

RIVIERA HEIGHTS HOME OWNERS ASSOCIATION

ARCHITECTURAL RULES

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RIVIERA HEIGHTS HOME OWNERS ASSOCIATION

ARCHITECTURAL RULES

**3040 RIVIERA HEIGHTS DRIVE – KELSEYVILLE, CA – 95451
PHONE 707-279-2245 – FAX 707-279-2242**

**THESE RULES HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS ON
(21/06/2008) AND BECOME EFFECTIVE ON (21/06/2008)**

(SECTION I) INTRODUCTION:

Welcome to Riviera Heights (Heights). In order to assure the continued value, desirability and attractiveness of our community, the following Architectural Rules (Rules) contain most of the basic restrictions and rules that apply to the building or altering of any type of structure within in the Heights. These Rules are authorized by the Restated Declaration of Covenants, Conditions & Restrictions for Riviera Heights as approved on April 14, 2004 (Declaration) and any Amendments thereto, and are implemented by the review of the Architectural Review Committee (ARC) (As provided for in Section 5 of the Declaration). They are designed for the good of all residents and it is hoped that the Rules will assist you in planning your construction project here in the Heights. Please review the entire Declaration as the information contained herein is not a complete restatement of the Declaration.

(SECTION II) ARCHITECTURAL RULES & REGULATIONS DEFINED:

The ARC may, subject to the review, guidance and approval of the Board of Directors (Board), from time to time adopt, amend, and repeal rules and regulations to be known as the Rules. Said Rules shall interpret, clarify and implement the provisions of the Declaration by setting forth the standards and procedures for the review and approval of proposed improvements, alterations and guidelines for architectural design, placement of improvement, color schemes, exterior finishes and materials. The Rules shall not lessen the minimum standards required by the Declaration. In the event of any conflict between the Rules and the Declaration, the Declaration shall prevail. As an owner of a subdivided interest in the Heights, and by acceptance of the deed conveying title of your property, you thereby acknowledged being bound to the Declaration.

(SECTION III) ADMINISTRATION & CONTROL:

(1) APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE:

Except as otherwise provided in the Rules, no “improvement” including, without limitation, the construction, reconstruction, installation, alteration or remodeling of any buildings, walls, decks, fences, swimming pools, streets and driveways, landscaping, landscape structures, skylights, solar energy equipment, wind generators, spas, antennas, utility lines or any structure of any kind shall be commenced, erected or maintained within the Heights, nor shall any exterior addition to or change or alteration be made in or to any lot until the plans and specifications showing the nature, color, kind, shape, height (including front, sides and rear elevations), materials and location of the same on the lot, shall have been submitted to and approved in writing by the ARC. The ARC’s approval relates to quality of workmanship, materials, harmony of external design, setback lines, topography and finish grade elevation. In no event shall the term “improvement” be interpreted to include construction details which are restricted to the interior of a residence and not visible from any other lot, street or common area.

(2) SUBMISSION OF APPLICATION AND PLANS:

(2.1) APPLICATION FOR APPROVAL OF PLANS AND SPECIFICATIONS:

A written application for the approval of plans and specifications for any proposed improvements shall be submitted to the ARC, along with all the supporting documentation detailed on the application. The application may be submitted by personal delivery or certified mail to the Chairperson of the ARC at the Riviera Heights Homeowners Association office, at 3040 Riviera Heights Drive – Kelseyville, CA 95451.

(2.2) CONFORITY TO COMMUNITY STANDARDS:

To ensure the continued value, desirability, attractiveness and the harmony of external design of the Heights community, the ARC may deny approval of an application on the grounds that the proposed construction is of an identical or similar design to another plan that has already been approved. The Owner’s plans and specifications must;

(2.2.1) Conform to the Declaration and to the Rules in effect at the time such plans are submitted to the ARC and all applicable County of Lake building standards.

(2.2.2) Result in the construction of an improvement that is in harmony with the external design of other structures within the Development and with all structures within a single property. All outbuildings, garages or additions will conform in color and design to the primary structure.

(2.3) CONSTRUCTION PROJECT SUBMITTALS:

Any project that the ARC deems to be new construction or modifications to existing structures, requires that the Owner submit to the ARC, the following documents before any form or aspect of construction may take place.

- (2.3.1)** A completed “Application for Approval of plans and Specifications” signed by the Owner and the builder, if not the same person.
- (2.3.2)** Three (3) original, complete sets of the plans and specifications, including a plot plan showing the position of the improvement on the lot, detailing all set back measurements, fuel tank and any trees to be removed.
- (2.3.3)** A height profile drawing detailing the improvement’s height relationship to the height control point of the lot. Sample drawing available in RHHA office.(See height restriction section below)
- (2.3.4)** In cases where the ARC deems it necessary, a copy of a lot survey, completed by a California State licensed surveyor, to determine the location of the original lot corner markers and /or the height control point.
- (2.3.5)** Any other documentation that the ARC deems necessary to adequately establish that the Owner has met the requirements established by these Rules, the Declaration and by current building industry standards.

(2.4) FEES AND DEPOSITS:

(2.4.1) PLAN CHECK FEE:

A \$ 250.00 plan check fee is charged for each application for construction approval. The fee is non-refundable, even if the plans are not approved or construction does not take place. If the ARC does not receive a request for a foundation inspection (see inspection requirements below) within one hundred eighty (180) days after approval, approval is revoked and plans must be resubmitted. The resubmitted plans will be required to conform to any changes in the Rules, adopted in the interim. No plan check fee will be required with re-submittal. Fees are not charged for applications requesting approval of minor work projects such as fences, decks, retaining walls, minor additions or repainting/re-roofing.

(2.4.2) PERFORMANCE DEPOSIT:

A non-interest bearing, refundable, performance deposit (Deposit) shall be tendered upon the approval of plans and specifications, as security for prompt completion of the improvement and conformance to the plans, specifications or any other ARC requirements, detailed in these Rules and the Declaration.

A \$ 5,000.00 Deposit for all major construction projects. (New homes)

A \$ 2,000.00 Deposit for all minor construction projects.(Garages/remodel)

Refund of the Deposit is contingent on compliance with the requirements set forth as follows:

(2.4.3) DEPOSIT REFUND

Owner must submit a PERFORMANCE REFUND REQUEST FORM, with a copy of the County of Lake Occupancy Permit. Upon receipt the ARC will have 30 days to inspect the improvements and verify that all details and specifications have been met.

The construction site must be cleared of all construction materials and any and all requirements, conditions and standards contained herein, must be satisfied.

Should the applicant or any other party associated with the application **fail to request ARC inspection within one year after the County of Lake Occupancy Permit has been issued, any remaining funds from the performance Deposit will be automatically transferred to the RHHA general fund.** Onus to perform/complete this requirement rests solely with the applicant or his/her agent(s)

(2.5) SUBMITTAL OF PLANS FOR COUNTY PERMIT:

(2.5.1) COUNTY OF LAKE PERMITS;

No plans or specifications will be accepted by the County of Lake Building Department, for issuance of a building permit, until such time as they receive two (2) sets of the plans and specifications, stamped as officially approved by the ARC.

(2.5.2) MODIFICATION TO APPROVED PLANS;

Once plans and specifications for a proposed improvement have been duly approved by the ARC, no modification shall be made to the approved plans, specifications or to the constructed improvement, without a separate submittal to the ARC, detailing the proposed changes. **Failure to adhere to this requirement will result in the immediate transfer of the Owner's performance Deposit to the RHHA general fund.**

(3) ARC DECISIONS:

Any decision by the ARC, regarding an application for approval of an improvement, shall be in writing. In the event the ARC fails to approve or disapprove such a request within thirty (30) days, the application shall be deemed denied. Under such circumstances, the application may be resubmitted. If the ARC again fails to approve or disapprove such re-submittal within thirty (30) days, the request shall be deemed approved. The ARC shall notify the applicant

within twenty-one (21) days, if the application, plans or specifications are not complete or otherwise acceptable, identifying the necessary modifications required for completion. This process could significantly delay the approval of an application.

(4) ARC DISCRETION:

The ARC shall be entitled to determine that a proposed improvement or component thereof is unacceptable when proposed on a particular lot, even if the same or a similar improvement or component has previously been approved for use at another location. In evaluating a request for construction of an improvement, the ARC may grant conditional approval, pending the adoption of modifications to the plans or specifications. In that event, the ARC shall return one set of plans to the applicant, with the modifications noted, with written notice of conditional approval. Final approval will be granted after modifications have been fully incorporated into the plans and specifications.

(5) MEETINGS:

The ARC shall meet from time to time as necessary to properly perform its duties. The vote or written consent of a majority of the ARC members shall constitute the action of the ARC. The Owner shall be entitled to appear at any meeting of the ARC at which the Owner's proposal is being considered. Should the Owner feel that the ARC has not properly discharged its duties, the Owner may ask for a review before the Board.

(6) ENFORCEMENT OF RULES:

In the event that it comes to the attention of the Board or the ARC, that an improvement or modification is proceeding or has been completed, without proper approval, the Board shall be entitled to exercise enforcement remedies as specified in Section 16 of the Declaration.

(7) FAILURE TO COMMENCE OR COMPLETE WORK:

(7.1) COMMENCEMENT OF WORK:

Upon receipt of approval of an improvement from the ARC, the Owner shall as soon as practicable satisfy all conditions thereof and proceed with the construction. In all cases, work on an improvement project shall commence within one-hundred eighty (180) days from the date of approval. If work is not commenced within this period, approval is deemed revoked and re-application will be required.

(7.2) COMPLETION OF WORK:

Improvements must be completed within one (1) year after approval. **Failure to complete the improvement within the year, without written notice to and approval from the ARC, will result in the transfer of the Owner's performance Deposit to the RHHA general fund.**

(8) INSPECTIONS OF WORK BY ARC:

(8.1) PRIOR TO CONSTRUCTION START:

The ARC will make a preconstruction inspection of the building site and the general area. During this inspection the ARC will be taking photographs of the existing condition of the street and any other physical features that might become damaged or otherwise compromised during the construction process. **It is the Owner's responsibility** to monitor and control the actions of all parties that the Owner causes to be associated with the building process. **The Owner will be held responsible for any physical damage caused during construction and monies from the performance Deposit will be at risk**, should any repairs be required. It is highly recommended that the Owner and/or builder be present during this inspection.

(8.2) PRIOR TO THE FOUNDATION POUR:

PRIOR TO ANY CONCRETE BEING POURED FOR THE FOUNDATION, THE OWNER OR BUILDER WILL REQUEST A "FORMS INSPECTION" BY THE ARC. This inspection is required to assure that all height restrictions, setback requirements and the construction start time have been met. **Failure to request this inspection will result in the immediate transfer of the Owner's performance Deposit to the general fund.** If the ARC does not respond to the request for an inspection within seventy two (72) hours, work may proceed. Under no circumstance will the failure of the ARC to respond, within the seventy two (72) hour time frame, be construed as approval of the work. All requirements associated with height and setback restrictions, will remain in force.

(8.3) DURING CONSTRUCTION:

During the course of construction, representatives of the ARC shall have the right to inspect the job to confirm the improvements are proceeding in accordance with the approved plans and specifications.

(8.4) AFTER CONSTRUCTION INSPECTION:

The ARC will be making a final, post construction inspection. The process is set forth in section (2.4.3) on page 6.

(9) VARIANCES:

(9.1) VARIANCES DEFINED:

The Board and the ARC shall be entitled to allow reasonable variances with respect to minimum construction standards or the use of properties and restrictions in order to overcome practical difficulties avoid unnecessary expense or prevent unnecessary hardships, provided that the following conditions are met:

(9.1.1) If the requested variance will necessitate a significant deviation from or modification of a major property use restriction, the Board must conduct a hearing on the proposed variance, after giving at least ten (10) days' prior written notice to all Owners of lots within one hundred (100) feet of the property for which the variance applies. The Owners receiving such notice shall have thirty (30) days, in which to submit to the Board, written comments or objections with respect to the variance request. No decision shall be made with respect to the proposed variance, until the thirty (30) day period has expired.

(9.1.2) The Board must make a good faith determination that the variance, if granted, will not result in a significant detriment or create an unreasonable nuisance with respect to any other lot or common area within the Development.

(9.1.3) The ARC is authorized, by the Board, to approve minor variances that are outside the guidelines of the MINIMUM CONSTRUCTION STANDARDS contained herein, unless specifically mentioned in the standard. What constitutes a minor variance will be left to the ARC committee's good practice methodology and variances will be granted at their discretion. All such approvals will be made in good faith and take into consideration the purpose and objectives of the ARC Rules contained herein.

(9.2) MAJOR VARIANCE REQUEST FEE:

A \$ 250.00 variance processing fee is charged for each variance application. The fee is non- refundable regardless of whether the variance is approved or denied by the Board. The fee is to offset the cost of mailings and other administrative and associated costs.

(SECTION IV) MINIMUM CONSTRUCTION STANDARDS:

Unless a variance is requested from, and granted by the Board or by authority granted the ARC, improvements shall conform to the following minimum construction standards:

(1) LICENSED CONTRACTOR:

Improvements requiring a contractor's license shall be constructed by a contractor licensed under the State of California.

(2) COLORS AND EXTERIOR FINISHES:

(2.1) PAINT;

No reflective finishes shall be used on exterior surfaces. No exterior color finish shall be used without the approval of the ARC. Under no circumstance will a paint color be approved without a color chip being provided. Should the ARC have any reservations as to the appropriateness of a color, the decision will be referred to the Board for resolution. No prior approval shall be required to repaint using the same existing color.

(2.2) SIDING;

Exterior walls must be constructed, without the use of vinyl or metal siding, unless prior approval of the ARC is obtained. No siding consisting of flat non textured surfaces, such as conditioned plywood, will be allowed.

(3) FOUNDATION:

Every residence shall have, as a minimum; a continuous 6" wide, cast concrete perimeter stem wall foundation. Under floor piers supporting joists must have poured footings and be constructed using material other than concrete blocks or any other similar material equivalents.

(4) ROOFING MATERIALS:

No flat roofs or rock material roofing shall be permitted. The roofing material shall consist of a minimum of forty (40) year architectural design, fireproof composition shingles, or clay roofing tiles. Samples representing the type and color of roofing material must be submitted for review and approval by the committee. Any alternate type of roofing material must be submitted for approval, to the ARC. No prior approval shall be required to re-roof using the same existing color and material.

(5) GARAGES:

Each residence shall have at least a two-car attached garage or carport. The ARC, at its discretion, may approve detached garages. Garages for single family residences shall not exceed facilities for more than three (3) cars. Garages for duplex lots shall not exceed facilities for more than two (2) cars for each duplex unit. Garages may be excavated at a sub level on upslope lots.

(6) FENCES AND SCREENING:

Screening and fencing must be designed and constructed so as to face its most attractive side toward the street or toward any neighboring lot or common area. No fence or wall shall exceed six (6) feet in height. Boundary plantings along side and rear lot lines, except trees with single trunks, shall not be permitted to grow higher than eight (8) feet. Plantings or fencing on corner or other lots, that prevent "clear line of sight" visibility to motorists, will not be permitted.

(7) MINIMUM BUILDING SIZE:

Every residence, constructed on any lot, shall not have less than eighteen (1800) hundred square feet of fully enclosed floor area devoted to living purposes. The ARC is authorized and will grant a variance where the lot size will not support a residence of this minimum size. No lot within the Heights will be rendered unbuildable by enforcing minimum square footage requirements.

(8) GENERAL REQUIREMENTS:

(8.1) EXTERIOR WALLS

2 x 6 frame construction

(8.2) ROOF PITCH;

A roof pitch of not less than 5/12 is required.

(8.3) PERIMETER ROOF OVERHANG – EAVES;

All residences shall have a perimeter roof overhang of not less than eighteen (18) inches, measured from the vertical side of the home, not including drain gutters.

(9) STRUCTURE FOOTPRINT DESIGN;

Only single-family dwellings with six (6) or more sides may be constructed, exclusive of roofed or non-roofed porches, terraces, garages or other non-living areas, in or adjacent to the structure.

(10) HEIGHT COMPLIANCE:

The following height requirements will be verified at the time of the ARC Foundation Inspection.

(10.1) UP SLOPE AND LEVEL LOTS:

All improvements shall be no more than seventeen (17') feet in height, measured at the geographical center point of the lot. Prior to any site work, all lots in this category must establish the height control point on a fixed unmovable object such as a tree, so as to be able to demonstrate said height control point throughout the construction project. **Failure to adhere to this requirement will result in the immediate transfer of the Owner's Performance Deposit to the RHHA general fund.**

(10.2) DOWN SLOPE LOTS:

Improvements on down slope lots are not height restricted as long as the highest point of the roof line does not exceed fifteen (15) feet, as measured above the pavement edge, at the center of the lot's front boundary line. **Failure to adhere to this requirement will result in the immediate transfer of the Owner's Performance Deposit to the RHHA general fund.**

(10.3) HEIGHT COMPLIANCE & VARIANCES:

Each lot and its proposed improvement will be evaluated individually. The ARC will be considering the height restrictions, as they relate to the adverse impact a proposed improvement will have to the view and general harmony of adjacent lots.

Therefore, applications that comply with the foregoing height restrictions may be denied because the structure is not in harmony with the surroundings of other lots or with the adjacent buildings or structures. Variations outside the above guidelines will require approval of the Board, through the variance procedure described herein.

(11) BUILDING SET-BACKS:

All buildings or other structures permitted to be constructed on a lot shall be set back from the sides of such lot by a distance which is equal to ten (10) percent of the

length of the total frontage boundary of the lot, but in no case less than six (6) feet. Front and rear set-backs shall be no less than twenty (20) feet from the front or rear boundary line of the lot. Recorded easements may effectively create greater setbacks than those set forth above.

(11.1) Corner lots may have special set-back requirements and line of sight restrictions. Lots fronting on Soda Bay Road may be subject to special setback requirements.

(11.2) Front set-back lines, on steep down slope lots, may qualify for a special setback variance granted by the Lake County Planning Department. The ARC will consider adapting County variances where applicable.

(11.3) on merged lots, the frontage boundary distance is described as the total fronted footage of all merged lots.

(11.4) on odd shaped lots, the side setback may be determined by adding the front measurement with the rear measurement and then dividing by two (2) and then taking ten (10) percent of the figure to determine the side setback. Any disputed setbacks will be decided by the ARC, whose ruling will be final

(12) TEMPORARY STRUCTURES:

No recreational vehicle, trailer, mobile home or structures of a temporary nature shall be used, during or after construction, as a living unit. The ARC may grant permission for a temporary building or structure for storage of building materials and tools during construction. All temporary structures must be dismantled before calling for a final inspection.

(13) UTILITY LINES UNDERGROUNDING:

All PG&E, CATV and AT&T or other similar service drops, to and within the Owner's property, shall be placed underground, unless otherwise approved by the ARC.

(14) LANDSCAPING:

Landscaping shall include lawns, shrubs, trees, flowers, retaining walls and ornamental structures. The use of artificial materials such as plastic plants, flowers or artificial turf, shall be disapproved by the ARC.

(15) TREE REMOVAL:

Trees with trunks larger than twelve (12) inches in diameter, at the base, shall not be removed without first obtaining the written approval of the ARC. Trees requiring

removal to clear the footprint and driveway areas of new construction must be shown on the submitted plot plan. Any lot Owner who violates the restriction of this provision shall be subject to **an assessment of \$150.00 per tree removed**. In addition to the assessment, for each tree removed, a replacement tree will be required to be planted.

(16) PROPANE AND OTHER FUEL TANKS:

The placing of propane or other fuel tanks must take into consideration the visual impact these large unsightly tanks have on the neighborhood. Tanks that can not be placed so as to minimize this impact must be concealed with fencing or the planting of screening shrubs. Failure to meet this requirement will result in delaying the refund of the Owner's performance Deposit, until compliance is met. All fuel tank locations will be noted on the required plot plan.

(17) RETAINING WALLS:

Prior to the construction of any retaining wall greater the twelve (12) inches in height, a plot plan showing the location, height and material proposed, must be submitted to and approved by the ARC. Retaining walls greater than four (4) feet in height, are required by the County of Lake Building Department, to be built to plan specifications, certified by a professional engineer.

(18) SOLAR ENERGY AND WIND GENERATING SYSTEMS:

The ARC shall be entitled to adapt reasonable regulations regarding the installation of alternate energy systems. These regulations may include limitations on placement and design of such systems, to the extent necessary, to avoid an unsightly appearance from neighboring lots or common areas.

(19) PORTABLE LAVATORY REQUIREMENT;

Should the Owner or any other party associated with a new construction project fail to provide onsite portable lavatory facilities, at the commencement of the foundation work (forms, concrete pouring), and fail to maintain those facilities throughout the entire construction project, the ARC will cause a portable lavatory to be delivered to the construction site and any rental and administrative costs, associated with the provision, will be deducted from the Owner's performance Deposit. Administrative costs will be set by the Board but in no case will they be less than \$ 150.00.

(20) NOISE LEVELS;

In the absence of any County of Lake regulations, Riviera Heights Homeowners Association require compliance with California Noise Control Act, namely California Health and Safety Code Sections 46000 - 46080 (Current as of Sept. 20, 2001.) In addition, there is to be no on site radios in use during construction that can be heard by residents of the adjacent lots. It will be the Owner's responsibility to monitor all subcontractors' use of these devices.

California Land Use Compatibility Noise Guidelines

LAND USE CATEGORY -- Residential - Low Density, Single-Family, Duplex , Mobile Homes

Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
50-60 dBA	55-70 dBA	70-75 dBA	75-85 dBA

Source: California Land Use Compatibility Noise Guidelines - Community Noise Equivalent Level (CNEL*)

Riviera Heights Homeowners Association Single-Family Residential - Noise Regulations

7:00 am - 7:00 pm	55 dBA
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(21) CONSTRUCTION TIMES;

Construction must be limited to the hours between 7:00 am - 7:00 pm, Monday through Saturday and between the hours 9:00 am and 5:00 pm on Sunday.

(22) NOISE COMPLAINTS AND ENFORCEMENTS;

Should the Board or the ARC receive complaints, written or verbal, from Riviera homeowners, that the Owner or builder or any other parties associated with the construction project, are non compliant with these requirements, the ARC will notify the Owner, verbally or in writing, that acceptable noise levels are being exceeded and/or that construction is being carried out outside the stipulated construction time period. Should the Owner fail to rectify the matter immediately, or within a time frame deemed

acceptable to the ARC, the Board will levy a fine of \$ 150.00, per complaint, to be deducted for the Owner's performance Deposit

(SECTION V) RULES SUMMARY:

The above sections have been selected from the Declaration, by the ARC, because they detail areas that seem to raise the most questions. Please take the time to read the entire Declaration, as there are many more important facts that must be addressed before and during the construction of any improvement project. The Owner will be responsible to comply with all sections of the Declaration, even if they are not detailed herein.

Adopted by majority vote: _____ voting

Board of Directors: _____ Date: _____ yes [] no []

Board of Directors: _____ Date: _____ yes [] no []

Board of Directors: _____ Date: _____ yes [] no []

Board of Directors: _____ Date: _____ yes [] no []

Board of Directors: _____ Date: _____ yes [] no []

RIVIERA HEIGHTS

APPLICATION FOR APPROVAL OF STRUCTURAL PLANS AND SPECIFICATIONS

3040 RIVIERA HEIGHTS DRIVE – KELSEYVILLE, CA 95451
PHONE 707-279-2245 FAX 707-279-2242

DATE SUBMITTED: _____

TYPE OF WORK PROPOSED: [] NEW CONSTRUCTION [] REMODEL [] REPAINT/REROOF
 [] FENCING/RETAINING WALLS [] TREE REMOVAL [] OTHER (DESCRIBE BELOW)

PROPERTY ADDRESS: _____

IF AVAILABLE - LOT #: _____ BLOCK #: _____ UNIT #: _____ AP#: _____

OWNER'S NAME: _____

MAILING ADDRESS: _____ CITY: _____ Zip: _____

HOME PHONE #: _____ CELL PHONE #: _____ FAX #: _____

EMAIL ADDRESS: _____

CONTRACTORS NAME: _____ CA LICENSE #: _____

BUSINESS PHONE #: _____ CELL PHONE #: _____ FAX #: _____

ATTACH A COPY OF THE ARCHITECTURAL RULES CHECKLIST WITH A COPY OF ALL FEES & DOCUMENTS REQUESTED AND DETAILED THEREIN:

OWNER AND CONTRACTOR PLEASE NOTE: PLEASE REVIEW ALL THE ARC RULES DETAILED BELOW AND ACKNOWLEDGE YOUR UNDERSTANDING AND AGREEMENT TO ABIDE BY EACH OF THOSE RULES, BY INITIALING EACH STATEMENT. REFER TO THE SECTION AND PAGE FOR DETAILS OF EACH STATEMENT. FAILURE TO ABIDE BY THESE RULES AND OTHER NOT STATED WILL RESULT IN PLACING ALL OR PART OF THE OWNER'S PERFORMANCE DEPOSIT AT RISK.

- | | |
|---|------------------------------|
| (1) MODIFICATION TO APPROVED PLANS (2.5.2 – PG 6) | OWNER _____ CONTRACTOR _____ |
| (2) PROJECT COMMENCEMENT TIME (7.1 – PG 7) | OWNER _____ CONTRACTOR _____ |
| (3) PROJECT COMPLETION TIME (7.2 – PG 8) | OWNER _____ CONTRACTOR _____ |
| (4) INSPECTION PRIOR TO WORK START (8.1 – PG 8) | OWNER _____ CONTRACTOR _____ |
| (5) FOUNDATION POUR INSPECTION (8.2 – PG 8) | OWNER _____ CONTRACTOR _____ |
| (6) COMPLETION INSPECTION (8.4 – PG 9) | OWNER _____ CONTRACTOR _____ |
| (7) HEIGHT REFERENCE POINT (10.1 – PG 12) | OWNER _____ CONTRACTOR _____ |
| (8) NOISE COMPLAINTS (22 – PG 15) | OWNER _____ CONTRACTOR _____ |

AS OWNER AND AS THE CONTRACTOR, I ACKNOWLEDGE THAT I HAVE READ AND AGREE WITH ALL PROVISIONS SET FORTH IN THE ARC RULES, THE RHHA CC&R'S AND APPLICABLE STATE AND COUNTY CONTROLS, THAT GOVERN AND APPLY TO THE CONSTRUCTION PROJECT BEING UNDERTAKEN.

DATED _____

OWNER

DATED _____

CONTRACTOR

RIVIERA HEIGHTS HOME OWNERS ASSOCIATION

ARCHITECTURAL RULES CHECKLIST

PRIOR TO SUBMITTING YOUR PLANS AND SPECIFICATIONS, TO THE ARC FOR APPROVAL, THIS CHECKLIST MUST BE COMPLETED AND ATTACHED TO YOUR APPLICATION. ANY NO ANSWERS ON THIS LIST WILL MOST LIKELY RESULT IN A DELAY OF THE APPLICATION'S FINAL APPROVAL

DATE SUBMITTED: _____

PROPERTY ADDRESS: _____

OWNER'S NAME: _____ SIGNATURE _____

	<u>SEC REF</u>	<u>OWNER</u>	<u>ARC</u>
		YES NO NA	YES NO NA
(1) SIGNED COMPLETED APPLICATION	2.1 & 2,3,1 PG 4 & PG 5	[] [] []	[] [] []
(2) PLAN CHECK FEE ATTACHED	2.4.1 PG 5	YES NO NA [] [] []	YES NO NA [] [] []
(3) PERFORMANCE DEPOSIT FEE ATTACHED	2.4.2 PG 5	YES NO NA [] [] []	YES NO NA [] [] []
(4) THREE SETS OF PLANS & SPECIFICATIONS	2.3.2 PG 5	YES NO NA [] [] []	YES NO NA [] [] []
(5) HEIGHT PROFILE DRAWING	2.3.3 PG 5	YES NO NA [] [] []	YES NO NA [] [] []
(6) PLOT PLAN	2.3.2 PG 5	YES NO NA [] [] []	YES NO NA [] [] []
(7) LOT SURVEY (ARC OPTION-SEE NOTES)	2.3.4 PG 5		YES NO NA [] [] []
(8) OTHER DOCUMENTATION (ARC OPTION -SEE NOTES)	2.3.5 PG 5		YES NO NA [] [] []
(9) EXTERIOR BASE & TRIM COLOR CHIPS	2.1 PG 10	YES NO NA [] [] []	YES NO NA [] [] []
(10) ROOFING MATERIAL AND COLOR CHIP	(4) PG 10	YES NO NA [] [] []	YES NO NA [] [] []
(11) MIN 6" CONTINUOUS PERIMETER FOUNDATION	(3) PG 10	YES NO NA [] [] []	YES NO NA [] [] []
(12) POURED UNDERFLOOR SUPPORT PIERS	(3) PG 10	YES NO NA [] [] []	YES NO NA [] [] []
(13) MIN 2 CAR GARAGE/CARPORT]	(5) PG 11	YES NO NA [] [] []	YES NO NA [] [] []
(14) MAX 6' FENCING SHOWN ON PLOT PLAN	(6) PG 11	YES NO NA [] [] []	YES NO NA [] [] []

(15) MIN 1800 SQ FT LIVING SPACE	(7) PG 10	YES []	NO []	NA []	YES []	NO []	NA []
(16) MIN 5/12 ROOF PITCH	(8.2) PG 11	YES []	NO []	NA []	YES []	NO []	NA []
(17) MIN 18" OVERHANG - EVES	(8.3) PG 11	YES []	NO []	NA []	YES []	NO []	NA []
(18) UP SLOPE/LEVEL LOT – 17’ RESTRICTION	(10.1) PG 12	YES []	NO []	NA []	YES []	NO []	NA []
(19) DOWN SLOPE LOT – 15’ RESTRICTION	(10.3) PG 12	YES []	NO []	NA []	YES []	NO []	NA []
(20) BUILDING SETBACK LINES ON PLOT PLAN	(11) PG 12	YES []	NO []	NA []	YES []	NO []	NA []
(21) UTILITY SERVICE DROPS UNDERGROUNDED	(13) PG 13	YES []	NO []	NA []	YES []	NO []	NA []
(22) TREES TO BE REMOVED SHOWN ON PLOT PLAN	(15) PG 13	YES []	NO []	NA []	YES []	NO []	NA []
(23) FUEL TANK LOCATION SHOWN ON PLOT PLAN	(16) PG 14	YES []	NO []	NA []	YES []	NO []	NA []
(24) RETAINING WALLS SHOWN ON PLOT PLAN	(17) PG 14	YES []	NO []	NA []	YES []	NO []	NA []
(25) ALTERNATE ENERGY SYSTEMS SHOWN ON PLANS	18 PG 14	YES []	NO []	NA []	YES []	NO []	NA []

REMARKS/NOTES

ARC RECOMMENDS UNCONDITIONAL APPROVAL

ARC RECOMMENDS CONDITIONAL APPROVAL PENDING CORRECTIONS

ARC RECOMMENDS NON-APPROVAL AND THE APPLICATION WILL BE RETURNED WITH WRITTEN EXPLANATION FOR THE NON-APPROVAL.

AGREED TO THIS DATE: _____

ARC CHAIRPERSON: _____

ARC MEMBER: _____

ARC ALTERNATE: _____

ARC BOARD REPRESENTATIVE: _____

RIVIERA HEIGHTS HOME OWNERS ASSOCIATION

ARC CONSTRUCTION PROGRESS INSPECTION RECORD (ARC FILE COPY)

STREET ADDRESS _____

OWNER _____

SEC III (8.1) PRIOR TO CONSTRUCTION START:

THE ARC WILL MAKE A PRECONSTRUCTION INSPECTION OF THE BUILDING SITE AND THE GENERAL AREA. DURING THIS INSPECTION THE ARC WILL BE TAKING PHOTOGRAPHS OF THE EXISTING CONDITION OF THE STREET AND ANY OTHER PHYSICAL FEATURES THAT MIGHT BECOME DAMAGED OR OTHERWISE COMPROMISED DURING THE CONSTRUCTION PROCESS. IT IS HIGHLY RECOMMENDED THAT THE OWNER AND/OR BUILDER BE PRESENT DURING THIS INSPECTION.

INSPECTION DATE _____

INSPECTOR(S) 1 _____ 2 _____

PHOTOS TAKEN [] OWNER PRESENT [] CONTRACTOR PRESENT []

EXISTING DAMAGE DESCRIBED _____

SEC III (8.2) PRIOR TO THE FOUNDATION POUR:

PRIOR TO ANY CONCRETE BEING POURED FOR THE FOUNDATION, THE OWNER OR BUILDER WILL REQUEST A "FORMS INSPECTION" BY THE ARC. THIS INSPECTION IS REQUIRED TO ASSURE THAT ALL HEIGHT RESTRICTIONS, SETBACK REQUIREMENTS AND THE CONSTRUCTION START TIME HAVE BEEN MET.

INSPECTION REQUEST DATE _____ INSPECTION DATE _____

INSPECTOR(S) 1 _____ 2 _____

PHOTOS TAKEN [] OWNER PRESENT [] CONTRACTOR PRESENT []

UP SLOPE LOT [] DOWNSLOPE LOT [] HEIGHT REFERENCE POINT ESTABLISHED []

MEETS HEIGHT RESTRICTION [] MEETS SETBACKS; FRONT [] REAR [] SIDE []

REMARKS _____

RIVIERA HEIGHTS HOME OWNERS ASSOCIATION

**ARC CONSTRUCTION PROGRESS INSPECTION RECORD
(OWNER/BUILDER COPY)**

STREET ADDRESS _____

OWNER _____

SEC III (8.1) PRIOR TO CONSTRUCTION START:

THE ARC WILL MAKE A PRECONSTRUCTION INSPECTION OF THE BUILDING SITE AND THE GENERAL AREA. DURING THIS INSPECTION THE ARC WILL BE TAKING PHOTOGRAPHS OF THE EXISTING CONDITION OF THE STREET AND ANY OTHER PHYSICAL FEATURES THAT MIGHT BECOME DAMAGED OR OTHERWISE COMPROMISED DURING THE CONSTRUCTION PROCESS. IT IS HIGHLY RECOMMENDED THAT THE OWNER AND/OR BUILDER BE PRESENT DURING THIS INSPECTION.

INSPECTION DATE _____

INSPECTOR(S) 1 _____ 2 _____

PHOTOS TAKEN [] OWNER PRESENT [] CONTRACTOR PRESENT []

EXISTING DAMAGE DESCRIBED _____

SEC III (8.2) PRIOR TO THE FOUNDATION POUR:

PRIOR TO ANY CONCRETE BEING POURED FOR THE FOUNDATION, THE OWNER OR BUILDER WILL REQUEST A "FORMS INSPECTION" BY THE ARC. THIS INSPECTION IS REQUIRED TO ASSURE THAT ALL HEIGHT RESTRICTIONS, SETBACK REQUIREMENTS AND THE CONSTRUCTION START TIME HAVE BEEN MET.

INSPECTION REQUEST DATE _____ INSPECTION DATE _____

INSPECTOR(S) 1 _____ 2 _____

PHOTOS TAKEN [] OWNER PRESENT [] CONTRACTOR PRESENT []

UP SLOPE LOT [] DOWNSLOPE LOT [] HEIGHT REFERENCE POINT ESTABLISHED []

MEETS HEIGHT RESTRICTION [] MEETS SETBACKS; FRONT [] REAR [] SIDE []

REMARKS _____

RIVIERA HEIGHTS HOME OWNERS ASSOCIATION
**PERFORMANCE DEPOSIT REFUND REQUEST
FORM**

I/WE REQUEST AN ARC FINAL INSPECTION AND REFUND OF PERFORMANCE DEPOSIT. I HAVE
ATTACHED A COPY OF THE COUNTY OF LAKE OCCUPANCY PERMIT. DATED _____
STREET ADDRESS _____
OWNER _____
HOME PHONE _____ CELL PHONE _____ FAX _____

SECTION BELOW TO BE COMPLETED BY THE ARC

INSPECTION DATE _____
INSPECTOR(S) 1 _____ 2 _____
PHOTOS TAKEN [] OWNER PRESENT [] CONTRACTOR PRESENT []
COPY OF THE COUNTY OF LAKE OCCUPANCY PERMIT ATTACHED []
BASE AND TRIM COLORS MATCH CHIP [] ROOFING MATERIALS AND COLOR MATCH CHIP []
PROPANE/FUEL TANK CONCEALED [] FENCING ORIENTED GOOD SIDE OUT []
CONSTRUCTION MATERIALS REMOVED [] SITE LEFT CLEAN; FRONT [] REAR [] SIDES []
ITEMS TO BE CORRECTED _____

PERFORMANCE DEPOSIT REFUND GRANTED []
PERFORMANCE DEPOSIT REFUND GRANTED PENDING CORRECTIONS []
PERFORMANCE DEPOSIT DENIED, REFERED TO BOARD FOR RESOLUTION []
ARC CHAIRPERSON _____ DATED _____
ARC MEMBER _____ DATED _____
ARC ALTERNATE MEMBER _____ DATED _____
ARC BOARD REPRESENTATIVE _____ DATED _____