

ARCHITECTURAL AND LANDSCAPING RULES

Almost all exterior changes or additions to a Lot require prior written approval of the Board of Directors, as outlined in the CC&R's

1. Homeowner's and/or residents are prohibited from making any alteration, improvement, modification, repair or addition which would affect or alter the exterior appearance of the house or front yard without prior written approval of the proposed plans from the Board of Directors.
2. Any homeowner and/or resident who makes any such architectural or landscape alteration, improvement, modification, repair or addition without obtaining prior written approval from the Board of Directors can be required by the Board of Directors to return the property to its prior appearance and condition at the homeowner's expense, and the homeowner may be subject to additional monetary penalties.
3. It is the homeowner's responsibility to obtain all necessary building permits and conform with applicable government codes and requirements, such as those of the City of Simi Valley.
4. The Montaire homes were all designed and built in a Tuscan Architectural style utilizing earth tone colors for the exterior finishes. This style of architecture and color scheme shall be maintained for any proposed work. It should be noted that the common perimeter wrought iron fencing is black and is maintained regularly by the HOA. Any exterior wrought iron fencing proposed by a homeowner should follow this same color scheme.
5. Each homeowner is required to submit plans for any proposed architectural or landscape alteration, improvement, modification, repair or addition which would affect or alter the exterior appearance of any home or yard to the Board of Directors for review by the Architectural Committee. This submission by the homeowner may take place in two steps. First is a preliminary written description of the proposed improvement along with neighbor advisement approval signatures (Exhibit "B"). The second submission shall be the final completed plans along with both pages of Exhibit "C". One copy of the proposed plans must be sent to the Board of Directors in care of:

Ross Morgan & Company, Inc.
15315 Magnolia Blvd. Suite 212
Sherman Oaks, CA 91403
Attention: Christina Machiels

6. Architectural and landscape plans must include sufficient detail to show approximate scale, property setback measurements, colors to be used, and types of materials. Construction improvement plans must include both plan view and elevation, properly scaled and dimensioned. Please see the sample plans attached hereto as Exhibit "A".
7. If the Board of Directors has not acted on your plans within 30 days of posting (sent by certified mail), submission via email, or hand delivery to a Board meeting, the homeowner may consider the plans approved. Homeowner is responsible to verify receipt of the preliminary and final submissions by the Management Co. or Board of Directors. In some cases, a conditional approval may be warranted. For example, a homeowner has submitted final plans and all other materials which have been approved by the Architectural Committee, but their selected contractor or the homeowner themselves is in the process of obtaining a permit from the City of Simi Valley. The Architectural Committee approval, if granted, will be noted as conditional based on the homeowner submitting the permit to the Board of Directors once the permit is acquired from the City.
8. All plans will be rejected or approved based upon conformance with the CC&R's, rules and community standards, and the Board of Directors and Homeowners Association makes no representation that approval constitutes compliance with the city, county and state building and safety standards requirements. These requirements remain the responsibility of the homeowner.
9. Any damage caused to a common area or common maintenance area as a result of a homeowner's architectural or landscaping alteration, improvement, modification, repair or addition must be repaired immediately at the homeowner's expense.
10. All plans involving any architectural or landscaping alteration, improvement, modification, repair or addition that blocks or will block the view of another homeowner must include the written approval of the submitted plans by the affected neighbor(s). Please see sample preliminary form for neighbor approval attached hereto as Exhibit "B".

11. Changes in topography, tree, lawn, or planter placement as well as any additions or changes to fences, walls, railings, and gates. Installation of room additions, decks, windows, exterior doors, garage doors, roofing, gutters/downspouts, solar panels, exterior electrical panels, HVAC units (exterior), pools, jacuzzis, water features, decorative facades or features, concrete, pavers, bricks, masonry, gravel, and stone require architectural approval.
12. Landscaping modifications of a very minor nature do not need architectural submission or approval. Homeowner to contact the Management Co. for their review if they are unsure that their proposed work falls into this category. These include, but are not limited to, the following:
 - i. Replacement of similar size plant material (not visible from curb side).
 - ii. Replacement of curb side visible plants smaller than 4 square feet.
 - iii. Reseeding or replacement in kind of lawn areas.
 - iv. Annual planting inside flower beds, individual potted plants, or hanging potted plants.
13. Changes in front walkways, driveways, or the addition of new walkways or planters require architectural approval.
14. All plans for structures such as patio covers must be submitted for approval prior to installation. Once installation has begun, the project must be completed within 90 days.
15. All drains must be underground and continue to the street. Core drill through the curb. The homeowner is responsible for maintaining proper drainage.
16. Any destruction of common area or common maintenance area landscape will be dealt with on an individual basis and will be charged directly to the responsible party.
17. Landscape and other decorative lighting shall be low voltage or reduced wattage bulbs when using 100 volt or other high voltage fixtures. All light colors shall be in good taste, as determined by the Board of Directors Architectural Committee.

18. The general condition, repair and exterior paint of all homes, walls, fences, and trim is to be kept in good repair. All paint colors that differ from the original color scheme must have prior written approval from the Board of Directors. Any color proposed to be used must include a referenced RAL color number and sample.