

Carmel Valley Neighborhood 10 North Homeowners Association

555 W. Beech Street, Suite 502
San Diego, CA 92101

619.230.1891
Fax 619.230.1898

August 6, 2016

Dear Homeowner Members,

Please find enclosed the Architectural and Landscape Guidelines. The CV 10 HOA Board of Directors would like to notify the membership of adopted changes to the Architectural and Landscape Guidelines, which have not been updated for a number of years. These are meant to bring more clarity to the existing guidelines and help homeowners when deciding to make any changes to their existing property. They are not meant to be a burden to homeowners.

The changes include:

- Synthetic Turf Guidelines – Exhibit A
- Parkway Landscape Guidelines – Exhibit B
- Garage Door Guidelines – Exhibit C
- Exterior Paint Color Schemes <http://cvn10hoa.com/>

In adopting these changes, the Board considered:

- Desire by homeowners to update and freshen look of homes such as the installing wood garage doors or new paint color schemes.
- Impact of drought and water restrictions that may lead to replacement of lawn and parkway strips with artificial turf and/or drought tolerant plants.
- Respect of the community standards and safety all of us have agreed to maintain.
- Input from community members such as Ed Wong, architectural committee members (including Mindy Disraeli, Cheri Blatner Pifer, Niraj Pendharkar) and board members.

Please note that any changes to landscape and home exteriors should be submitted to the Architectural committee for review and approval. (Please see form enclosed). The purpose of this review process is to insure community standards are maintained and that potential problems do not impact other neighbors. The efforts and time of Architectural Committee are much appreciated.

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The Board also is working to improve communication with homeowners, which can be challenging at times due to reliance on traditional mail. We hope to have improved website soon.

Please feel free to contact us should you have any comments or concerns.

Sincerely,
Board of Directors:
Wendy Hagar
Jim Broussalian
Gaurav Goel
Jeff Douglas
Larry Bartlett

Lynn Faller, Prescott Management

V. ARCHITECTURAL GUIDELINES

S. Artificial Turf Guidelines

The following Artificial Turf Specifications and Installation requirements are intended to yield both safe and attractive options for Carmel Valley 10 homeowners. The criteria below is organized so it can be presented to turf vendors and installers to facilitate shopping and selection.

All artificial turf installation projects must be pre-approved by the Carmel Valley 10 Architecture Review Committee (the "ARC") in accordance with the Architectural and Landscape Design Guidelines. Applications to the ARC are to be accompanied by a "swatch" sample of the artificial turf (which are commonly provided by vendors), a copy of the vendor's specification sheet for the turf, and a description of the proposed installation method, which must be done by a licensed and certified contractor. The ARC will be checking to ensure that the proposal meets the requirements detailed below but in particular that the drainage method is adequate and that the turf color is consistent with the turf most commonly found throughout southern California: Tall Fescue, a/k/a Cool Weather Fescue. This variety is a wide blade perennial grass that has a deep green color. An artificial turf weave of at least two to three shades adds both depth and a more natural appearance, and is preferred.

Note: Artificial turf proposals that substantially comply but that do not fully comply with the requirements specified below may still be considered for approval by the ARC.

ARTIFICIAL TURF SPECIFICATION REQUIREMENTS:

Physical Property	Physical Characteristic	Method of Determination (Industry Standard)
Yarn Type or Fiber	Polyethylene or Polypropylene Free from heavy metals and not exceeding the safe harbor levels of California Proposition 65 (California Safe Drinking Water & Toxic Enforcement Act)	ASTM F2765 and ASTM E613
Yarn Color (Main) Yarn Color (Thatch)	Type of Green (Natural) Tan/Green/Olive and or Brown The most realistic turf is a higher pile fescue that has some yellow/tan blades mixed in. Dark green, shorter pile height turf ("putting green turf") is not realistic and is not allowed. AstroTurf is not allowed.	
Pile Height	1.35 inch up to 2.5 inch	ASTM D5823
Total Fabric Weight	≥ 102 oz./sq. yard	ASTM D5848
Water Permeability and Drainage Rate	≥ 30 inches of rain per hour per sq. yard (recommended)	ASTM F1551
Infill Type	Quality Infill, weight 1 – 1.5lbs. per sq. feet, height approx. ½ to ¾ in. (sand, deodorized). Crumb rubber infill is not permitted.	

Warranty Period	≥ 12 Years for defects in material resulting in premature wear/discoloration due to UV exposure	
Place of Manufacture	Turf and all its components and materials shall be made in USA	
Lead Content	Must meet all Federal and California State lead level requirements (preferably certified lead-free)	ASTM F2765-09
New Material and Technology	Used, refurbished, or second-hand synthetic turf products, material and parts may not be used in the installation; all products must be new, high grade, free from defect, and featuring the latest synthetic technology	
UV Rating	Turf shall be UV rated to standard (or have UV inhibitors and stabilizer)	ASTM G154 & D2616
Flammability / Melting Temperature	Turf shall be non-flammable and shall have melting temperatures of not less than 104°C or 220°F	ASTM D2859 ASTM D789 & ASTM D7138

ARTIFICIAL TURF INSTALLATION REQUIREMENTS:

1. The turf must be installed according to the manufacturer's recommendations by a licensed California C-27 contractor. Contractors with a C-61 specialty contractor license and a D-12 subcategory for synthetic products are preferable.
2. The turf must be placed over sand/other fine aggregate that is a minimum of two inches in depth. This substrate must be mechanically compacted. No concrete, reject sand or sandbox/playground sand is permitted under the turf.
3. No longitudinal seams parallel to the length of the parkway are permitted. Only one transverse seam perpendicular to the parkway is permitted.
4. Turf pile naps shall face the same direction.
5. The gauge distance between switch rows shall not be greater than ½ inch.
6. Artificial turf shall be separated from flower beds, vegetated areas, and adjacent natural turf by a 6 inch concrete mow strip, bender board, treated lumber or other barriers in order to prevent intrusion of living plant materials into the artificial turf.
7. No trees should be removed to accommodate an artificial turf installation. Provision must be made in the project proposal for the watering of trees adjacent to the artificial turf.

Parkway Landscape Guidelines

The "Parkway" is defined as the area of the homeowner's yard between the back of the curb and the sidewalk. The **preferable landscape in the Parkway is natural grass** because it:

- 1) Provides an obstruction free pedestrian passage between the street and sidewalk;
- 2) Provides a commonly accepted walking surface that tolerates foot traffic;
- 3) Maintains an open line of sight between the street and the abutting property;
- 4) Does not need to be disposed of in landfills as it ages; and
- 5) Does not present the safety considerations of drought tolerant plants in the Parkway.

Homeowners that wish to replace the grass or make any changes to their Parkway must submit an ARC application and obtain advance approval from the ARC. Acceptable alternatives to grass are: 1) artificial turf and 2) drought tolerant groundcover plants. Street trees in the Parkway may not be removed as part of any re-landscaping effort; they must remain and be adequately irrigated, and provision for the same should be noted in the ARC application.

Artificial Turf

Please refer to Section S, *Artificial Turf Guidelines* of the Architectural Guidelines for specifications and installation criteria for approved artificial turf.

Drought Tolerant Planting Materials for use in Parkway

All drought tolerant groundcover plants proposed for use in the Parkway must meet the following criteria:

- 1) Plant materials must be drought tolerant or drought resistant.
- 2) Plant materials must be lower than 18" in height at full maturity.
- 3) Plant materials should aesthetically match the context and character of the neighborhood and surrounding properties.
- 4) Plant materials must not be noxious or invasive.
- 5) Plant materials should not have exposed, rigid spines or thorns.
- 6) Plant material must not form a continuous hedge or screen at full maturity.
- 7) When used in combination with mulch, plant materials must cover at least 80% of the parkway area after the plants have reached full maturity.

Mulch Materials

Mulch materials include items such as bark chips, decomposed granite, crushed rock and decorative rock. Mulching shall be used in conjunction with drought tolerant plant material. Plant materials shall cover at least 80% of the Parkway. Mulch must be placed so that the finished surface is flush with the abutting sidewalk and curb surfaces. Stone or decorative rock can be no greater than 2" in diameter.

Parkway Irrigation Systems

Permissible irrigation systems for use in the Parkway include spray heads, drip lines, risers and lateral lines. Irrigation systems shall be maintained in good repair and kept free of leaks or other anomalies that prevent the system from operating at peak efficiency. The use of sub-surface drip irrigation or other low-flow water distribution systems to minimize wasteful over-spray and over watering is encouraged. When and where spray head systems are used with the Parkway, all spray heads shall be of pop-up type, fully retractable to be flush with the adjacent surface when not in use, and placed no closer than 24" to any hard-paved, adjacent surface.

Maintenance of Parkway

- 1) Parkway plant materials shall be kept in a neat, trimmed manner adjacent to paved surfaces at all times and shall not obstruct or infringe upon sidewalk areas, driveways, walkways or curb areas. Parkway plant material shall be replaced or replenished as required, and the planted Parkways shall be kept free of unwanted weeds and debris.
- 2) Parkway alternative groundcover materials shall be maintained in good repair and on grade flush with the adjacent sidewalk and/or curb to minimize slipping and tripping hazards. Mulch, decomposed granite or other permitted alternative groundcover materials shall be maintained and replenished as required to maintain a finished grade that is flush with the adjoining top of curb or sidewalk. Homeowners must take care to ensure that the sidewalk and street is kept free of mulch and other alternative groundcover materials as a safety and sewer maintenance matter.

Street Trees

Street trees in the Parkway may not be removed as part of any re-landscaping effort. They must be properly maintained and adequately irrigated in accordance with Section IV(B)(2) of the Guidelines.

Garage Door Guidelines

1. Homeowners may install or paint garage doors without submitting a Home and Landscape Improvement Application provided one of the following is used:
 - a. The approved stucco color of their house
 - b. Faux wood in Oak or Walnut color—Examples of authorized vendors are: Carriage House Doors and Clopay.
2. In all other cases, homeowners must receive advance permission from the ARC by submitting a Home and Landscape Improvement Application before installing a new door or re-painting or re-finishing an existing door.



Item	Description	Quantity	Unit	Price	Total

HOME AND LANDSCAPE IMPROVEMENT APPLICATION

Carmel Valley Neighborhood 10 North Homeowner Association

1 BASIC APPLICATION INFORMATION (Please complete the form below, attaching any supplemental information as indicated on the next page.)

Name:		Date:	
Address:			
Daytime Phone:		Evening Phone:	
Check one:	<input type="checkbox"/>	New application	
	<input type="checkbox"/>	Modification to existing application	
Proposed Starting Date:		Proposed Completion Date:	

Description and location of improvement(s) (Please provide details of all applicable information requested on the second page of this application):

2 NEIGHBOR NOTIFICATION

Applicants must inform all potentially affected neighbors (i.e., the residents and owners of properties on either side, to the back, and facing properties who might be impacted by the proposed improvements) of their proposed improvements. The Architectural Review Committee (ARC) will convene to evaluate proposed improvements, notifying any neighbor who wishes to be heard.

Have each potentially affected neighbor sign this form and indicate whether her or she wants notice of the hearing. (Attach another sheet with additional names if necessary.)

	Name	Address	Day Phone	e-mail	owner or renter?	attending hearing??
1.						
2.						
3.						

3 OTHER REQUIRED INFORMATION

Along with your completed ARC Application, please include the following information, if applicable:

- Location of residence on lot and the dimensions from lot lines
- Complete dimensions of proposed improvement and a dimensioned plot plan (scale: one inch equals ten feet, or more detailed as necessary to adequately depict the proposed improvement)
- Description of all materials, fixtures, and color scheme (indicating color of stain or paint by manufacturer's number)
- Color samples (if they are not on ARC-approved color palette) and samples of any materials to be used in their natural finish
- Renderings of affected elevations
- Plant inventory (type, size and location)
- Photographs of the existing property (from all potentially relevant angles)
- Detail of all slopes on property
- A copy of any drawings/plans (2 copies if submission is other than by e-mail)

4 SUBMIT THE ARC APPLICATION

As provided in the Architectural Design Guidelines, please submit your completed ARC Application (with any attachments) to arc@cvn10hoa.com, copying cvn10hoa@prescottmgt.com and all potentially affected neighbors.

NOTE: Work may not start before you get the approval of the ARC.

The ARC will attempt to respond to your request within 30 days from when the management company receives a completed application and fee. If you do not hear back within 30 days, please notify the management company.

FOR ARC USE ONLY:

- Approved by ARC Approved by ARC subject to the following conditions:
- Denied for the reason(s) listed below:

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