

# **THE VILLA AVANTI ASSOCIATION**

## **ARCHITECTURAL GUIDELINES**

(revised)

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## **PREAMBLE**

The Villa Avanti Association (hereinafter referred to as Association) seeks to maintain a community of homes and properties characterized by classic design, understated elegance and free of clutter.

In order to maintain the architectural character and integrity of the community as well as preserve the value of the homes situated therein, it is necessary to enact and enforce the following Architectural Guidelines by the Architectural Control Committee (hereinafter referred to as the ACC). These Guidelines establish requirements for both additions, alterations, repairs or restorations per Article 9, ARCHITECTURAL CONTROL, of the Declaration of Covenants, Conditions, and Restrictions, and for maintenance and repair per Article 8, MAINTENANCE AND REPAIR, of the Declaration.

The authority for the Board of Directors to enact and enforce architectural control guidelines is provided by the Declaration in Article 9, Section C. A copy of said Declaration was given to each owner at the time of purchase of their home. If there is any conflict between the Declaration and these guidelines, the provisions of the Declaration shall prevail. Strict observance and adherence to these Guidelines is required.

### **A. IMPROVEMENTS AND CODE REQUIREMENTS**

Pursuant to Article 9 of the Declaration of Covenants, Conditions and Restrictions For the Association, the approval of the ACC must be obtained by the owner before any additions, alterations, repairs or restorations to the exterior or structural portions of any residence, or changes in or additions of fences, hedges, patio covers, landscaping, lighting structures, carports, garages, awnings, walls, exterior paint or décor, fountains, or other matter visible from the exterior of a lot are commenced, applied, constructed, or erected.

Plans and specifications approved by the ACC are not approved for engineering design or building code specifications. Members shall be responsible for ensuring compliance with applicable fire and building code, ordinances, and specifications.

To maintain the architectural character and aesthetics of the Association, all modifications or additions of structures, materials, and colors must be compatible with the dwelling and overall architectural style of the immediate area and must be approved by the ACC. Accessory Dwelling Unit, Junior Accessory Dwelling Unit, or similar plans must conform not only with the Association rules but must also be approved by the city building department. Once the city building department approval is obtained, the owner must provide the stamped plans to the Association showing the approved plans match what the Association had initially approved. No ADU / JADU can be subdivided from, transferred or sold separate from the primary dwelling on a Lot in accordance with the CC&Rs at Article 12, Section L.

### **B. PROCEDURES**

The following procedures shall apply in all instances where the Architectural Guidelines require the submittal of an architectural approval application.

#### **1. Application and Required Copies**

Before any work begins, owners shall prepare and submit to the ACC of the Association a completed architectural approval application describing in detail the plans and specifications showing the nature, kind, shape, height, materials, color, and location of the work proposed to be done (supporting data) and receive written approval thereof. The application and any attachments that shall be submitted by the owner shall include drawings of any proposed fence,

structure, exterior addition, or alteration. All plans and drawings shall be prepared in accordance with the drawing requirements contained in Section D. DRAWINGS of these Guidelines. Additional drawings, specifications, and color samples, if any, shall be included with the application as appropriate.

## **2. Fees and Penalties**

Owners are encouraged to make improvements to their property as appropriate, and no fee or other charge shall be assessed by the Association or the Association's-agent for the normal processing of any Architectural Approval Application, provided that the owner complies with all the requirements of these guidelines, including but not limited to, obtaining written ACC approval for the work before starting the project.

Making architectural changes or alterations without the advance written approval of the ACC is a violation of the CC&Rs. After appropriate notice regarding the alleged violations and a hearing before the Board, owners may be required by the Board to modify or remove the unauthorized changes or alterations at the owner's expense. Owners may also be fined on a one-time or recurring basis until either a completed Architectural Approval Application has been received and approved by the ACC, or until such unauthorized changes or alterations have been removed and the property has been restored to its prior condition.

## **3. Appeal Procedure**

If plans and specifications submitted to the ACC are disapproved, the owner filing such application may appeal in writing to the Board of Directors. The appeal must be received by the Board not more than thirty (30) days following the final decision of the ACC for review, whose written recommendations will be submitted to the Board. Within thirty (30) days following receipt of the request for appeal, the Board will render its decision. The Board may render its decision irrespective of any prior decision made on a submitted, subject to such terms and conditions as it deems appropriate. The failure of the Board to render a decision within thirty (30) days shall be deemed a decision in favor of the owner filing the appeal.

## **4. Remedies**

If, upon the expiration of thirty (30) days from the date on which an owner is notified of a violation of these guidelines, said owner has failed to remedy the non-compliance, the Board of Directors will give the offending owner notice of a date and time for a hearing, in writing. After affording such owner notice and hearing, the Board shall determine whether there is a non-compliance of the CC&Rs and, if so, the nature thereof. If non-compliance exists, the owner shall remedy or remove the same within a set period to be determined by the Board. If the owner does not comply, the Board will initiate reasonable and appropriate actions, including fines, to see that non-complying improvements are removed.

## **5. Variance**

The Board may authorize variances from compliance with any architectural provision contained in the guidelines on height, size, floor area or placement of structures or similar restrictions when circumstances such as a topography, natural obstructions, hardship, aesthetic, or environmental consideration may require such variances.

## **6. Neighbor Notification**

Property improvements may impact an adjacent neighbor's use and enjoyment of their property; therefore, notification of the adjoining property owners is required on all architectural applications. This allows for an open dialogue to occur and compromises to be

made prior to the submittal of the application. Neighbor approval or disapproval of a particular improvement shall be advisory only and shall not be binding in any way on the ACC.

- Adjacent neighbor means the home or homes which share a common property line.
- Objections from neighbors and other interested parties should be voiced in writing or in person to the ACC. Any objections received after approval will not be considered by the ACC regardless of the reason for the delay.

#### **7. Improvements Not Requiring Approval**

- ACC approval is not required for installation of gutters so long as they closely match the color of the trim, and all downspouts closely match the stucco or siding color.
- Cement slabs in rear yards.
- Backyard landscaping that is less than six feet in height at maturity.

### **C. GENERAL**

- When construction work requires the use of adjoining property, the applicant shall obtain written permission from the affected adjoining property owner. A copy of said permission shall be filed with the request for ACC approval.
- All work must be performed in a manner consistent with the general dwelling construction and appearance of the community. All work considered to be of an unsightly finished nature or of lesser quality than the prevailing community standards shall be reworked to an acceptable appearance.
- Failure to obtain necessary approval from the ACC shall constitute a violation of the Declaration and may require modifications or removal at the homeowner's expense.
- With respect to the approval process, the ACC reserves the right to request material samples before rendering a decision.
- In Section E. ARCHITECTURAL STANDARDS, there appear lists of acceptable and unacceptable materials. These lists are not all-inclusive, and the ACC reserves the right to approve or disapprove any material, whether or not such material is found in a list of preferred or acceptable materials and whether or not such material is listed in a homeowner's submittal.

The completed Architectural Approval Application (including all plans, drawings and supporting data) shall be submitted to:

The Villa Avanti ACC  
c/o The Avalon Management Group, Inc.  
43529 Ridge Park Drive, Temecula, CA. 92590

The ACC shall respond in a timely manner to these requests for review. The ACC reserves a maximum of thirty (30) days from the receipt of all materials related to the proposed improvements to complete this review, after which, the plans will be automatically approved.

### **D. DRAWINGS**

#### **1. Plot Plan**

- a. Show all lot lines accurately as lengths, angles, and curves.
- b. Show all dimensions of the work to be considered, and distances between existing, new work and property lines.
- c. Plans must show the facing sidewalls of adjacent units. This is required so that the ACC has a clean definition of the placements of party walls with respect to adjacent

- neighbors.
- d. Your submittal must show the location of the bottom or toe of any slope and top of any slope.
  - e. Show the plotted locations of sprinklers, drains, trees, shrubs, fences, patio cover, walls, spas and associated equipment, and all other structures. All yard drainage must include showing the direction of water flow and location of drainage swale yard drain.
  - f. The ACC reserves the right to request a plant list which should include plant type and plant height at age of maturity.
2. Roof Plan (Structural Additions and Changes Only)
    - a. Show plan of all existing and new roof with pitches noted.
    - b. Show material of all existing and new roofs.
  3. Floor Plan
    - a. Indicate all walls, columns, openings and any condition or feature that will affect the exterior design of the building.
    - b. Indicate exterior landscape or other details affected.

Drawings shall in any case show the nature, kind, shape, dimensions, materials, including color of materials, and location of improvements to be considered.

## **E. ARCHITECTURAL STANDARDS**

### **1. Painting**

The Association encourages all members to properly maintain their homes, including repainting them as appropriate. Repainting in a harmonious color scheme that blends in with the houses around yours benefits everyone because it helps maintain the integrity of the neighborhood.

The Association requires written approval prior to painting exterior surfaces. Exceptions are only made to this rule for minor repairs and touch-up when using paint of an identical color. To aid in color selection and expedite application processing, approved color schemes for each housing product are available to preview either online at <https://www.dunnedwards.com/colors/color-ark-pro/villa-avanti-association/paint-schemes/> or at the property management office.

### **2. Fences Guidelines:**

- a. For construction of fences, owners are encouraged to use:
  - White or cream color polymer vinyl fencing.
  - Materials used in combination such as wood, masonry (with caps), or stucco.
  - Finished side of fence to face the public side.
  - Wrought Iron Fencing Note: all wrought iron must be painted the color “Leather Brown” or an identical equivalent color, or “Black”.
  - A tubular steel fence with decorative posts is considered as an alternative.
  - The above acceptable materials are not all- inclusive.
- b. Unacceptable materials for fencing are:
  - Sheet metal.
  - Chicken wire.
  - Metal or plastic chain.

- Fiberglass panels.
  - Plastic webbing weeded or straw-like materials.
  - Wood grape stake.
  - Glass Block.
  - Unfinished or uncoated cement or cinder block.
  - Oriented Strand Board OSB or particle board
  - Lattice
  - Fabric
  - Picket Fencing
  - The above unacceptable materials are not all- inclusive.
- c. Acceptable alternative wood fence designs compatible with the architectural setting are considered as guidelines. Paint color selection shall complement the architectural setting.
- d. The owner's wood fence features a board-on-board technique with appropriate cap, bracing and posts to present an identical appearance on both sides.
- e. Acceptable materials for the extension and repair of any wall or fencing shall be the original material and color only.
- f. ACC approval is not required for staining, painting, or weatherproofing of wood fences, so long as the material applied is either clear, matches the color of the stock stucco or wood siding on the home or matches the color of the trim (facia board) on the home. Painting of wood fences to match accent colors (e.g., color of painted doors, window framing, and fireplace caps) or any color other than the stucco, siding or trim color is not permitted without prior approval.
- g. Double fencing/walls are not permitted.

### **3. Backyard Perimeter Fencing/Wall:**

- a. Fencing/Walls shall not be constructed higher than six (6) feet. Walls or fences built on top of a retaining wall will be considered separately from this restriction, with particular consideration for adjacent neighbors.
- b. Fencing/walls should not extend beyond the front of the home set farthest back from the street. Walls extending beyond this point will be considered only with adjacent neighbor written consent.
- c. Open View Walls: Where interior lot view opportunities exist without a privacy conflict, and open view fence or wall may be appropriate. Such a view fence shall be compatible with the architectural setting.
- d. The builder installed fencing cannot be modified without ACC approval.
- e. No solid fencing shall be allowed to replace existing open rear yard fencing. Slope fencing shall be open view.
- f. At no time shall an owner or resident attach to, affix, or hang any item over any fences without ACC approval.

### **4. Front Yard Boundary Wall:**

- a. A uniform solid wall designed to reinforce the architectural setting is encouraged and should be utilized at selected lots. The visual integrity of the overall neighborhood street scene will, therefore, be protected.
- b. An alternative slump block wall with painted dry sack finish and brick cap is presented herein as an acceptable alternative guideline which is compatible with the Architectural Guidelines.
- c. Walls cannot be taller than 30".
- d. No fencing material allowed to divide boundaries.

## **5. Front Wall Courtyard**

- a. The location of the front courtyard walls shall be around the front entrance area of the house creating a courtyard that does not encroach on the building setback line. The front courtyard walls enclosing the entry area creating a private courtyard shall be no more than three (3) feet in height.
- b. Side courtyard walls that are set out from the footprint of home must have a return into the home.
- c. Courtyard walls three (3) feet or less in height must NOT enclose more than 50% of the front yard and no closer than 10 feet to the sidewalk.
- d. Courtyard walls must be consistent with the aesthetics of the home.
- e. No fencing of any kind higher than (3) feet that surrounds the front yard is permitted.
- f. All gates installed on courtyard entrances must be submitted for ACC approval and must meet gate guidelines.

## **6. Private Exterior Spaces and Front Yard Patios**

- c. Any walls taller than four (4) feet will not be permitted.
- d. Any shade structure must be approved; canvas or cloth materials are not permitted.

## **7. Gates**

- a. Gates, including trash can enclosure gates and courtyard gates shall be a color approved by the ACC.
- b. Gates attached to front, or side courtyard wall shall be the same height as the height of the wall its attached to.
- c. Acceptable materials: Natural wood, painted, stained, or sealed to match existing fencing on lot; metal, wrought iron or vinyl material to blend aesthetically with the design of the home.
- d. Any hardware shall blend in color and be with style of home.
- e. All front side yard gates should be constructed so that it prevents view of side yard from the street.
- f. Unacceptable Materials: Chain link, chicken wire, plastic, fiberglass, sheet metal, chain, plastic webbing, glass block, straw-like materials, wood stakes, wood pickets, unfinished or uncoated cement or cinder block, lattice, trellis, or cloth.

## **8. Cement Slabs and Walkways**

ACC approval of cement slabs and walkways is not required if the cement slab or walkway is located in the rear or side yard behind the owner's fencing. In all cases, owners are required to obtain any necessary city permits and are responsible for ensuring proper drainage to the street for both front and rear yards.

## **9. Patio Covers**

Patio covers require ACC approval and must comply with the following guidelines:

- a. Structures may be of wood construction with the exception of vertical supports which may be of stud and stucco, brick or stone construction. (Prefinished Aluminum or vinyl wood emulating products are also acceptable).
- b. Unfinished wood covers must be painted to match either the stucco or trim color of the house. (Accent colors are not acceptable without prior approval).
- c. Unacceptable materials include:
  - metal or aluminum sheeting
  - corrugated plastic or fiberglass
  - plastic webbing, reeded or straw like materials



- canvas product on patio cover

## **10. Awnings**

Prior to the installation of awnings, plans must be submitted to the ACC for review and approval. All awnings must be the same matching neutral color that compliments the existing color of the home as well as its architectural style. Designs should be simple without fringe or writing. Awnings should be scaled with the size and location of the windows. Awnings need to be maintained in a neat and attractive condition. If awnings are not maintained, they must be removed or replaced.

## **11. Basketball Stands and Playsets**

Basketball stands and backboards may be installed after ACC review and approval. Installations must comply with the following guidelines:

- a. The backboard must be of fiberglass or lexan, not plywood or particle board and kept in good repair.
- b. The backboard must be mounted on a pole adequate for such a purpose.
- c. Backboard or hoops may not be mounted on homes, garages, or fences.
- d. The backboard and net must be maintained and kept in good condition.
- e. The pole must be located within the rear yard.
- f. Neighbor approval is required and said approval must be submitted with the Architectural Approval Application.
- g. Portable basketball hoops, when not in use, must be stored out of sight.
- h. Play structures require ACC approval and may not exceed 8 feet in height.

## **12. Screen Doors**

Screen doors may be installed with ACC approval provided the screen door meets the following requirements.

- a. Screen door to be made of wood or metal.
- b. Screen door design and color is to be compatible with the general architectural design of the house and must be consistent with the general appearance of the Community.
- c. All screen doors require ACC approval.
- d. Security bars visible from the exterior on windows and doors are not allowed.

## **13. Storage Sheds**

Storage sheds may be approved by the ACC provided the shed meets the following requirements:

- a. Sheds are to be constructed of wood or metal or other approved material. The roof color shall match the color of the roof on the house.
- b. Shed to be a completely enclosed structure with entry door(s).
- c. Shed design and construction are to be compatible with the architectural design of the house and must be consistent with the general dwelling construction and appearance of the Community.
- d. Paint of shed shall be compatible with the paint of house in color and proportions (e.g. body color and trim color to match).
- e. Shed may not exceed six feet in height at eaves and no more than eight feet at highest point of roof without prior approval. Footprint not to exceed 10'x10'.
- f. Shed shall conform to County/City Building Codes.

- g. The applicant shall obtain written permission for construction of the shed from the adjoining property owner. A copy of said permission shall be filed with the request for architectural approval.
- h. Failure to obtain necessary approval from the ACC shall constitute a violation of the Declaration and may require notification and/or removal at the homeowner's expense.
- i. No shed shall be allowed in areas with a see-through fence (e.g. wrought iron) unless the see through fence does not border a neighbor's property (roads outside the community)

#### **14. Swimming Pools, Spas and Fountains**

- a. Pool, spa, and fountain equipment must be placed so as not to disturb adjacent lots.
- b. Plumbing lines to a spa, pool, or fountain must be subterranean or concealed.

An application is required for a spa, pool, or fountain and must include the following information:

- Location of the spa, fountain, or pool in relation to the existing structure
- Dimensions of pool, fountain, or spa
- Drainage detail
- Material for decking
- Location of equipment and screen detail (noise and view)
- Details on fencing to surround pool and/or spa.
- Means of access to the proposed construction

#### **15. Solar Panels**

All solar equipment shall be reviewed and approved by the ACC. All such systems will also require adjacent neighbor notification. Solar panels should be placed in the least obtrusive location. Conduit must also be painted to match the existing surface. Only commercially produced systems are permitted and must be installed per manufacturer's specification. Installation of solar panels is required to comply with state and local requirements. Owners are responsible for the maintenance, repair, and replacement of any solar energy systems. All solar equipment shall be maintained in function and appearance.

#### **16. Roof**

- a. Repair: All roof repairs shall be identical to the existing roof material. Any broken tiles that need to be exchanged for new roof material shall be installed in an inconspicuous location. This is encouraged to keep the existing roof color consistent from street view.
- b. Replace: Plans for installation of a new roof must be submitted to the Architectural Committee for review and approval. New roofing material shall coordinate in similar colors and material with the existing roof.
- c. Roof top appliances (e.g. including but not limited to such things as air conditioning units, machines, heating units), will not be permitted except solar panels as approved.

#### **17. Driveways**

Walkways from the driveway to the rear yard may not exceed 4 feet in width and the walkway extension of the driveway may not exceed 36 inches on either side of the driveway and cannot be closer than 4 feet from property line. The space between the nearest side yard property line and the walkway must be landscaped in vegetation. These extensions will be approved for walkway purposes and to facilitate ingress & egress but are not allowed to be used for additional parking areas. Approval by the ACC prior to installation is required for both walkways and driveway extensions. Driveways and walks are to be swept and kept clean and free of oil and stains.

## **18. Miscellaneous**

- a. Plans for dog runs along fence or property lines require adjacent-neighbor notification and permission. A copy of said permission shall be filed with the Architectural Approval Application. Neighbor input will be strongly considered.
- b. Decking which overhangs the slope areas or is terraced into the slope will not be allowed without ACC approval and must have permits and conform to city and building code standards.
- c. Any portions of the property which are visible from the street shall not be modified or defaced (e.g. basketball backboards or such similar items).

## **F. LANDSCAPE MAINTENANCE STANDARDS**

Landscapes may consist of various live trees, shrubs, ground covers and lawns combined with such inanimate items as walkways, benches, irrigation systems and yard lights. As used herein, landscape maintenance refers primarily to the care of live plants but also includes the irrigation systems associated with live plants.

The maintenance of live plants is an activity that is by its very nature both continuing and ever-changing. While the need for maintenance continues over the life span of the plant involved, the type of maintenance needed may change. This includes mowing, light pruning, thinning, trimming, major pruning, or removal and replanting when appropriate. The specific activity needed will depend on the type of plant involved, its age and growth pattern, its need for water and fertilizer, the setting in which it is located, and the overall effect desired.

Within the Villa Avanti Association, a clean, neat, open, and well-maintained environment was originally established both by the location of streets, residences, common areas and landscape maintenance areas within the community, and by the initial design of various plantings (whether installed by the Developer or by owners in accordance with ACC requirements) consistent with that environment. The result over the years has been the establishment of an uncrowded, aesthetically pleasing neighborhood. Proposed new or modified landscape designs should continue to maintain this environment and are to be preferred over other design approaches.

Close monitoring of all landscape designs is especially important because unlike other types of architectural modifications and improvements, landscaping improvements involve live growing plants whose characteristics and appearance tend to change significantly over time. The overall effect achieved by a particular design at the time of its planting may, even if (or when) properly maintained, change into something entirely different over time. Landscape designs must therefore allow for such growth patterns and appropriate guidelines for maintenance must be defined.

Article 8 of the Declaration states that each owner has an affirmative obligation to “maintain in good condition and repair at his cost and expense, the exterior of his Residence, including, without limitation, trees, landscaping, including slope area maintenance, planting, and all other exterior improvements.” The Association has an equivalent obligation with respect to the Common Areas and the Landscape Maintenance Areas.

### **1. Landscaping**

The following Landscape Maintenance Standards provide interpretation and clarification of this overall requirement to maintain landscaping in good condition and repair. These Standards apply equally to all areas in the community, including front yards, back and side yards, slope areas, common areas and landscape maintenance areas, whether part of an individual owner’s

lot or Association Managed Property.

- a. All trees, shrubs, hedges, or lawns which will be visible from the exterior of any lot at the time of planting, or which, because of the growth patterns of such trees, shrubs, hedges, or lawns may in the future become visible from the exterior of any lot, require ACC approval prior.
- b. All landscaping work, plantings, paving, cement slabs, sidewalks, driveways, permanent irrigation or lighting systems, planter walls and fences, and other exterior improvements or additions in front yards, side yards or common areas require ACC approval. Landscaping of front yards shall consist primarily of live plants. Appropriate maintenance of all such plantings and improvements or additions shall be provided.
- c. The removal of any tree already planted anywhere in a front yard requires ACC approval. Replacement of the removed tree with another tree of the same or similar type is encouraged. Tree stump to be ground down below surface level and covered with grass or mulch. Tree stumps may not be used to display decorations or potted plants.
- d. ACC approval for landscaping in rear yard areas including slope areas is not required unless such trees, shrubs, hedges, lawns, or plantings will be visible from the street view at the time of planting or which, because of their growth patterns, may in the future become visible from the exterior of the lot or exceed 6 feet in height. In such cases, ACC approval is required prior to installation or planting. Such approval, whether or not granted at the time of installation or planting, does not eliminate the need for appropriate maintenance of such plantings during the lifetime growth cycle.
- e. Within the Villa Avanti Association, slope landscaping is of special significance, both for reasons of aesthetics and for erosion and vermin control. Slope areas may be highly visible because they frequently rise above fences and buildings. Bare areas, dead plants and chaotic looking plantings may be seen by many people. As a result, property values may be influenced not only by the appearance of each individual property but also by the appearance of the surrounding slope areas.
- f. When planting shrubs and trees, appropriate spacing between each plant must be established so that the open feeling demonstrated by Association maintained areas is continued in owner-maintained areas during the lifetime of the plants. In particular, adjacent trees shall be spaced so that they will not grow together as they mature and shrubs (other than groupings planned for use as low hedges) shall be spaced so that their individual identity is maintained.

## **2. Front Yard Improvement Proportions**

The front yard may consist of natural turf, synthetic turf, and various types of approved ground covers. It is recommended the proportions consist of 50% natural turf or synthetic turf. The remaining 50% consist of ground cover consisting of approved plants, rock, bark, or gravel. The rock, bark or gravel color shall be based on a brown color pallet utilizing pale muted colors such as tan, sand, beige, etc. Rocks that conform to this standard are rounded river cobbles of various sizes. Pictures showing the rock colors, specific selected plant materials shall be attached to the improvement request. The rock, bark, and gravel colors consisting of red or white variations are not approved for installation. Cement rocks and rubber mulch are not permitted. All rock color and rock sizes are subject to approval by the ACC.

- a. Desert-type landscapes consisting of only cactus or similar true desert plants or any

designs consisting of large expanses of rock, sand, decomposed granite or mulch with minimal plants is not permitted.

- b. Paved entry patios, entry walks and driveways shall not exceed 50 % of the front property.
- c. Yard areas that are not open to public view are not limited to the above proportions.
- d. Front yard perimeter fencing and/or gates is not allowed.

### **3. Turf Management**

The Villa Avanti Association is aware of the increasing costs of water and the necessity to preserve this vital resource. Therefore, alternative 'water conservative' lawns and planters are encouraged. Drought resistant plants, decorative stone, artificial turf, bark, and other 'natural' products are acceptable. Prior to installing such options, a complete application (drawings, dimensions, and products intended) must be submitted to the ACC for approval.

- a. Turf areas shall be inspected regularly for litter and debris. Turf shall be mowed as often as required to maintain a neat and manicured appearance. It shall be cut to a uniform height and excess clippings shall be dispersed and/or collected to prevent damage and unsightly appearance of lawns. Walks adjacent to lawns shall be swept or blown after all work is complete.
- b. All sidewalks, curb lines, concrete slabs, tree circles and bed edges shall be mechanically edged as often as necessary to maintain a neat and manicured appearance. Trimming shall be performed around all road signs, transformers, trees, shrubs, utility poles and other obstacles as often as necessary to maintain a neat and manicured appearance.
- c. Fertilizer shall be applied from time to time as needed to maintain proper nutrient levels and provide a consistent, healthy appearance throughout the year.
- d. Water, whether provided manually or automatically via irrigation equipment, shall be provided as appropriate to the maintenance of healthy lawns throughout the year. Excessive watering and/or overwatering with runoff onto adjacent Lots should be precluded.
- e. Spray painting of the lawn is not permitted.

### **4. Drainage**

All drainage from improvements shall be constructed to return drainage to the front street. No drainage pattern shall be altered to cause drainage to flow over neighbor's property or on any slope. All drainage outlets in front must be cored through the curb and may not run over the sidewalk. Sidewalks may not be broken to lay drainage.

### **5. Synthetic Turf Systems**

- a. The installation of this material is subject to the specifications as stated above in front yard improvements.
- b. The owner shall submit information and pictures regarding the design, fabrication, and installation of the synthetic turf system. The scaled drawing shall identify the area to be covered with the synthetic turf and define the landscape materials to be used in the remaining yard area.
- c. Samples of the synthetic turf to be used are to be submitted with the Application. The appearance of the synthetic turf shall have a consistent, lifelike color and shade without

significantly noticeable streaks or other irregularities when observed from any direction.

- d. The synthetic turf shall be installed as specified by the manufacturer's recommendations. It is recommended to research and hire a licensed contractor specializing in installing synthetic turf. The proper soil type, compaction and weed control are the most important factors to ensure a quality turf installation. Synthetic turf is manufactured in several grades. Only certain grades are designed to be installed in and outside environment. Research the manufacture recommendations and select the material recommended-for your conditions.
- e. Synthetic Turf Maintenance- It is the intent of these guidelines to augment the maintenance instructions provided by the manufacturer and/or initial provider of the material. The synthetic turf shall be periodically groomed and kept free of debris. The installation shall be checked periodically to ensure all seams are properly attached and the material is firmly anchored to the ground.

## **6. Shrub Bed Maintenance**

- a. All landscaped areas shall be checked regularly throughout the year for weeds, litter and debris. Weeds shall be removed on a consistent basis. At no time shall any owner allow excessive weed growth or allow plants or weeds to encroach upon any other owner's property.
- b. Pruning, trimming, edging and weeding shall be done in a manner that enhances the natural beauty of the plant material. Dead, damaged and diseased portions of plants shall be promptly removed.
- c. The ground cover shall be pruned as necessary to contain perimeter growth to within bed areas adjacent to walks, curbs, structures, or property lines. Slopes shall be trimmed as often as necessary to prevent overgrowth, rodents, fire and other hazards.
- d. Shrubbery shall be pruned to maintain its proper size in relationship to adjacent plantings and structures and to its intended function. Low plantings of shrubs and hedges shall be kept appropriately trimmed and pruned. Under no circumstances shall shrubs or other plant material be allowed to encroach upon adjacent Lots.
- e. Trees shall be pruned as required to remove weak branching patterns and to promote natural growth development. Tree branches shall be pruned or removed when they conflict with the growth of plantings beneath, or when they result in a crowded grove or hedge of trees, or when such branches might be considered a hazard to pedestrians or vehicles. Trees shall not be permitted to encroach upon adjacent lots without owner's permission, and their root systems shall not be permitted to damage buildings, walkways, curbs, fences, irrigation systems or sewer systems.
- f. At no time shall groups of trees or bushes be permitted through uncontrolled growth or inadequate pruning or thinning to develop into a hedge that would exceed (6) six feet in height or would encroach upon adjacent lots without permission.
- g. Where adjacent trees have grown together over time and pruning is considered appropriate, such trees shall be thinned appropriately.

## **7. Weed and Pest Control**

- a. The weeding of all mowed lawn areas, planter beds, ground cover areas, tree circles and sidewalk and driveway seams/cracks shall be performed on a regular basis as necessary to keep such areas reasonably weed-free. All slope areas shall be similarly maintained.

- b. All turf and shrub bed areas (including slope areas) shall be regularly inspected for insect, pest, and disease infestations, preferably on a monthly basis. Where such infestations occur, appropriate and timely control measures shall be taken.
- c. Rodents and other vermin pose a particularly serious problem. All shrub areas (including slope areas) and other areas shall be kept sufficiently trimmed, weeded and free of litter and debris to deny a nesting or breeding place for such vermin. Where such vermin are detected, appropriate and timely measures shall be taken to eliminate them.

## **8. Irrigation Equipment and Operation**

Sprinkler systems shall be maintained in a manner that provides adequate irrigation to all areas covered to maintain healthy plant growth.

## **9. Other Requirements**

- a. The following named plant types/species are not acceptable and will not be approved for use in new or existing landscape designs or for planting or replanting in any project area, including both owner-maintained lots and Association-Maintained Common Areas and Landscape Maintenance Areas. The Association treats these plants as weeds and regularly has them removed from Association-Maintained Common Areas and Landscape Maintenance Areas.
  - Invasive Plants (ex. Salix Lasiolepis/Arroyo Willow, Pampas Grass)
  - Cactus Type Trees (ex. Saguaro, prickly pear, and beavertail cactus)
- b. Owners are required to refrain from intentionally planting new plants of these varieties on their Lots and are required to treat any young plants or seedlings found growing thereon as weeds and to promptly remove and destroy them. Owners are requested to remove any mature plants growing on their Lots and will be held responsible for any problems caused by their failure to do so. New growth from plants that have previously been severely cut back (e.g. to stumps) shall be treated as weeds the same as young plants or seedlings and shall also be promptly removed and destroyed.
- c. Wherever plants and shrubs are planted adjacent to each other and allowed to grow together to form a hedge (the landscape equivalent of a fence), such plants and shrubs should be kept trimmed to as low a height as practical and must meet the applicable requirements of Section E. Subsection 2. Fences. In particular, such hedges shall not be permitted under any circumstances to grow to a height in excess of the maximum fence height of six (6) feet.
- d. Plant life growth on wrought iron is not permitted due to the corrosive nature of water and its tendency to cause rust.

**THE VILLA AVANTI ASSOCIATION**  
**ARCHITECTURAL APPROVAL APPLICATION**

Date: \_\_\_\_\_ Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Owner Address (if different): \_\_\_\_\_

Email Address: \_\_\_\_\_

Modification Requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

**Unless otherwise stated herein, Owners are advised that all improvements for which approval has been granted must be completed within ninety (90) days of Committee approval *unless a variance is obtained.***

.....

Architectural Control Committee:

You are hereby advised that the work described above is proposed and approval is requested. Attached is a drawing of work to be done and types of materials to be used as indicated on the drawings. We understand that building permits for home improvements are required in certain instances by the City of Temecula, County of Riverside, or appropriate governing agency, and that the cost of the permits and subsequent inspection will be borne by us. We also understand that the Architectural Control Committee does not review plans for conformance to the Uniform Building Code or other governmental requirements as this is our responsibility to clarify acceptability with the City of Temecula, County of Riverside.

We acknowledge that all approved changes in the original design will be at our expense; that any and all damage to or relocation of existing sprinkler systems, underground utilities, building structure, slopes, drainage systems, swales and exterior landscaping or other damage resulting from the construction of the proposed improvement shall be at our expense. Additionally, any maintenance of permitted improvements shall be at our expense and we agree to hold The Villa Avanti Association harmless for the cost of maintenance of same. Furthermore, we agree to hold the Association harmless from any liability, damage and/or loss resulting from the construction or performance of the proposed modification, whether or not constructed pursuant to approved plans, drawings and/or specifications.

\_\_\_\_\_  
Signature of Owner

**Return To:** The Villa Avanti Association  
Architectural Control Committee  
43529 Ridge Park Drive  
Temecula, CA 92590  
Office: (951) 699-2918 or Fax: (951) 699-0522



## IMPACTED NEIGHBOR STATEMENT

It is the intent of the Architectural Committee to notify neighbors on any improvements which may impact their use and enjoyment of their property. Neighbor approval or disapproval of a particular improvement shall only be advisory and shall not be binding in any way on the Architectural Committee's decision.

1.     Definitions:               Facing Neighbor, Adjacent Neighbor, and Impacted Neighbor.  
  
       Facing Neighbor:       Means the three (3) homes most directly across the street.  
  
       Adjacent Neighbor:   Means all homes with adjoining property lines to the Lot in question.  
  
       Impacted Neighbor:   Means all homes in the immediate surrounding area which would be affected by the construction of any improvements.

2.     Improvements Requiring Notification

Any exterior improvements including but NOT limited to exterior painting.

3.     Statement

The Facing, Adjacent and Impacted Neighbor Notification Statement set forth on the next page be provided to the Architectural Committee to verify the neighbors have been notified about the proposed improvements.

**VILLA AVANTI ASSOCIATION  
FACING, ADJACENT AND IMPACTED NEIGHBOR NOTIFICATION STATEMENT**

**The attached plans were made available to the following neighbors for review:**

Impacted Neighbor	
_____	
Name	
_____	
Address	
_____	_____
Signature	Date

Impacted Neighbor	
_____	
Name	
_____	
Address	
_____	_____
Signature	Date

**Common Area or Back Yard - Rear of Home**

Adjacent Neighbor	
_____	
Name	
_____	
Address	
_____	_____
Signature	Date



Adjacent Neighbor	
_____	
Name	
_____	
Address	
_____	_____
Signature	Date

**Your Street - Front of Home**

Facing Neighbor	
_____	
Name	
_____	
Address	
_____	_____
Signature	Date

Facing Neighbor	
_____	
Name	
_____	
Address	
_____	_____
Signature	Date

Facing Neighbor	
_____	
Name	
_____	
Address	
_____	_____
Signature	Date

My neighbors have seen the plans I am submitting for Architectural Committee approval (see above verification). If any neighbor has a concern, they should notify Avalon Management in writing. Please note that neighbor objections do not in themselves cause denial of the plans, however, those concerns may be considered by Committee. All above boxes must be filled out whether or not a signature has been obtained.

SUBMITTED BY: Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Home Phone: \_\_\_\_\_

## Exterior Home Improvements - digital submissions

Avalon Management provides the opportunity to submit applications digitally. Please review the following steps to submit your Architectural (ARC) Request below.

Avalon Portal submission:

1. Avalon – Online Portal. Please visit <https://www.villaavanti.com/> to create/log on to your account through “My Account”.
2. Once logged into the account you will select “Submit a New Request” located on the bottom of the page. Then select ARC Request.
3. Please make sure you upload the Architectural Home Improvement application and supporting documents before submitting.
4. After submission of the ARC Request you will be able to view your submission, receive updates on the application, leave messages, upload more documents, etc.
5. Please note a common error for all submissions, is file size. The system will not allow submission if the file size exceeds 25MB. If there are any difficulties, you may break up the application into multiple attachments.
6. Having troubles? Please review our Homeowner videos at [www.avalonweb.com](http://www.avalonweb.com). You may also view the link here: <https://www.avalonweb.com/how-to-submit-an-arc-application.html>

Email Submission:

1. Please ensure your Architectural Home Improvement application and supporting documents are complete.
2. Please email [tarc2@avalonweb.com](mailto:tarc2@avalonweb.com).

Home Improvement applications are available to be digitally filled out. However, the Neighbor Awareness page within the document may need to be printed.

If you need a hard copy please reach out to Management and we can mail you a copy, or you may pick one up at our office located at the address below.

*We appreciate your willingness to improve the exterior of your home and look forward to assisting you through the process with the Homeowners Association.*

Villa Avanti Association  
C/O Avalon Management  
43529 Ridge Park Drive  
Temecula, CA 92590  
Phone: (951) 699-2918

**THE VILLA AVANTI ASSOCIATION  
ARCHITECTURAL PROJECT  
NOTICE OF COMPLETION**

Name(s) of Owner: \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

Telephone Number: \_\_\_\_\_

Improvement Completion Date: \_\_\_\_\_

Type of Improvement Completed: \_\_\_\_\_

Project Address: \_\_\_\_\_

I or We the owner(s) of the above property do hereby state that the subject project was completed in accordance with the approved Plans and that no changes or alterations were incorporated.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

**Pictures must be submitted with the Notice of Completion for review by the committee.**