



LA CRESTA

Property Owners Association
Architectural Guidelines & Guidance Catalogue

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Architectural Committee (AC) Guidelines and Guidance

Preamble

The purpose of this Architectural Guidelines and Guidance document is to provide a framework for LCPOA Members to work through the Architectural submission and approval process. The “Relevant Sections of the CC&R’s” listed in the next section are part of the governing documents of the Association and must be followed by the Architectural Committee, The Board of Directors, and all Members of the Association. This set of relevant sections of the CC&R’s, along with the AC Guidelines and Guidance, should help LCPOA Property Owners comply with the AC restrictions in our CC&Rs by providing necessary information required for building and construction within the LCPOA.

Mission Statement of the Architectural Committee

Our mission is:

- (a) To assist property owners in their planning by providing the relevant sections of the CC&Rs and the Architectural Guidelines and Guidance.
- (b) To promote harmony of all structures on the same property and promote harmony with structures built on other lots within the Tract.
- (c) To evaluate all requests as they pertain to the CC&Rs and provide clarification for the requirements as provided in the Architectural Guidelines.
- (d) To respond to requests for Architectural Committee approval of plans as expeditiously as possible.
- (e) To relate the importance of upholding the CC&Rs, Architectural Guidelines, and assist in our best effort to maintain the property values of our entire community.

Purpose

In order to maintain the harmonious architectural character of La Cresta, it is necessary that construction and modification of structures, materials and colors be compatible. The Architectural Committee (AC), by setting Guidelines and Guidance, and approving original construction, additions, or alterations, does not desire to stifle creativity, but to assure a continuity of design which will help preserve or improve the appearance and enhance the overall value of all properties. It is not the committee’s desire to promote any specific architectural style, nor create a community full of the same design over and over, but to encourage a high quality of design and construction that all members of our community can be proud of.

Property owners are reminded that approval from the AC is required for all of the following improvements:

1. Grading, land clearing, and drainage. Must be approved by Riverside County prior to AC Review.
2. Construction of all structures.
3. Outbuildings.
4. Additions and alterations to existing structures.
5. Change in color schemes.
6. Fences, walls, screening, and entry gates.
7. Pools, spas, ponds, and lakes.
8. Other changes to the character of the property (e.g. - tennis courts, outdoor lighting, etc.)

Failure to obtain the necessary approvals constitutes a violation of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) and may require modification or removal of unauthorized work at the expense of the property owner.

Relevant Sections of the CC&R's

CC&R Section II

- (a) No building, garage, patio, outbuilding, fence or other structure shall be constructed, erected, altered, remodeled, placed, maintained or be permitted to remain on said Tract, or any portion thereof, unless and until three complete sets of plans and specifications therefor, including finished grading plans, plot plan showing location of such structure on the building site, floor and roof plan, exterior elevations, sections and salient exterior details and color scheme, including the type and location of hedges, walls and fences, shall have been submitted to and approved in writing by any two (2) members of the "Architectural Committee" which shall be composed of not more than three (3) members.
- (e) Said Architectural Committee shall have the power and authority to approve or disapprove the plans and specifications; and approval of said plans, specifications and plot plan may be withheld not only because of non-compliance with any of the specific covenants, conditions and restrictions contained in this Declaration, but also by reason of reasonable dissatisfaction of the Committee with the grading plan, location of the structure on the lot or building site, the finished ground elevation, the color scheme, finish, design, proportions, architecture, shape, height, and style of the proposed structure or altered structures, the materials used therein, the kind, pitch or type of roof proposed to be placed thereon, the location of air conditioning, evaporative coolers or other mechanical equipment, all of which shall be designated on the plans and specifications, or because of its reasonable dissatisfaction with any or all other matters or things which, in the reasonable judgement of the Committee, will render the proposed structure inharmonious or out of keeping with the General Plan of improvement of said Tract or with the structures erected on other building sites in the said Tract. Said Architectural Committee may, if it so desires, adopt rules governing its procedure.
- (f) The approval of the Committee of any plans or specifications submitted for approval as herein specified for use on any building site shall not be deemed a waiver by the Committee of its right to object to any of the features or elements embodied in such plans and specifications, if or when the same features or elements are embodied in any subsequent plans and specifications submitted for approval as herein provided for use on other building sites.
- (g) The approval, disapproval, or conditional approval of such plans, specifications and plot plan shall be in writing and delivered to the applicant with one set of the submitted documents, provided, if the Committee fails to approve or disapprove such plans and specifications and plot plan within thirty (30) days after said plans, specifications and plot plan have been submitted to it, it shall be presumed that the Committee has approved said plans, specifications and plot plan as submitted. If, after such plans and specifications and plot plan have been approved, the building, fence, wall or other structure shall be altered, erected or maintained upon the lot or building site otherwise than as approved by the Committee, such alteration, erection and maintenance shall be deemed to have been undertaken without the approval of the Committee having been obtained as required by this Declaration.

CC&R Section III

- (a) No building, structure, improvement, or use, shall be constructed, erected, allowed, placed, permitted to remain, or made, on any lot, or portion thereof, other than as provided by the rules, regulations and restrictions of the R-A-20 zoning contained in the Zoning Ordinance for the County of Riverside as the same may be amended from time to time or other than that permitted under the appropriate zoning which may hereinafter be enacted and covering said Tract, or part thereof, by the County of Riverside.
- (b) There shall not be erected or maintained on said Tract, or any portion thereof, any dwelling residence which shall have a living area of less than 2500 square feet, exclusive of carports, garages, covered porches, basements, terraces, patios, or balconies. (Amended from 1600 SF to 2500 SF on May 12, 2003, for owners who purchased land after April 1, 2003).
- (c) Each lot in said Tract shall be subject to the following setback provisions:
 - (1) No building or any part thereof shall be placed, erected or maintained on any of said lots within twenty (20) feet of the front property line, or within twenty (20) feet of the road easement line where applicable.
 - (2) A side yard shall be maintained on each of said lots of at least five (5) feet from all side property lines to the building line of any structure.
 - (3) A rear yard shall be maintained on each lot of at least ten (10) feet from the property line to the nearest structure projection.
- (d) No lot in said Tract shall contain less than five acres (5) in gross. This restriction shall be construed to mean that the smallest individual lot or home site permitted in said Tract shall contain at least five (5) acres.

CC&R Section IV

- (a) Outbuildings or garages erected and maintained upon any lot or building site shall conform generally in architectural design and exterior material to the residences to which they are appurtenant, and may be, but need not be, attached to said residence.
- (b) No fence, wall or hedge shall be planted, erected or maintained upon any lot in such location or at such height as to unreasonably obstruct the view from any other lot or lots in said Tract. The Architectural Committee shall have the power and authority to modify the conditions and restrictions contained in this subdivision (b) of Paragraph IV as to any lot in said Tract, if said Architectural Committee, in its absolute discretion, deems it necessary or advisable to so do.
- (c) No mobile home shall be placed or permitted to remain on any lot, or portion thereof, without the approval of the Architectural Committee having first been had and obtained. Commencing January 1, 1976, no mobile home shall be placed or permitted to remain on any lot, or portion thereof whatsoever, and any such mobile homes situated on any lot, or portion thereof, on said date shall be removed.
- (d) No person, except Declarant or its duly authorized agent or its successors in interest, shall erect or maintain upon any part of said Tract or any lot, any sign, advertisement, billboard, or other advertising structure of any kind; provided, however, that the owner

of any lot in said tract shall have the right to place on display on his property one "For Sale" or "For Lease" sign, not exceeding four (4) square feet in surface area, on the lot advertised for sale or lease, provided, such sign is maintained no closer than ten (10) feet to any property line of such lot.

- (e) All structures constructed or placed on any lot shall be constructed of new material, rock and used brick excepted, and no used structures shall be relocated or placed on any such lot.
- (f) Every tank for the storage of fuel installed outside any building in the tract shall be either buried below the surface of the ground or screened to the satisfaction of the Architectural Committee by fencing or shrubbery. Every outdoor receptacle for ashes, trash, rubbish, or garbage shall be installed underground, screened or placed and kept as not to be visible from any street.
- (h) No privy shall be erected, maintained or used upon any part of said real property, but a temporary chemical privy may be permitted during the course of construction of a building. Any lavatory, toilet or water closet that shall be erected, maintained or used on the lot shall be enclosed and located within a building herein permitted to be erected and shall be properly connected with an approved sanitary sewer system or underground septic tank or cesspool and so constructed and operated that no offensive odors shall arise or otherwise escape therefrom.
- (i) The construction of any building or structure, once commenced on the property, shall be prosecuted diligently to completion.
- (j) Natural surface drainage shall be maintained and no obstructions, diversions or confining of the existing channels through which surface water naturally flows upon and across the lot in time of storm shall be made so as to cause damage to other properties.



LA CRESTA

Architectural Guidelines

Approval of any improvement by the AC does not waive the necessity of obtaining the required Riverside County permits. Obtaining a County Permit does not waive the requirement for AC approval.

THESE ARCHITECTURAL GUIDELINES AND GUIDANCE ARE ADOPTED PURSUANT TO THE CC&Rs AND SUPPLEMENT THE CC&Rs.

Architectural Guidelines

1. All AC applications submitted for review by the LCPOA, shall be signed by the property owner of record.
2. Fees charged to members for services rendered during the AC process, will only be such as to cover the direct expenses incurred by the LCPOA in processing the application. This policy is to ensure compliance with Civil Code 5600b. See the LCPOA website for schedule of fees (www.lacrestapoa.com)
3. The following items, when submitted to the AC by a property owner shall be reviewed by the AC and the Association Architect. Any item not shown in this list shall be evaluated by the AC only and no fee charged to the submitting member.
 - a. Grading Plans - Must be approved by Riverside Co. prior to AC review
 - b. House Plans
 - c. Out Buildings (Larger than 120 sq. ft)
4. LCPOA Common Area - The property owner will be responsible for any damage to common areas of the LCPOA caused by construction.
5. Monitoring of Construction – All approved construction may be monitored by the AC.
6. Enforcement - Failure to obtain the necessary approval from the AC constitutes a violation of the Declaration of Covenants, Conditions and Restrictions and may require modifications or removal of work at the expense of the property owner.
7. Roads and easements are controlled by the Association. Any structure or improvement including landscaping within the roadway easement area requires prior AC approval. If approval is granted, the improvements are subject to removal at the property owner's expense if the portion of the encroached easement is later needed by the Association.
8. Property owners' permitted use of roadway easements does not waive the Association's rights. Property owners are responsible for knowing the exact boundaries of their property. Association constructed roads are not necessarily centered within the easement areas.
9. No Association roads or easements may be opened for any reason, without an application and payment of a road opening and repair bond: all new house construction requires a bond.

10. The applicant agrees to hold the Association harmless for any damage or injury arising out of construction on the property or use of the property.
11. Posting of contractor advertising signs is not permitted (CC&R Article IV (d)).
12. When a property owner has not complied with the Association's architectural review process or has not filed the proper submittal to the Management Company for review by the AC, the Board has the authority to issue a "Cease & Desist" notice to the property owner.
Any costs incurred by this process will be added to the property owner's submittal Fees. No work may be started until the cause for filing the "Cease & Desist" notice has been removed, and the property owner has paid the Association's costs for issuing the "Cease & Desist" notice.
13. Conditions Not Included - These guidelines are not all-inclusive.
14. Powerstone Property Management will accept either a check or money order payable to "La Cresta Property Owners Association", for payment of Fees and Bonds. Per the CC&Rs, no additional fee will be required for resubmission of plans that have been denied.
15. Should you have any questions about the fees, see the Fees Schedule on the LCPOA website or please contact:

Powerstone Property Management
Phone: 951-823-1011

Submittal Procedures

1. Location -
All applications shall be submitted in a PDF format via the LCPOA Website. The applicant should log into the owner's portal on the website and click "Submit a New Request". Select the "ARC Request" option, where you will download the application and fill out the forms, then save it and upload it along with your plans. If questions arise, applicant may submit questions via email to for assistance in downloading forms and uploading plans and specifications.
Or you may mail applications or hand deliver to:
La Cresta Owners Association c/o Powerstone Property Management 27450 Ynez Road, Suites 306-307 Temecula CA 92591
2. Forms -
All applications for AC approval must be made on the standard application form and submitted per Requirements for item Approval. The application form and other AC forms can be found on the La Cresta website: www.lacrestapoa.com
3. Construction Drawings -
Construction Drawings must be prepared in accordance with the applicable building codes and with clarity and completeness. Information must be specific as to the

dimensions and/or square footage. All drawings must be to scale. If physical drawings are being submitted, the minimum sheet size shall be 24" x 36".

4. Specifications -

- a. List all exterior materials and where they are to be used.
- b. Specifications must be specific as to the dimensions and/or square footage.
- c. Indicate the colors of paint or stain to be used on all outside surfaces of improvements. Color samples will be required. (A brochure is acceptable.)
- d. Indicate on the plot plan the exact location of the driveways.

5. Plan Review by the Architectural Committee -

Once an application and plans are submitted, the AC will meet to review the plans and render a decision within 30 days after submittal (reference CC&R Article II (g)). There are four (4) possible outcomes:

- a. **Denied without prejudice to resubmit.** This means information was missing that the AC requires in order to make a decision.
- b. **Denied.** This means the project is not approved. If specific elements might be approved if modified, the AC will give guidance on the modifications required. (Article II (e) of the CC&R's states that "approval of said plan may be withheld not only because of noncompliance, but also because of reasonable dissatisfaction of the Committee.")
- c. **Approved.** Application approved as submitted.
- d. **Approved with Conditions.** Any special conditions shall be noted in the approval letter.

Architectural Appeal Process

If the Architectural Committee has denied the applicant's submitted request, the following is the procedure available to the applicant to appeal the decision.

1. If the AC does not approve plans that are submitted, the property owner may ask the AC for a meeting at the site to review the reasons that the AC has denied the plans. Two members of the AC shall attend this meeting.
2. In the unlikely event that the objections cannot be resolved, a meeting will be set up by the AC. The members of that meeting will consist of two LCPOA Board members, two AC members, the Property Owner and his design professional (if desired).
3. If at this meeting the dispute still has not been settled, the Property Owner may submit a written request to the LCPOA Board asking for an Appeal Hearing. Within 30 days of receipt of the request for such a hearing, the Board will meet with the Property Owner, in Open Session, and render a decision, in writing within 10 days

of the meeting. The Board of Directors will notify the owners whether the decision of the AC will be upheld or whether the Appeal has been granted.

Design Requirements

Please see the Architectural Guidance Images of “Desirable” and “Undesirable” design details included at the end of this document. It is the goal of the Architectural Committee that all construction, new and remodels, would be deemed to fall into the “Desirable” category. The goal is to enhance the beauty and character of the entire LCPOA community, and thereby enhancing the property values for all members.

A. Exterior Walls --

Acceptable materials for the exterior walls of the primary residence are:

- Wood or Hardiepanel siding or equivalent
- Stucco
- Stone, Stone Veneer
- Brick, Brick Veneer
- Other new or reclaimed materials that are developed by the industry and approved by the Architectural Committee on a case-by-case basis.

B. Room Additions, Eaves, Balconies, Fascia

The materials used for additions, or alterations of the exterior of any structure shall conform generally in architectural design and exterior materials to the existing dwelling. The goal of the AC is not to stifle creativity in the design of any additions to the existing dwelling. If the design of any addition in this paragraph (B) is not of the same materials as the main residence, but it is, in the opinion of the AC, complimentary to the overall property and surrounding properties, it may be approved by the AC.

C. Patio Structures, Sunshades, Arbors, Gazebos -

The materials used for patio structures, sunshades, arbors, gazebos, cabanas or other similar structures shall conform generally in architectural design and exterior materials to the existing dwelling. The goal of the AC is not to stifle creativity in the design of any additions to the existing dwelling. If the design of any structure in this paragraph (C) is not of the same materials as the main residence, but it is, in the opinion of the AC, complimentary to the overall property and surrounding properties, it may be approved by the AC. If the proposed structure is a pre-fabricated structure, please submit the manufacturers construction detail with the application. Patio Cover Construction Standards for the County of Riverside is the minimum acceptable that will be allowed for non-pre-fabricated structures. The standard can be found at https://riversideca.gov/cedd/sites/riversideca.gov.ceedd/files/pdf/building/forms_andouts/structural/2019/patio-cover-standard-drawing.pdf

D. Roof Criteria -



Roof materials that are acceptable for the primary residence (samples or brochures will be required) are as follows:

- Concrete Tile
- Clay Tile
- Slate
- Fiberglass simulating tile or shake
- Lightweight metal panels (for structures such as sheds and shade shelters) if the panel complements the style and color of the roof of the main house.
- Other roofing materials that have been developed by the industry which will be evaluated on a case-by-case basis and may be approved by the Architectural Committee.

→ Roof materials that are NOT acceptable include, but are not limited to:

- Rolled Asphalt (with the exception of flat roofs) or single ply asphalt shingles
- Corrugated Metal (Except as an accent in small areas of the overall structure)
- Wood Shake
- Canvas or Tarp.

E. Fences -

Acceptable materials for perimeter fencing are wood, masonry pillars, wrought iron, concrete pillars, PVC, or any material complimentary to other improvements on the parcel. If wire mesh is to be used on a perimeter fence, the wire mesh must be installed on the inside of the perimeter fence.

All fencing shall be maintained in good condition.

No fence, wall, or hedge shall be planted, erected, or maintained upon any lot in such location or at such height as to unreasonably obstruct the view from any other lot or lots (reference CC&R Article IV (b)).

F. Exterior Painting -

All exterior colors are subject to review and approval by the AC and shall be in harmony with the surrounding area. Exterior repainting on any dwelling or structure shall be subject to review and approval by the AC unless the new exterior color is to be the same as the original exterior color.

G. Outbuildings –

Outbuildings (such as metal buildings, barns, accessory buildings) must conform generally in architectural design and exterior materials to the main residence (reference CC&R Article IV (a)). No outbuilding shall be erected unless the main house exists (reference Riverside County Ordinance #348, Section 21.1). When submitting plans for construction of any outbuilding where the main residence already exists, photos of the exterior of the existing main residence must be submitted along with the application for the proposed outbuilding. The goal of the AC is not to stifle creativity in the design of any outbuildings. If the design of any outbuilding in this paragraph (G) is not of the same materials as the main residence, but it is, in the opinion of the AC, complimentary to the overall property and surrounding properties, it may be approved by the AC.

H. Swimming Pools, Spas -

All pool equipment is to be concealed from view of the street or neighboring properties.

I. Drainage and Fill -

Each property owner is legally responsible to ensure the original course of surface water flow is not disturbed or altered as to adversely affect neighboring properties or streets (reference CC&R Article IV (j) and the Board's Policy).

Gutters, down spouts, or scuppers which are installed, or control water shed from roofs shall be primed and painted to match adjacent building surface color with the exception of gutters, downspouts, and scuppers made of ornamental materials designed to enhance the appearance and detail of the structure.

J. Solar Energy Equipment Installation --

The installation of any structures or system to accommodate solar energy equipment must have AC approval prior to installation.

K. Items to be Screened –

Any structure, or item that detracts from the aesthetic beauty of the home or is in any way considered undesirable for view, including, but not limited to, the supporting structure of any ground mounted solar panels (consistent with California Civil Code 714), propane tanks, feed storage bins, clothes drying areas, trash containers, dumpsters, ground-mounted satellite dishes, generators, chemical (or water) storage tanks or stationary motors shall be properly camouflaged. The camouflage, which must adequately conceal the items, may be shrubbery, fencing or permanent buildings that comply with the rest of these architectural guidelines and standards (reference CC&R Article IV (f)).

L. Lighting -

Outdoor lighting including, but not limited to, tennis court lighting or any other extraordinary lighting, may not cause a nuisance or shine in such a manner as to disturb any neighbors. It is the responsibility of the property owner, to whom the lighting belongs, to provide shielding to eliminate any nuisance. All proposed outdoor lighting systems shall conform to Riverside County Code, to reduce the effects or night lighting on Mount Palomar Observatory.

M. Cul-de-Sacs -

Cul-de-sac development generally falls into two categories: Those that have never been developed and exist only on paper (including properties that have recently been split), and those that have been developed to some extent to provide access to houses on the abutting properties. Property owners wishing to improve any cul-de-sac shall submit an application to the AC in accordance with the Board's Policy and the following requirements:

1. For cul-de-sacs that have never been developed and exist only on paper: a copy of the Final Parcel Map that includes the Riverside County Recorder's stamp shall be provided.
2. For grading in excess of 50 cubic yards, a grading plan, a road plan, or a street plan prepared by a licensed civil engineer shall be submitted

to the AC which shows the recorded cul-de-sac easement boundaries and where the graded/paved road will be located within the easement. It is the responsibility of the applicant who is developing the cul-de-sac to obtain any Riverside County permits that may be required.

3. At the time the grading plans are approved by the AC, any existing fencing or gating across the cul-de-sac must be removed unless all parcels are owned by the same owner.
4. Drainage from the cul-de-sac must be channeled into the water flowlines. At the intersection of a cul-de-sac with an LCPOA maintained road, either an Arizona crossing, or culvert(s) are to be specified and sized by engineering calculations to meet a 10-year flood condition. The water flow from a cul-de-sac must be diverted properly and is not permitted to flow onto an LCPOA maintained road.
5. Effective erosion control measures shall be implemented to protect adjoining properties and the LCPOA maintained road.
6. For the area of the cul-de-sac that is within the LCPOA road easement, specify the slip-resistant surface to be used (reference Design Requirements, section N of this document).
7. Cul-de-sac improvement, paving, and maintenance are the responsibilities of all of the property owners who abut the cul-de-sac, regardless of whether their driveway access is on the cul-de-sac or they have been granted an exception to use the LCPOA maintained road. Cul-de-sacs must be maintained in a state of good repair. Maintenance and resurfacing of existing asphalt cul-de-sac's do not require approval of the AC.
8. Installation of the street name sign is the responsibility of all of the property owners who abut the cul-de-sac. If the sign is constructed and installed in accordance with the Road Committee's standard, the sign will be maintained by the LCPOA in perpetuity.
9. All other signs shall be reviewed and approved by AC for aesthetics only, not content.

N. Driveways -

Due to the equestrian nature of La Cresta, many of the multi-purpose trails are located in the LCPOA road easement. Care must be taken to avoid using any driveway surfaces in the road easement that would create a slippery condition for horses and their riders. Driveway development or improvement requires AC approval and shall be submitted in accordance with the following:

1. Location of driveway and surfacing material (if any) shall be shown on a plot plan. In an effort to prevent a driveway location from imposing a visual impairment, sound nuisance, or being too close to the neighboring pools, horses, arenas, backyard private areas, etc., every effort shall be made to locate the driveway towards the center of the parcel if possible, terrain permitting, to minimize the impact to privacy on the neighboring parcels.

2. Acceptable driveway surfaces within the LCPOA road easement include, but are not limited to:
 - Rough broom finish Concrete
 - Asphalt
 - Exposed Aggregate
 - Concrete Pavers
 - Gravel
 - Decomposed Granite (DG)
 - Other surfaces developed by the industry will be evaluated on a case-by-case basis by the Architectural Committee.
3. Unacceptable driveway surfaces within the LCPOA road easement include, but are not limited to:
 - Any slippery concrete finish (e.g. stamped concrete)
 - Any surface that has had a sealer applied.
 - Any other surface deemed slippery by the Board, the AC, or the Trails Committee.

O. Wind Turbines --

The application for the installation of any wind turbine system requires prior AC approval and shall be submitted in accordance with the following:

1. General Requirements -
 - a. Prior to the installation of any wind turbine(s), the property shall contain a habitable dwelling meeting the LCPOA minimum square footage requirements.
 - b. One wind turbine shall be allowed per 5-acre property; two wind turbines shall be allowed per property that is 10 acres or more.
2. Setback Requirements--
 - a. All wind turbines shall be set back a minimum of 50 feet from any property line, easement, or right-of-way.
 - b. For properties on top of a major ridgeline: The top of the tower (including the wind turbine and the highest vertical extent of the blades) shall be located at least 20 vertical feet below the top of any major ridgeline. The AC will make the final determination as to whether a property is a ridgeline property by utilizing grading plans, site plans, and topographical maps.
3. Tower and Turbine Requirements
 - a. The maximum height to the top of the tower shall not exceed 40 feet.
 - b. The tower shall be a traditional "water pump windmill" type. Tower shall be constructed out of steel or wood.
 - c. Turbines mounted on the roof of any structure other than a tower are not allowed.
 - d. The maximum blade diameter shall be 12 feet.
 - e. Access to the tower shall be restricted in accordance with Riverside County Code.
 - f. The noise from any wind turbine shall not exceed 60db(A) (during turbulence) as measured at the nearest property line. If 60db(A) (during turbulence) is exceeded, the wind turbine shall be shut down.
 - g. The wind turbine shall be equipped with a manual and/or automatic over speed control to limit the blade rotation speed to within the design limits of the turbine.
 - h. The wind turbine(s) shall comply with all FAA/FCC requirements and shall not cause any communications interference.

- i. The wind turbine and tower colors shall be muted (Non-Reflective) and visually compatible with the surrounding environment.

Requirements for Approval

Completed application forms, which can be found on the LCPOA website (www.lacrestapoa.com). Payment of fees or bonds (if required).

Grading Plans -

- Required for all parcel development and grading in excess of 50 cubic yards (per Riverside County Ordinance #457).
- Grading Plans must be approved by Riverside County prior to AC approval.
- Submit PDF files of Grading Plans for the property prepared by a licensed civil engineer. Plan to show contours, cuts, and fills, import and export quantities, water flow and control, driveway to street intersection and location of residence and other structures.
- All exposed portions of any retaining walls must complement the natural surrounding or be complimentary to the main residence on the property. The AC will evaluate other aesthetic finishes on a case-by-case basis.

House Plans -

- Submit PDF files consisting of the following sheets:
 - Site plan with dimensions indicating all building setbacks from property lines and easements.
 - Floor plan.
 - Building sections.
 - Building elevations.
 - Call out of all exterior material and finishes in the specifications.
- Minimum of 2500 Sq Ft required for Main Residence.
- Maximum building height shall not exceed 32 feet.
- Color panel for building and trim: All windows and doors on all elevations shall have a trim that complements the architecture (e.g. wood, stucco over foam, shutters, case concrete, etc.) (brochure is acceptable).
- Stone, brick, or rock veneer, if used (brochure is acceptable).
- Roof pitch, roof material and color (brochure is acceptable).
- Road opening and repair bond (see Trench Repair drawing).
- Grading plan if no prior submittal and approval. Must be approved by Riverside Co. prior to AC approval.

Barn, Separate Garage, Guest House -

- Submit PDF files consisting of the following sheets:
 - Site plan dimension indicating all building setbacks from property lines

- and easements.
 - Floor plan.
 - Building elevations.
 - Call out of all exterior materials and finishes in the specifications (to conform generally in architectural design and exterior materials to the main residence).
- Maximum building height shall not exceed 32 feet.
- Color panel for building and trim (PDF brochure is acceptable).
- Roof material, and color (PDF brochure is acceptable).
- Manufactured barns shall conform generally in architectural design and exterior materials of the main residence (reference CC&R Article IV (a)). The metal strips joining the body panels must be painted the same color as the body in order to minimize their appearance. The goal of the AC is not to stifle creativity in the design of any barns. If the design of any barn in this paragraph is not of the same materials as the main residence, but it is, in the opinion of the AC, complimentary to the overall property and surrounding properties, it may be approved by the AC.

Entry Gate -

- Submit PDF files to include:
 - Location of entry gate on property (setback dimensions from property lines and easements).
 - A minimum setback of 35 foot is required from edge of street for vehicle clearance while waiting for the gate to open (per Riverside County Fire Dept. regulations).
 - Setback distance from street to keypad location.
 - Elevation drawing of entry gate.
 - Call out of all exterior materials and finishes.
 - Lighting, wattage and type of fixture.
- Color Panel (PDF brochure is acceptable).

Fencing -

- Submit PDF files to include:
 - Location of fence and access gates on property (setback dimensions from property lines and easements). If a perimeter fence is to be placed on the property line, an indication that both property owners agree to the placement.
 - Type of fencing (show elevation drawing or brochure).
 - Post spacing.
 - Number of rails.
 - Height.
 - Material and finish schedule (type of material, color, etc.).
 - If wire mesh is to be used on a perimeter fence, the wire mesh must be installed on the inside of the perimeter fence.
- All access gates (other than an Entry Gate described above) shall be shown on the plans along with the material and finish schedule (type of material, color, etc.) to be used for the gates.

Pool, Spa (in ground or above ground) -

- Submit PDF files to include:
 - Location of pool or spa on property (setback dimensions from property

- lines and easements).
- Security fencing: type, height, and color; or County approved security cover (electronic Brochure is acceptable).
- o Pool equipment: location and screening/housing to be used.

Gazebo, Patio Cover, Shade Cover, Pasture Shade Cover, Deck, Greenhouse, Storage Shed, and all other miscellaneous outbuildings -

- o Submit PDF files to include:
 - Location of improvement on property (setback dimensions from property lines and easements).
 - Elevation drawing.
 - Call out of exterior materials and finishes.
- o Color Panel.
- o Roof material and color (brochure is acceptable).

Pond -

- o Submit PDF files to include:
 - Site plans of the property, prepared by a licensed civil engineer.
 - Plan to show contours, cuts and fills, import and export quantities, water flow and control, location of pond on property (setback dimensions from property lines and easements), and safety fence details if required by Riverside County code.

Tennis Court, Sport Court -

- o Submit PDF files to include:
 - Location of improvement on property (setback dimensions from property lines and easements).
 - Dimensions of tennis court or sport court.
 - Type and color of fencing to be used (if any).
 - Type and location of lighting to be used (if any). Lighting must be in accordance with Palomar Lighting Ordinance.

Solar Panels, Photovoltaic Panels -

- o Submit PDF files to include:
 - Location of panels on property.
 - Setback dimensions from property lines and easements if panels are placed on the ground.
 - The type of screening to be used around the base of the panels to screen the supporting structure from view (consistent with California Civil Code 714).

Wind Turbines -

- o Submit PDF files of drawings to include:
 - Location and number of wind turbine(s) on property.
 - Setback dimensions from property lines, easements, and major ridge lines (if applicable).
 - Tower type, height, and color (brochure is acceptable).
 - Blade diameter and color (brochure is acceptable).
 - Noise specification during turbulence (brochure is acceptable).
 - Method to be used for restricting access to the tower. If plastic coated chain link fence is specified, indicate whether the color is to be black or green.

Storage Container, RV/Trailer -

- If used on a property during construction, an application for the placement of either a storage container and/or RV/trailer shall be submitted to the AC in accordance with the Board's Storage Container & Trailer Policy.

Utility Trench/Road/Easement Repair -

- The Property Owner deposits \$3,000.00 with the Management Company through the AC Process.
- The funds are to be used for a licensed inspector under contract to LCPOA that will be present when road or easement cuts are filled and repaired.
- The funds are held in a separate Trench/Road Repair Deposit account and tracked per owner individually by the Management Company
- The property owner will schedule repair with the Management Company at least 72 hours prior to the date and time of road repairs.
- The management Company will send a licensed inspector to the job site to insure LCPOA trench/road repair specifications are followed.
- The LCPOA licensed inspector will send a report to the Management Company for LCPOA Board review which shows satisfactory repairs have been completed.
- The LCPOA Board will direct Management to refund the remaining portion of the Property Owners deposit from the Trench/Road Repair Deposit account.

Bonds and Fees

Road Opening and Repair Bond -

- A \$3,000.00 refundable bond or money order is required as a security deposit for any project, if the paved roadway or road easement area will be cut for utilities, drainage, etc. The deposit will be returned, less any inspection costs incurred, upon satisfactory completion of the roadway repair pursuant to LCPOA specifications (see Trench Repair drawing), or any other road damage caused during construction, and submittal of the "Request for Refund of Utility Bond" form.

Road Rehabilitation Fee -

- A non-refundable Road Rehabilitation Fee (RRF) shall be required for all material in excess of 200 cubic yards that is either imported to, or exported from a property.
- A fee of \$0.25 per cubic yard, per mile shall be charged for all of the LCPOA maintained roads that are used to transport the imported/exported material. The use of cul-de-sac roads will not be included in the calculations.
- The approval of the grading plan that shows the import or export of material in excess of 200 cubic yards shall be conditional upon payment of the RRF and any other conditions deemed necessary by the AC, the Road Committee, and/or the Board. Grading or import/export of material shall not commence until the RRF has been paid to the LCPOA.

Architectural Application Fee -

- An Architectural Application Fee shall be paid at the time a plan is submitted to the management company. The Fee will be based on the Fee Schedule that is in effect at the time of submittal. Payment of additional Application Fees shall not be required for the resubmission of plans previously reviewed by the AC. See the LCPOA Architectural application for current Fee Schedules.

Site Development Standards

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills shall not be washed into the drainage system.
- Excess or waste concrete shall not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways and unimproved cul-de-sacs must be stabilized by the installation of coarse gravel starting at the edge of the LCPOA road pavement and continuing for 50 feet so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and shall not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized and re-vegetated so as to inhibit erosion by wind or water.
- Temporary construction fences and/or gates used to secure the construction site require prior AC approval and may only be used during construction of the main house. All construction fences and/or gates must be removed from the property upon receipt of Certificate of Occupancy or Final Inspection from the County, whichever comes first.
- Owners will be responsible for any damage to Association common areas (including roads and easements) resulting from the importation or exportation of materials from the construction site, or any other damage caused by grading or construction activities. A bond may be required to be posted if appropriate or so required.
- Construction and delivery of materials is permitted between the hours of 7:00 am and 6:00 pm. As a courtesy to the neighbors, loud music, foul language, unleashed dogs, etc. are not permitted on the construction site.
- Clearing and Erosion Control - Refer to Riverside County, State of California, Federal, and LCPOA Board policies regarding clearing and erosion control measures to be implemented.

Storage Containers & Trailer During Construction

- A property owner is permitted, during construction of a single-family dwelling (i.e., the main house), to place on their property one (1) Storage Container and/or one (1) RV/Trailer subject to the following conditions:
 - The Architectural Committee (AC) has received and approved plans for the main house and building permit for the main house has been issued by the Riverside County Building and Safety Department.
 - The Main house is under Construction.
 - The AC has received an application showing the location of the Storage Container and/or the RV/Trailer on the property. The location must comply with the LCPOA setback policy.
 - The RV/Trailer is to be occupied by the owner or his designee.
 - The RV/Trailer must comply with proper sanitation practices (i.e., holding tanks are to be pumped, or vehicle is taken off-site to a dumping station).

- Electricity for the RV/Trailer is supplied by temporary power provided by Edison or solar panels. Generators are not appropriate due to the noise, which creates a disturbance for the neighbors.
- The Storage Container is removed from the property within thirty (30) days of the receipt of the Certificate of Occupancy or Final Inspection from the County, whichever comes first.
- Use of the RV/Trailer as living quarters is discontinued upon the County's Final Inspection of the main house.



LA CRESTA

Guidance Catalogue

ARCHITECTURAL GUIDANCE Desirable and Undesirable Design Details

Please see the Guidance Images of Desirable and Undesirable design details on the following pages of this document. It is the goal of the Architectural Committee that all construction, new and remodels, would be deemed to fall into the Desirable category. The goal is to enhance the beauty and character of the entire LCPOA community, and thereby enhancing the property values for all members.

Please see the following design samples on the following pages;

French Home
Modern Farmhouse
Traditional Farmhouse
Mediterranean
Modern Home
Ranch Home
Spanish Home
Craftsman Home

This list of styles is not meant to be all inclusive or the only styles that will be approved. The Architectural Committee will evaluate any style that is submitted while continuing to encourage the use of high-quality materials, differentiation of elevations, variety of materials, accents, and a high level of detail.

In summary, the Architectural Committee and this set of Guidelines and Guidance, does not desire to stifle creativity, but to assure a continuity of design which will help preserve or improve the appearance and enhance the overall value of all properties in the community. It is not the desire of the Architectural Committee to promote any specific architectural style, nor create a community full of tract homes with the same design over and over, but to encourage a high quality of design and construction that all members of our community can be proud of.

French Home

Undesirable



- Lack of Scale
- Incorrectly Executed Overly Simple French Architecture
- Lack of Detail
- Asphalt Shingle Roof
- Small Windows

Desired



- Quality Material Used
- Correctly Executed French Architecture & Detail
- Correct Clipped Arch Doors & Dormers
- Differentiated Elevation Features and Footprint
- Concrete or Slate Tile Roof
- Large Windows
- Lighting

Modern Farmhouse Home

Undesirable



- Lack of Scale
- Lack of Detail
- All Metal Roof
- Small Windows
- Overly Simple Rectangular Footprint

Desired



- Quality Material Used
- Metal Accent Roof <25% of Roof
- Natural Stone Accents
- Black Concrete or Slate Roof Tile
- Differentiated Elevation Features & Footprint
- Large Windows
- Lighting

Traditional Farmhouse Home

Undesirable



- Lack of Detail
- Dated Color, Material, and Fixture Use
- Plain Façade
- Dated Single Color Roof Tile
- Small Windows
- No Lighting

Desired



- Quality Material Used
- Metal Accent Roof <25% of Roof
- Brick or Natural Stone Accents
- Concrete or Slate Roof Tile
- Exterior Lights
- Large & Correct Quantity of Windows

Mediterranean Home

Undesirable



- Lack of Detail
- Dated Color, Material, and Fixture Use
- Plain Façade
- Dated Single Color Roof Tile
- Small Windows
- No Lighting

Desired



- Quality Material Used
- Eave Tails Used
- Stone Façade
- Iron Accents
- Large Windows
- Lighting

Modern Home

Undesirable



- Lack of Scale
- Incorrectly Executed Overly Simple Modern Architecture
- Lack of Windows
- Overly Simple Rectangular Footprint
- No Lighting

Desired



- Quality Material Used
- Various Façade Material Utilized
- Metal or Natural Stone Accents
- Differentiated Elevation Features and Footprint
- Large Windows
- Lighting

Ranch Home

Undesirable



- Lack of Scale
- Lack of Detail
- Asphalt Shingle Roof
- Small Windows
- Overly Simple Rectangular Footprint

Desired



- Quality Material Used
- Various Façade Material Utilized
- Natural Stone Accents
- Differentiated Elevation Features & Footprint
- Large Windows
- Lighting

Spanish Home

Undesirable



- Lack of Scale
- Lack of Detail
- Low Longevity Material
- No Accents
- Small Windows
- No Lighting

Desired



- Quality Material Used
- Eave Tails Used
- Covered Cornice
- Iron Accents
- Large Windows
- Smooth Stucco Finish

Craftsman Home

Undesirable



- Lack of Scale
- Incorrectly Executed Overly Simple Craftsman Architecture
- Overly Simple Single Gable Design
- Incorrect Craftsman Porch Columns
- No Lighting

Desired



- Quality Material Used
- Various Façade Material Utilized
- Façade Detail on All Sides of Home
- Concrete or Slate Roof Tile
- Correctly Executed Craftsman Architecture & Detail
- Metal Accent Roof <25% of Roof