

# LA PRIVADA HOME OWNER'S ASSOCIATION

Architectural Guidelines  
&  
Community Rules

# 1 Rules and Regulations

## 1.1 Architectural Review Process

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Committee.

Residents with proposed changes should contact Kinney Management Services to obtain the necessary architectural guidelines and submittal documentation. Forms are also available on the website at [www.vsfneighbors.com](http://www.vsfneighbors.com)

Simply stated, no new construction or remodeling, including changes in exterior color, is to occur on any lot or exterior of any home without the ***prior*** approval of the Committee.

The responsibility of the Committee is to ensure the harmonious, high quality image of La Privada is implemented and maintained. Your submittal will be returned to you either approved, denied, or for more information once it has been reviewed by the Committee. Homeowners may appeal the decisions of the Committee to the Master Board for consideration, in which case, the decision of the Board shall prevail.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all counties, local, state and federal government agencies. The Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.

# 2 Design Guidelines

## 2.1 General Principles

The purpose of the Committee is to ensure consistent application of the Design Guidelines. The Committee monitors any portion of any lot or parcel which is visible from other lots or parcels, the street, or Association common areas. This would include backyards which are visually open to other lots or Association common areas. The Design Guidelines promote those qualities in La Privada that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

### 2.1.1 Protection of Neighbors

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, light and air, and other aspects of design, which may have a substantial effect on neighboring properties.

### 2.1.2 Design Compatibility

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, color, materials and construction details.

### 2.1.3 Workmanship

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards.

## 2.2 BUILDING ARCHITECTURE

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

All stone work must be done in a professional manner and any substandard work or work not done according to the approved request will be redone at the homeowner's expense. Committee will only accept architectural requests for changes using stack stone/stone veneer.

### 2.2.1 Patio Covers and Storage Sheds

Under no circumstances are Storage sheds allowed.

Patio covers requests must be submitted in writing for approval by the Architectural Committee.

## 2.2.2 Swimming Pools

Prior to construction of a swimming pool, a homeowner should contact the Management Company to coordinate the point of construction access to assure damage to common landscaped areas and common perimeter walls is avoided. In most cases, residents will be advised to enter through the side yard wall, from the front of their homes. Any opening which affects a common Association wall shall require an architectural submittal and a deposit for such work, refundable after walls and landscape are repaired and returned to their original condition. The Committee may also require the Association to replace and repair any common wall that has been affected to ensure continuity within the community with the ability to chargeback to the member for labor and materials.

Pools may not be backwashed into the drainage ditches, natural washes, common landscaped areas, drainage-ways or streets. All backwash water is to be retained on the owner's lot; if necessary, a hole should be dug and filled with rocks to provide for the needed capacity. Swimming pool fence requirements are regulated by the County.

No above ground pools are permitted under any circumstances.

All pool equipment shall be screened from view of neighboring property, streets and common area with walls which match the architectural character and color of the house or the existing wall. **IF POOL EQUIPMENT IS PLACED NEAR VIEW FENCING, SPACE MUST BE ALLOWED TO ACCOMMODATE THE SCREENING WALL.**

## 2.2.3 Basketball Goals

Portable basketball goals must be not visible when not in use. Portable goals also cannot disrupt traffic flow of the neighborhood. Strict guidelines will be adhered to regarding the quality of equipment and installation and special attention will be paid to placement of the pole on the lot.

Any portable basketball goal which is left out in the street or is visible on property from the street or neighboring property for more than 4 hours unused will have violations sent.

## 2.2.4 Gates

Courtyard gates may be installed however they need to have approval from the architectural committee.

- b. Front Courtyard Gates – Front courtyard gates shall be constructed of tubular steel and painted a desert color that complements the home and stucco wall. Gates should not exceed the height of the courtyard wall at location of entry by more than six inches (6”).
- c. Front Yard Fence Restrictions - With the exception of the courtyard stucco-finished walls referenced in (a) above, all other front yard fencing is prohibited.

In all cases, the addition of front courtyard walls and gates must be approved by the Committee.

## **2.3 PARKING**

No parking of owners vehicles at any time on Neighborhood common area or other portion of the property, or on any Street so as to be visible from neighboring property. Temporary parking of recreational vehicles, boats and similar equipment will be permitted, if it is apparent that the item(s) are being loaded or unloaded for a twenty-four (24) hour period only. All motorized vehicles, including ATV's, motorcycles, go-carts and their accompanying trailers and similar vehicles are prohibited from entering onto any common areas and parking where visible for more than twenty-four (24) hours. No commercial vehicles shall be parked on streets or lots in the community. Vendors may park for a reasonable amount of time while rendering a service.

No motorcycle, motorbike, all-terrain vehicle, off-road vehicle or any similar vehicle shall be parked, maintained or operated on any portion of the Property except in garages on Lots.

## **2.4 VARIANCES**

The Master Architectural Committee and Neighborhood Architectural Committee may, at their option and in extenuating circumstances, grant variances from the restrictions set forth in this Article 3 if the Master Architectural Committee and Neighborhood Architectural Committee determines in their discretion that: (a) a restriction would create an unreasonable hardship or burden on an Owner or Occupant or a change of circumstances since the recordation of this neighborhood declaration had rendered such restriction obsolete; and (b) the activity permitted under the variance will not have any substantial adverse effect on Owners and Occupants and is consistent with the high quality of life intended for resident of the Project.

## **2.5 GARAGES**

The interior of all garages shall be maintained in a neat, clean and sightly condition. Garages shall be used only for parking vehicles and storage, and shall not be used or converted for living or recreational activities. Garage doors shall be kept closed at all times except to the limited extent reasonably necessary to permit the entry or exit of vehicles or persons.

## **2.6 LANDSCAPING ROCK**

Any new landscaping or or re landscaping done in La Privada must be submitted to the A C and any Decorative granite must be "pc course" found at Bedrocks Gravel. The color choice is the product name. Pc course is the name and color.