

NORTHLAKE

Homeowners Association

ARCHITECTURAL STANDARDS

ADOPTED OCTOBER 21, 1999

AS AMENDED ON SEPTEMBER 28, 2021

Purpose and Goals

The purpose of the Architectural Standards is to provide the homeowners with specific guidelines and procedures to supplement the Declarations of Covenants, Conditions and Restrictions (CC&R's), especially Article V - Architectural Control, and to publish Board policy with respect to enforcement of the CC&R's and Standards. This document does not, however, take precedence over the CC&R's.

Goals

1. To provide homeowners, the Architectural Committee, and the Board with a uniform set of standards and criteria.
2. To assist homeowners in the preparation, submittal and processing of requests for architectural and landscape changes.
3. To provide standards which will contribute to maintenance of a well-kept, visually attractive neighborhood, while providing considerable flexibility to homeowners in selection of individual home and garden design.
4. To encourage communication between the homeowner and the Architectural Committee prior to commitments to architectural change.
5. To minimize the occurrence of enforcement actions resulting from failure to maintain properties, follow procedures or conform to these standards.

The Board of Directors of the NorthLake Homeowners Association (Board) is responsible for the enforcement of the provisions of the CC&R's and the Architectural Control Requirements. Property values can be adversely affected by the failure to control the architectural character and quality of the neighborhood. It is therefore in the best interest of all homeowners to support and assist in the enforcement of these requirements, thereby maintaining the standards of quality and character originally intended for NorthLake.

General Criteria and Standards

Landscape and Hardscape Standards

The Board, through the Architectural Committee, shall have jurisdiction over all front yard landscape, hardscape, and trees. The Board/Architectural Committee shall have jurisdiction

over shrubs and garden elements that project above any of the rear yard fences, as described below. They shall review plans to ensure that they conform to the following parameters:

General Character: The general character of the front yard landscaping is to have lawn or low-profile ground cover less than 12" high, accent shrubbery and trees. It shall be the responsibility of the homeowner to see that their front yard has these three elements. The landscape, including plant material, shall blend in appearance and be harmonious with the surrounding areas and the residence, and should be chosen so as not to infringe upon driveways, sidewalks, walkways or neighboring lots. The primary colors should be varying shades of green.

Trees and shrubs are the primary way we have of creating the variety of form necessary to keep the street from being a visual tunnel. Trees are particularly necessary to soften the streetscape and they greatly improve the visual character of the street and corresponding property values.

In general, it is required that the front yard area be predominantly covered with lawn, with a minimum of bare ground visible, or as approved by the Architectural Committee. No more than 30 percent of the landscape, not including front entrance walks, driveways, and sidewalks (originally constructed by the builder) shall consist of "hardscape" materials, unless specifically approved by the Architectural Committee. Hardscape materials include, but are not limited to, cement, rock, gravel, wood chips, shavings, or bark. Excessively large planter areas which would result in a circumvention of the ground coverage requirements will not be permitted. If homeowners are interested in drought tolerant landscaping and/or artificial turf, refer to the Drought Tolerant Landscaping Guidelines and to the Artificial Turf Guidelines.

Rear yards should be designed so that they will not encroach on neighboring yards or Homeowner Association maintained property. The design must not interfere with the quiet enjoyment of, or visually impair, neighboring properties.

Architectural Standards

The Board/ Architectural Committee shall have jurisdiction over any and all architectural changes to each residence or detached structures including overhangs or patio covers. Unless otherwise noted, all architectural changes require prior approval from the Architectural Committee.

Architecture: The character and style of any residence must be maintained in any addition to the structure. The slopes of any new roofs must be the same as the slopes of the existing roofs. New materials to be added must be consistent with those already in place. The finished addition must appear to blend with the existing house such that it is not obviously an addition. The final design must appear balanced, and in harmony with other surrounding residences. Patio covers, garden walls, planters, and so forth must be constructed of materials whose size and finish presents a solid well-balanced appearance. The style must correspond to the existing residence, and not appear flimsy or unfinished in workmanship or detail. If a homeowner wishes to change the style or character of their home, the new scheme must encompass the entire house, not just portions of it. Variations in style and detail are encouraged as the maximize the quality of the neighborhood, but they must represent a

coherent design statement when viewed as a whole, and be reasonably consistent with the styles already present.

Maintenance: It is the responsibility of each homeowner to maintain the landscaping and other improvements on his or her property in a first-class condition. This includes periodic cleaning, sweeping, gardening, lawn mowing, trimming of trees and shrubs, and the raking of leaves and debris as might be necessary to present a neat and well-maintained appearance. Periodic fertilizing of landscaping and regular watering are considered to be necessary, even in times of drought as allowed by law. Where homes have side fences facing streets, maintenance of the property between the fence and the sidewalk is the responsibility of the homeowner, unless the area is maintained by the Homeowners Association.

Maintenance of fences and block walls are included in the homeowner's responsibility. Fences between private homes are, in most cases, jointly owned by neighbors. When repair or replacement is required, it is the responsibility of the neighbors to agree on the maintenance methods. It is the responsibility of the homeowners to keep any wrought iron fences surrounding their home in good condition and repair. Wrought Iron requires painting when chipping is noticed. The color of the wrought iron fencing for rear fences is Rust-oleum High Performance Enamel in Hunter Green in a semi-gloss finish.

Paint and Finishes: Homeowners must select an approved paint scheme for their houses from the current Approved Color Palette. Refer to the Architectural Color Rules and Regulations for more detail on color locations, paint finishes, processes, etc..

Note: It is permissible to repaint a residence the existing colors, on the surfaces they currently exist (i.e. repainting the stucco the same color as currently exists on the stucco), without requesting architectural approval. However, refer to the official Archived Color Palette to determine the corresponding color scheme, and do not color match the faded paint. Also, while Architectural approval is not required, homeowners are required to submit before AND after photos of their house.

Additions, Changes and Alterations: Periodically, it is necessary to repaint or re-stain the buildings, structures and other improvements to maintain a high-quality appearance, as well as to protect the materials. Homeowners may also choose to add on to their homes, change roof materials, or make other modifications. PRIOR TO THE COMMENCEMENT OF WORK, it is the homeowner's responsibility to submit plans for additions, changes (including color) or alterations to existing structures including overhangs, garden walls, planters, walks, etc. as per the requirements already stated in these standards to the Architectural Committee for approval as set forth in the submittal procedures.

Gates, Fences, Walls: Gates may be constructed of either wrought iron. These must be painted to match the residence as approved by the Architectural Committee and outlined in the Architectural Color Rules and Regulations. Coverings on wrought iron gates must be painted the same color as the gate. No chain link gates will be allowed.

Approved materials for screening include a) metal mesh perforated metal, b) wood lattice, and c) wood or plastic slats. All screening materials must be painted the same color as the gate.

Walls, if visible from the street or adjoining lot, must match the tan slump stone seen throughout the Association. Decorative front yard or back yard fences/walls should be of a natural material (i.e. stone, brick, or stucco to match residence). Wood may be acceptable as a landscape accent. No walls that border the Homeowners Association maintained property, may be altered in any way.

Patio Covers and other Attached Structures: Patio roofs must be consistent with the architectural style of the balance of the residence. Solid aluminum and fabric covers are not allowed.

All structures shall be built of wood, wood frame and stucco, stone, masonry, or high quality vinyl or composite material that mimics real wood and should be carefully designed to complement the residence to which they are attached and harmonize with the surrounding area.

Structures must be painted or stained to match the colors of the residence to which they are attached. The only exceptions to this requirement are redwood and cedar structures which may be left unstained. In this case a clear protective coating must be applied.

Entry Doors: Should either be painted to match the existing color scheme for the home or of a natural wood with a clear finish or wood stain.

Screen/ Security Doors and Windows: Aluminum or wood screen doors that are painted to match the color of the front door will be allowed with the approval of the design by the Architectural Committee. However, no security doors or windows (wrought iron) will be allowed.

Garage Doors: May be either roll up or section in style. Windows may be added to the top row of the garage door. Installation of windows requires a photograph of the window style. Garage doors must be painted the trim color as per the Architectural Color Rules and Regulations. Wood toned doors are allowed at the discretion of the architectural committee.

Gutters & Downspouts: Color must match the fascia boards of the residence. They are to be painted the trim color. Downspouts are to be painted to match the surface to which it is mounted.

Roofs: When reroofing, homeowners are required to use materials which match the existing, or submit an alternative material which is consistent with the home and surrounding structures. No asphalt shingle will be allowed.

Skylights: Should be complimentary to the dwelling with the flashing the same color as the roofing material.

Attic Ventilating Equipment: Gable vents, and ridge vents which are low profile, located at the peak of the roof are acceptable. Electrically operated exhaust fans may be mounted inside the gable vents where not visible. Turbine ventilators and other high-profile devices are specifically prohibited. All ventilating equipment must be painted to match the surface on which it is mounted.

Solar Energy Systems: Each owner may install a solar energy system on his/her lot which serves the residential structure so long as (a) the design and location of the solar energy system meet the requirements of all applicable governmental ordinances and (b) said design

and location receive the prior written approval of the Architectural Committee. The flashing must be the same color as the roofing material. The conduit must be painted to match the surface to which it is mounted.

Basketball Backboards: No basketball backboards may be attached to the residences. Portable basketball backboards are acceptable, however they must be put away, out of sight, when not in use.

House Numbers: Must be placed upon the residence in tile, brass, or metal materials which are consistent with the style of the residence. Numbers should be of a contrasting color to the trim so as to be easily visible from the street.

Mailboxes: Must be painted white, with the House number (no names) appearing in numbers no larger than 1 and 1/2 inches. Mailboxes must be of standard design, white with a red flag, and of the following dimensions 20" x 8.75" x 6.75". Standard mailboxes are available at big box stores such as Home Depot and Lowes

Exterior and Landscape Lighting: Must not infringe upon neighbors. Lighting which could affect neighbors will only be approved with the written proof of acceptance by the affected neighbors.

Statues and Yard Art: Must be submitted to the Architectural Committee for approval. Submissions should include height, size, material, and subject. A picture is preferred for all submittals of this type.

Water Supply Systems: No individual water supply, sewage disposal or water softener system is permitted on any Lot unless such system is designed, located, constructed and equipped in accordance with the requirements, standards and recommendations of any applicable water district, the county, and all other applicable governmental authorities. Such systems may be located in the garage or behind the side gate, and should not be visible from the front of the residence.

Approval by other Jurisdictions:

Approval by the Board or Architectural Committee shall not relieve the homeowner of the requirement to obtain any required approvals, permits and/or inspections from the County of Los Angeles or any other authorities having jurisdiction over the work performed.

Quality of Work: Homeowners are required to see that the work performed is done in a first-class manner using quality workmanship and materials. The use of licensed and bonded contractors is strongly recommended as the homeowner will be held responsible to rectify any shoddy or substandard work that does not meet these standards or approved plans. Although not required by these standards, it is recommended that homeowners obtain written contracts from all contractors (landscapers, masons, etc.) delineating specifically the work to be performed and the agreed upon costs, to ensure that work begun can be completed. Contracts should include the scope of work, the detailed specification of materials to be used and time frames for completion of the work. Time and material agreements should specify an upper limit for costs.

Enforcement:

Periodic Review: Periodically Board Members, Architectural Committee Members and representatives of the management company will conduct neighborhood inspections to consider the following:

1. Work begun or completed without Architectural Committee approval.
2. Work not done in accordance with approved plans, including colors not the same as those approved.
3. Maintenance problems including, but not limited to landscaping, paint and fences.
4. Any problems brought to the attention of the management company by individual homeowners regarding what they consider to be violation of these standards.

Failure to Seek Architectural Committee Approval: In the event that architectural or landscaping work is begun without the homeowner seeking the written approval as outlined in the submittal procedures, the homeowner shall receive a letter from the management company notifying them of the violation. At that time the homeowner will be required to submit the necessary forms, samples and plans required for their work in accordance with the provisions of the submittal procedures. Failure to submit plans will result in a hearing in accordance with the Rules Enforcement Policy.

In the event that the Architectural Committee fails to approve the work, it shall be the responsibility of the homeowner to make the work conform to approved standards. The CC&Rs provide that if the Architectural Committee fails to approve or disapprove plans and specifications within sixty days after the same have been duly submitted in accordance with these standards, such plans and specifications will be deemed approved, but shall still be subject to the Architectural Standards. The management company will provide a written statement to any homeowner if the Architectural Committee fails to act within sixty days of their submission.

Failure to Maintain Residence or Landscape, or Comply with Approved Plans: A letter will be sent by the management company detailing the problem, along with a Request for Authorization Form and any other information as might be required to help the homeowner obtain approvals for work to be done. The homeowner must respond to this letter within thirty days regarding their intention relative to the problem. Further, the homeowner must rectify the problem within ninety days of receipt of notice of violation, or obtain a time extension from the Board. Landscape maintenance violations, however, are given thirty days to rectify violations. Failure to respond at thirty days, or complete required work within the time allowed will result in a hearing in accordance with the Rules Enforcement Policy.

The purpose of a written response within thirty days is to protect both the homeowner and the neighborhood. A written response guarantees that the appropriate people get sufficient information to determine a future course of action. Oral responses are subject to being misunderstood or forgotten.

Continued Failure to Comply: If a homeowner fails to rectify the problem following the hearing, and continues to fail to pay the fines and/or correct the problem in full as specified in the decision from the hearing the Association will consider filing a lawsuit to ensure that the fines are paid and the problems are corrected.