

K. Hovnanian's Four Seasons at Bakersfield Community Association, Inc.
Architectural Standards and Procedures

Architectural Improvement Application Part 2

Common Conditions

(Check all that apply)

- 1) Walkways extending past the gate to the driveway cannot be wider than the gate. Landscapers are responsible for relocating the plant, if one exists, by the garage and capping off the irrigation to it. Please contact the front desk to schedule service. (Section 3.081)
- 2) For walkways from the side gate to the driveway, the cement added by a homeowner must be the same natural color as existing cement driveway and walkways. No color/colors or embellishments may be added to the cement mixture or added once the cement is poured. (Section 3.08.2)
- 3) Driveway extensions require a doctor note stating the extension is needed for medical reasons. The doctor's note must be submitted with your Architectural Improvement Application part 1 and 2. (Section 3.08.4)
- 4) All cement walkways, patios and slabs must be 3 inches from the fence line. (Section 3.08.5)
- 5) A homeowner will in no way interfere with the established drainage of that homeowner's residential lot from adjoining or other residential lots, HOA property or other property unless adequate alternative provisions have been made for proper drainage. The term "established drainage" is defined as the drainage which existed at the time the final grading of the residential lot was originally completed, and refers to both surface drainage and subsurface drainage, if any. (Section 3.10))
- 6) A flagpole may be no higher than fifteen (15) feet as measured from its base. (Section 3.13.2d)
- 7) Trees must be set back from existing fence lines a minimum of five (5) feet and may require more set back in order that the canopy does not interfere with adjoining properties (Section 3.17.2)
- 8) No soil shall be against fencing when elevating planter wall to prevent damage to the fence. (Section 3.17.7)
- 9) Planter boxes are required to be at least 3 inches from the fence and are required to have moisture barrier for wood longevity. (Section 3.17.6)
- 10) All greenery, vines or any other plant growth must be attached to free standing trellis only and should not be attached to residential structure, fence, or wall. (Section 3.17.8)
- 11) All river rock must be a minimum of 3 inches in diameter. (Section 3.25.2)
- 12) Solar Panel Inverters and/or monitors must be installed inside the garage or behind and below fence line and all conduits must be run through the attic and out of sight from common area. (Section 3.29)
- 13) Storage/Tool Structure - Materials must be limited to wood or vinyl and blend with existing home. No other types of materials are allowed. (Section 3.30.2)
- 14) Storage/Tool Structure - The maximum height of any such storage structure must be below the top fence line. (Section 3.30.5)
- 15) All patio sun shades, structures shall be of wood and/or wood grain embossed aluminum, with the exception of the vertical supports which may be covered with stucco or masonry. (Section 3.312)
- 16) The exterior of any structure subject to these Architectural Standards shall conform to the character, color, detailing and material as established on the residential lot for which an application is submitted. (Section 3.31.4)
- 17) All water features must have recirculating water. (Section 3.32.1)
- 18) Fire ring/pit must be per City of Bakersfield code if directly connected to the gas line. A shut off valve is required at the gas line coming from the house in addition to one at the fire pit. (Section 3.325)

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Architectural Improvement Application Part 2 (cont.)

Please Note:

- 1) The Architectural Review Committee meets once monthly, all applications must be received by **5 pm the first Friday of every month.**
- 2) For your protection, inquire with the City/County about permit requirements before starting any work on your property involving new construction, additions, alterations, or any modifications to structural, electrical, heating, water, gas, or sanitary plumbing systems or any property improvements for which a permit is required. (fence, retaining wall, patio cover, etc.)
- 3) The Committee reviews plans and specifications as to style, exterior design, appearance, and location but does not approve engineering design or compliance with zoning or building ordinances. The committee has the right to inspect improvements to ascertain that such improvements have been or are being built in compliance with the plans and specifications approved by the Architectural Review Committee. You must not change the established drainage pattern of your lot.
- 4) When installing solar panels, the Committee suggests utilizing bird control devices (i.e., spikes, netting, mesh, screening, etc.)
- 5) All improvements must be completed within 90 days (3 months) unless an extension is requested and granted by the Committee.

I declare I have read the Architectural Application in its entirety and I agree to adhere to the Architectural Standards and CC&Rs as it pertains to this submittal and to abide by the conditions imposed by the Architectural Review Committee. I declare the plans and specifications of existing conditions are true and correct. I further declare that I have fully disclosed to the HOA all improvements that may impact neighboring properties or the HOA and its' properties. I understand that if I have a private contractor to perform the work, I am ultimately responsible for the completion and any damages to the property.

Homeowner Signature: _____ **Date:** _____

THIS SECTION FOR OFFICE/ARCHITECTURAL REVIEW COMMITTEE USE ONLY:

The Architectural Review Committee has determined that the above submittal is:

Approved Approved with Conditions Disapproved as Submitted

Resubmit with more details for _____
Date Resubmittal Received: _____

Approved Approved with Conditions Disapproved as Submitted

The approval of the plans and specifications is not an authorization to proceed with the completion of the improvements on any portion of the Community other than the residential lot owned by the homeowner who obtained such approval.

COMMENTS:

K. HOVNANIAN'S FOUR SEASONS AT BAKERSFIELD ARC CHAIR

Signature: _____ Date: _____