee. In the event of a conflict between these Architectural Standards and any of the provisions of the Declaration shall prevail over those contained herein.

Any condition or material not defined in these Architectural Standards, unless described by the Declaration, will become a matter of discretionary judgment by the Architectural Control Committee, acting in good faith on behalf of the best interests of California Chateau Community Association.

In addition to the Guidelines and Standards set forth herein, all Improvements to your Lot must also, of course, conform to all appropriate city, state and federal building requirements. In some instances, there may be an overlapping of

requirements, in which case, the more stringent requirements shall apply. The City of Palmdale Building Department should be contacted concerning municipal codes, ordinances and regulations. In the event of any conflicts between these Architectural Standards, the Declaration and the requirements of the City, the most restrictive of such requirements shall be controlling.

ARCHITECTURAL CONTROL COMMITTEE

The architectural Control Committee shall consist of not less than three (3) nor more than five (5) members. Kaufman and Broad of Southern California, Inc., shall appoint all of the original members of the Architectural Control Committee, and replacements thereto. Please refer to Article IX of the Declaration for additional requirements for membership on the Architectural Control Committee. The architectural Control Committee shall have the right to retain architects or other construction specialists as may be necessary to perform its Duties.

The Architectural Consultant for the custom lot program Craig S. Babb, A.I.A. 0 Associates 816 Past Avenue K, Lancaster, California, 93535 (805) 948-0421

The Architectural consultant shall review each set of Schematic and final Plans upon submittal for approval to the Architectural Control Committee who shall have full authority to act on behalf of the Architectural control Committee on all matters so dele-gated.

REVIEW OF PLANS AND SPECIFICATIONS

The Architectural Control Committee shall consider and act upon all plans submitted for its approval and perform all duties required by the Declaration, and such other duties as shall be assigned from time to time by the Board of Directors of the Association, including the inspection of construction in progress to assure its conformance with the plans approved by the Architectural Control Committee.

No construction, installation, alteration, addition modification, exterior redecoration or reconstruction of a Residence and all Improvements related to such Residence including all landscaping shall be commenced until any and all plans and specifications required pursuant to the Declaration and these Architectural Standards, showing the nature, kind, shape, height, width, depth, color, materials and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee. Until changed by the Board, the address for submission of such plans and specifications shall be:

California Chateau Community Association
c/o Kaufman and Broad of Southern California, Inc. 38345-A 30th Street East
Palmdale, California, 93550

The Architectural Control Committee shall approve the plans and specifications submitted for its approval only if it deems that:

- (a) the proposed Improvements will not be detrimental to the appearance of the surrounding area of the Project as a whole;
- (b) the appearance of any structure affected thereby will be in harmony with surrounding structures;

- (c) the proposed Improvements will not detract from the beauty, wholesomeness and attractive-ness of the Common Area, or the enjoyment thereof by the Owners; and
- (d) the upkeep and maintenance thereof will not become a burden on the Association. The Architectural Control Committee may condition its approval of proposals or plans and specifications for any Improvement:
- (e) on such changes therein as it deems appropriate,
- (a) upon the agreement by the person submitting the same to grant appropriate easements to the Association for the maintenance of the Improvement, or
- (b) upon the agreement of the person submitting the same to reimburse the Association for the cost of such maintenance, or all of the above, and may require submission of additional plans and specifications or other information prior to approving or disapproving the submission.

EXEMPTION OF DECLARANT

In accordance with Article IX, Section 1, of the Declaration, Kaufman and Broad of Southern California, Inc., as Declarant, shall be exempt from compliance with any of the provisions of Article IX of the Declaration or Article II of the Supplemental Declaration and the Submittal Review Process set forth herein as they may related to the original construction and development of California Chateau by Declarant, in accordance with the plans approved by the City. Declarant need not seek approval from the Architectural Control Committee and shall have authority over the construction of any Improvements by Declarant on any Lots owned by Declarant.

ARCHITECTURAL STANDARDS

In addition to the Use Restrictions described in the Declaration, the Specific Architectural Restrictions set forth in Article II, Section 5 of the Supplemental Declaration, the Architectural Control Committee shall give effect to and enforce the following specific Architectural standards and controls which are mandatory and apply to the construction of any works of improvement, including the construction of a Residence, in order to maintain an attractive and harmonious appearance of Residences within the Project:

1. **Single Family Residence.** Each Lot is designed and intended to the construction of one (1) detached single-family dwelling. No multi-family Residences shall be permitted. In no event shall more than one (1) Residence be constructed upon any Lot. Notwithstanding the foregoing, the Architectural Control Committee may approve the construction of one Residence upon two or more contiguous Lots. In such event, the Architectural Control Committee may permit reasonable variations from specific restrictions set forth in this Section.
2. **Height Restrictions.** The maximum height of any Residence or other improvement permitted on each respective Lot shall not exceed the greater of: (a) the maximum height set forth in the Building Envelope for each lot; or (b) twenty-eight feet (28') at

the ridgeline and eighteen feet (18') at the setback lines as approved by the Architectural Control Committee.

3. Perimeter Wall Height Limitations. On all Lots, side yard walls fencing between Lots shall be kept inside of property lines and shall not be constructed on a property line without the approval of all Lot owners affected. Said approval shall be affixed to plans submitted to the Architectural Control Committee.
 - (a) Front Yard: No walls shall be permitted in the front yard of any Lot.
 - (b) Side Yard: Walls located in the side yards of a Lot shall not exceed six feet, four inches (6'4") above finish grade.
 - (c) Walls which will abut any existing walls located on contiguous Lots shall not exceed the established height of the existing wall, except the heights required by building codes for protection of swimming pools or spas.
 - (d) The height of all walls shall be measured vertically from the approved finish floor at the base of the wall.
 - (e) Side yard walls shall be kept inside the property lines.
 - (f) Structural framing and/or unfinished sides of walls shall not be exposed to any public right-of-way, common area (including the private streets), or any other Lot. All surfaces of perimeter walls must be finished on all sides of the Lots. No exposed, unfinished surfaces shall be permitted.
4. **Minimum Setback Requirements.** The minimum setback requirement for any Residence, garage or other structure, or any fence, wall or other structure to be constructed on any Lot shall be the more restrictive of:
 - (1) the minimum setback prescribed by the City; or
 - (2) the minimum setback established in the Building Envelope for each lot. All building elements including the foundations and overhangs shall be built within the building setback area.

The standard property setbacks are as follows:

- (a) Front Yard: Twenty feet (20') from back of curb to any Residence or wall construction, overhangs may encroach up to ten percent (10%) of setback.
- (b) Rear Yard: Forty feet (40') from any rear property line to the rear of the Residence, overhangs may encroach up to ten percent (10%) of setback.

- (c) Side Yard: Fifteen feet (15') from side yard property line to any Residence, overhangs may encroach up to ten percent (10%) of setback.
- (d) Miscellaneous: Five feet (5') from a property line to any type of water feature, including, without limitation, pools, spas, fountains, ponds, etc.

5. **Minimum Square Footage of Residence.** The minimum net living area for any Residence shall not be less than one thousand nine hundred seventy feet (1,970'), exclusive of attics, decks, patios, courtyards, porches and garages.

6. **Driveways.** The driveway serving each Residence shall be constructed and completed concurrently with the construction of the Residence. Driveways shall be constructed of such material as may be approved by the Architectural Control Committee in its reasonable discretion. Gravel or asphalt driveways are expressly prohibited. The driveway shall be of sufficient size and configuration so that no vehicle parked in the driveway shall extend into any street or sidewalk.

7. **Garages. Garage Doors.** An enclosed garage of sufficient size to accommodate at least two (2) vehicles, but not more than four (4) vehicles, shall be constructed. All garage doors must be fully enclosed and be equipped with garage door openers.

8. **Residential Exteriors and Trim.** All materials used on the exterior of a Residence should be compatible with and complimentary to each other and to the overall design and style, texture, color and character of other Residences within California Chateau. All materials should relate or be complimentary to the community. Smooth or sand finish plaster or stucco exterior wall finishes are permitted. Heavy swirl or Spanish lace-type textures are prohibited.

All exterior materials should be authentic and genuine. Simulated or artificial building materials shall not be approved. Galvanized or shiny aluminum trim, gutters or downspouts shall not be permitted. All gutters shall be concealed unless designed as a continuous architectural design feature. Exposed gutters shall be colored to match with the surface to which they are attached. All colors of materials must be approved in writing by the Architectural Control Committee.

Exterior hardscape colors should be complimentary to exterior colors of the Residence.

9. **Roofs.** The roofs for all Residences, garages and other improvements within the Project shall be constructed of "noncombustible" tile, concrete tile or slate. All colors and materials must be approved in writing by the Architectural Control Committee.

Mechanical equipment shall not be visible from any private streets, Common Area or neighboring Lot.

All roof vents shall be colored to match the dominant roofing material.

10. Chimneys. Chimneys cannot exceed those heights required by the building codes of the City of Palmdale. Exposed metal flues are prohibited. All flashing and sheet metal must be colored to match the surfaces to which they are attached.

11. Solar Energy Systems. No solar heating panels or other solar energy collection equipment shall be installed on any portion of any Lot or any improvement thereon unless such equipment is installed in such location and in such manner as to be obscured from the view of other Residences in the Project to the greatest degree possible, without significantly increasing the cost of the system or significantly decreasing its efficiency. No person shall install any such panels or equipment without the prior written consent of the Architectural Control Committee, which will have the right to reasonably restrict and determine the size, shape, color, style, materials or location of any such panels or equipment within the Project, subject to the provisions of Section 714 of the California Civil Code, as the same may be amended from time to time. In addition, all requirements of the City of Palmdale shall be satisfied.

12. Antennas. No owner shall install, or cause to be installed any television, radio, "citizen's band" (CB) antenna, satellite dish, or similar electronic receiving or broadcasting device on the exterior of any Residence or elsewhere within a Lot, or upon the Common Area.

13. Windows. No window in any Residence shall be covered in whole or in part, inside or outside, with aluminum foil, newsprint, reflective tint or any other material reasonably deemed inappropriate for such use by the Architectural Control Committee.

14. Awnings. Awnings of any nature, type or design are prohibited.

15. Exterior Lighting Facilities. All exterior lighting facilities must be approved in writing by the Architectural Control Committee, and shall be designed and installed so as to mitigate to the fullest extent possible any offensive glare to other Lots or other property within California Chateau.

16. Skylights. Skylights must be designed as an integral part of the roof. Skylight glazing shall be clear, solar bronze or gray only. Skylight framing material shall be bronze anodized or colored to match the roof.

17. Mechanical Equipment. All air conditioning, heating equipment and soft water tanks must be screened from view and insulated for sound attenuation. No "through the wall" or "window" style air conditioning units shall be installed in any Residence, nor shall any air conditioning unit be installed upon the roof of any structure in the Project. The Architectural Control Committee shall have a right to approve or disapprove the location, placement, noise level and screening from view of all air conditioning and ventilating equipment.

18. Utility Meters. To the fullest extent possible, utility meters shall be located so as to be convenient for inspection, but concealed from view.

19. Drainage. Drainage will be in strict accordance with the concept and design shown on the approved site plans. It shall be the responsibility of the owner to insure that the drainage system functions in accordance with the approved design standards. Surface drainage of paved areas must be a minimum of one percent (1%) slope; provided that a swimming pool deck area must be one-half

percent (1/2%) slope and shall be directed to the pool deck and underground drains.

20. Address Signage and Mailboxes. Address identification and mailboxes should be compatible with the architecture, the site and surroundings and should be carefully designed. Address signage and mailbox design must be submitted for approval to the Architectural Control Committee.

21. Landscaping. Each lot shall be landscaped in accordance with the provisions set forth in Article II, Section 5(g) and 5(h) of the Supplemental Declaration. All landscape plans shall be submitted to the Architectural Control Committee and shall be in conformance with these Architectural Standards.

22. Variances. As set forth in the Declaration, where circumstances require, the Architectural Control Committee, by the vote or written consent of a majority of the members thereof, may allow reasonable variances as to any of the relevant provisions of the Declaration or these Architectural Standards, subject to such terms and conditions as it shall require. The granting of such a variance shall not operate to waive any of the terms and provisions of the Declaration or these Architectural Standards for any purpose, except as to the particular Lot or Residence, and the particular provision hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting the Owner's use of his Lot, including, but not limited to, zoning ordinances, the Building Envelope or requirements imposed by the City or other governmental authority.

A. All submissions must be made in duplicate and include the following information:

- (a) Custom lot owner's name.
- (b) Custom lot owner's mailing address.
- (c) Business and residence telephone numbers (including area code).
- (d) Lot and tract number (site of proposed construction).
- (e) Street address of custom lot site.
- (f) Name and address and business phone number of architect or owner's representative.
- (g) A submission fee of Three Hundred Dollars (\$300.00). In the event that more than two (2) reviews are required by the Architectural Control Committee or the Architectural Consultant, the Architectural Control Committee reserves the right to levy a charge of One Hundred Dollars (\$100.00) per submittal against the Owner.

B. INITIAL PLAN SUBMITTAL

The Initial Plan Submittal represents the initial required submission to the Architectural Control Committee. At this stage, the Committee will focus on architectural form and the relationship of the proposed residence and related improvements to neighboring homes. This submission represents a preliminary review of the owner's plans and the Architectural Control Committee's review shall be conducted to provide further design Standards and an indication of the