

**Quail Hill
Community Association**

**Design
Guidelines**

November 4, 2002

Table of Contents

I.	Introduction	1
II.	Design Guidelines	2
A.	Architecture	2
1.	Architectural Character	2
2.	General Guidelines for Architecture	2
a.	Maximum Heights	2
b.	Minimum Setbacks	2
c.	Sunrooms and Solariums	2
d.	Exterior Dwelling Walls	2
e.	Columns	3
f.	Balconies	3
g.	Exterior Stairs	3
h.	Roofs	3
i.	Skylights and Solar Equipment	3
j.	Exterior Windows and Doors	3
k.	Awnings at houses, including, but not limited to, condominiums	3
l.	Garage Doors	4
m.	Basketball Backboards	4
n.	Exterior Lighting	4
o.	Communication Equipment	4
p.	Flags	5
q.	Outdoor Storage / Accessory Buildings	5
r.	Color Changes	5
s.	Special Guidelines for Attached Homes and Detached Condominiums	5
t.	Relationship to Design Guidelines for a Sub Association	5
B.	Landscape	
1.	Landscape Character	5
2.	General Guidelines for Landscaping	6
a.	Landscaping in yards visible from streets	6
b.	Landscaping in yards not visible from streets	7
c.	Garden Walls and Raised Planters	7
d.	Fences	7
e.	Patio Covers	8
f.	Outdoor Fireplaces	8
g.	Play Structures	9
h.	Sport Courts	9
i.	Water Features	9
j.	Drainage	10
k.	Loudspeakers	10
l.	Use of Neighbor's Yard	10
m.	Special Guidelines for Attached Homes and Detached Condominiums	10

3. Plant Palette	12
4. Rear On Lot Trees	15
III. Review and Approval Process	16
A. General Rules	16
B. Process/Submittal Requirements	17
C. Conditions of Approval	19
Amendment	22-23
Property Improvement Form (Exhibit A)	24-25
Neighbor Awareness Form (Exhibit B)	26
Notice of Completion Form (Exhibit C)	27-28
Rear On Lot Tree Requirements (Exhibit D)	29
Lots with Tree Height Restrictions (Exhibit E)	30

I. Introduction

A. Quail Hill Community Association Responsibilities

One of the responsibilities of Quail Hill Community Association (“Master Association”) is the control of the physical character of Quail Hill (“Community”) to enhance the desirability and attractiveness of the master planned community. The Master Association is charged with the administration and enforcement of design review within the Community by the authority given to it in the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Quail Hill Community Association (the “Master Declaration”). The Master Declaration provides for a design review committee (“DRC”) with the authority to review and approve all plans and specifications submitted to it for all proposed ‘Improvements’ (as defined in the Master Declaration) within the Community.

The Master Declaration authorizes the establishment of ‘Design Guidelines’ to be administered by the DRC. The Master Declaration provides authority to establish procedural rules and to assess reasonable fees appropriate to the type and nature of the proposed Improvement for which plans and specifications have been submitted.

B. Purpose of Design Guidelines

The purpose of these Design Guidelines is to provide continuity for the physical character of the Community. The intent is to give specific design criteria to residential property owners (“Owners”) for subsequent Improvements after the completion of original construction.

The Design Guidelines are written to preserve a high quality of appearance, and assure compatibility between Improvements. They are intended to be used by Owners and consultants in preparing plans and specifications for architectural, landscape, and other Improvements; and by the DRC in reviewing these plans and specifications for conformance with the stated objectives. The DRC reviews proposed Improvements for aesthetic purposes only. It is the Owner’s responsibility to comply with all applicable federal, state, and local laws, ordinances, and building codes.

C. Definitions

Various capitalized words and phrases used herein are defined in the Master Declaration and, unless otherwise indicated, shall have the same meaning herein as is ascribed to them in the Master Declaration.

II. Design Guidelines

A. Architecture

1. Architectural Character

All architectural Improvements must be compatible with the original Spanish Colonial, Monterey, Provence, and Tuscan architectural character of the Community.

Below are general guidelines for building materials, colors, and forms which are expressive of the Community's architectural character; and which will be used by the DRC in reviewing plans and specifications for compatibility with the original design.

COMPLIANCE WITH THE DESIGN GUIDELINES SHALL NOT BE IN LIEU OF DRC APPROVAL. COMPLIANCE WITH THE DESIGN GUIDELINES SHALL BE DETERMINED BY THE DRC AS PART OF THE APPROVAL PROCESS. THE DESIGN GUIDELINES MAY BE MODIFIED FROM TIME TO TIME AS SET FORTH IN THE MASTER DECLARATION.

2. General Guidelines for Architecture

a. Maximum Heights

The maximum building heights of all Dwellings and other Improvements shall be consistent with the City of Irvine Zoning Code; and the limitations set forth in Article IX of the Master Declaration, including, but not limited to, the prohibition of second stories on one-story homes.

b. Minimum Setbacks

The minimum building setbacks of all new construction shall be consistent with the City of Irvine Zoning Code.

c. Sunrooms and Solariums

Typical white, curved-roof sunrooms and solariums are prohibited. Sunrooms and solariums must be designed so that their form and color are compatible with the existing architecture.

d. Exterior Dwelling Walls

The material, color, and texture of new exterior walls shall be compatible with the existing dwelling walls. Any new fascia must match any existing fascia. Enhanced wall finishes, such as brick and stone, must be designed to wrap corners, to appear to be integral to the house design, rather than as applied decoration.

New building features--such as planters and pot shelves --must be compatible with the color and design of the existing home. The color of new downspouts must match the wall color, or be compatible.

Blank two-story high walls should not face parks, streets, or other public viewing areas.

e. Columns

New columns should be integral with the house design, with a substantial scale (e.g. stout columns and deep recesses). Pipe columns are not permitted.

f. Balconies

The location, material, and color of new exterior balconies shall be compatible with the existing house. Balcony railings must be designed to obscure stored items, such as by using combination of metal railings and solid stucco walls; or by using wide wood pickets. Horizontal pipe railing is not permitted.

g. Exterior Stairs

The location, material, and color of new exterior stairs shall be compatible with the existing house. Stair supports must be designed as integral parts of the house. Pipe columns are not permitted. Prefabricated metal stairs are not permitted. Spiral stairs may be permitted if they are compatible with the house architecture.

h. Roofs

The slope, material, color, and texture of any new roof shall be identical to the existing roof. Mansard and flat roofs are not permitted. New roof features--such as skylights, chimneys, or solar equipment--must be compatible with the design of the existing house. Roof-mounted equipment must be completely screened. The color of new roof flashing, diverters, vent stacks, and similar features must match the existing roof color. The color of new gutters must match the existing fascia or existing roof color, or be compatible.

i. Skylights and Roof-mounted Solar Equipment

Skylights and roof-mounted solar equipment must be designed to be integral parts of the roof. Their form, location, and color must be compatible with the existing roof. Solar panels shall not be located on front roofs; or on rear or side roofs that are visible from the adjacent street or any portion of the Master Association Property; and must comply with all applicable zoning regulations. Profiles must be minimized. All supports and piping for solar collectors must be enclosed. The color of skylights and solar collector frames must be compatible with the roof color. Silver aluminum frames are not permitted.

j. Exterior Windows and Doors

The size, location, material, and color of new windows and doors shall be compatible with the windows and doors of the existing house. Recessed window and door openings are encouraged.

New accent windows and doors--such as greenhouse windows or French doors--must be compatible with the color and design of the existing house. Post-modern features, such as large areas of glass block, are not permitted.

Changes to windows and doors--such as glass tinting and decorative front doors--must be compatible with the color and design of the existing house. Reflective glass is not permitted.

k. Awnings at houses, including, but not limited to, condominiums

Awnings must be compatible with the color and design of the existing house. They must be simple in design and color. The size, location, and form must be in scale with the window and should not dominate the architecture. Awnings proposed on front elevations or on side

elevations at corner lots will be considered relative to their compatibility with the architecture. Awnings are not appropriate on certain elevation styles and on certain accent windows.

Temporary sun shades attached to the vertical face of the house, patio cover, or gazebo--such as rolls of bamboo, fiberglass, or reed--are not permitted.

l. Garage Doors

Changes to garage doors--such as replacement of a single-panel garage door with a roll-up door--must be compatible with the design and color of the existing garage door. Treatments that draw attention to the garage door---such as mirrored glass or ornate decoration on or around the garage door--are not permitted.

Features to soften the dominance of the garage door on the streetscene are encouraged--such as a horizontal trellis above the garage door, trees in the driveway, or a gateway at the front walk.

m. Basketball Backboards

If compatible with the house design, permanent basketball backboards may be attached to the house. The backboard and all attachments must be of reasonable size and painted to match adjacent surfaces to reduce their prominence on the building elevation and must be maintained continually in good repair. Clear backboards are also permitted.

Portable, freestanding basketball backboards are permitted, provided that they are removed when not in use. In no event shall free-standing basketball backboards be permitted to remain overnight in a location visible from any street, sidewalk, or property owned or maintained by the Master Association ("Master Association Property"), or be stored in a location visible from any street, sidewalk, or Master Association Property. Portable, free-standing basketball backboards must only be located and used on the residential Lots and are not permitted on any public property or Master Association Property.

n. Exterior Lighting

New exterior light fixtures--such as decorative wall fixtures, lanterns on short columns, low-voltage lights, uplights, and light posts--must be compatible with the design of the house. They must be simple in design and color; and should be compatible with the existing light fixtures on the front elevation.

Overly ornate light fixtures (such as Victorian globes) or commercial light fixtures (such as contemporary light bollards) that establish an independent theme that conflicts with the overall streetscene are not permitted.

All flood lights and other utilitarian light fixtures must be screened from the street and adjacent homes. Light fixtures operated by motion detectors are permitted if approved by the DRC and if the fixture design is compatible with the architecture.

All light fixtures must be directed away from adjacent streets and properties to prevent off-site glare.

o. Communication Equipment

All exterior radio antennae, television antennae, satellite dishes and other transmitting or receiving devices must comply with the provisions of Section 16 of Article VIII of the Master Declaration.

p. Flags

One decorative flag is permitted per Lot or Condominium. The flag may not exceed three (3) feet in width and five (5) feet in length. It must have no commercial content or objectionable message; and must be maintained continually in good repair. The flag pole holding the decorative flag must be no longer than six (6) feet in length. The pole must be removed when a flag is not displayed.

q. Outdoor Storage / Accessory Buildings

All items stored outside--such as garden hoses, yard equipment, dog houses, trash cans, recycling bins, and compost containers--must be completely screened from the Master Association Property (e.g., streets, parks and greenbelts), and from adjacent homes, including the second floors of adjacent homes. Accessory buildings, such as, but not limited to, storage sheds, greenhouses, pool houses, and playhouses, are only permitted in rear and side yards enclosed by high opaque walls. The top of the building must be below the top of the wall or screened with landscaping approved by the DRC so that the building is not visible from streets, parks, greenbelts, or adjacent yards.

r. Color Changes

The original house colors must remain, unless written permission to change colors is given by the DRC. Any color changes must be compatible with the neighboring homes and with the architectural style of the house.

s. Special Guidelines for Attached Homes and Detached Condominiums

Exterior alterations to attached homes, including, but limited to, building additions; changes to balconies, decks, or porches; new or replacement doors and windows; exterior stairways; awnings; roof modifications; skylights; solar equipment; basketball backboards; replacement exterior light fixtures; and exterior color changes are not permitted.

New exterior lights attached to the building, roof, patio walls, fences or gates are not allowed. New freestanding exterior lights greater than 30 inches above grade of the ground floor level are not allowed. New freestanding exterior lights 30 inches or less in height are allowed in patio areas behind Merchant Builder-installed walls and fences; if they are compatible with the design of the house. They must be simple in design and color; and should be compatible with the existing light fixtures on the front elevation.

t. Relationship to Design Guidelines for a Sub Association

In case of a conflict between the Design Guidelines adopted by the Master Association and Design Guidelines adopted by a Sub Association, attached as an addendum hereto, the more restrictive standards will be enforced.

B. Landscape

1. Landscape Character

All landscape Improvements must be compatible with the original landscape character of the Community.

2. General Guidelines for Landscaping

a. Landscaping in yards visible from streets

The primary purpose of landscaping in private yards visible from streets--such as front yards and corner side yards--is to produce an attractive street appearance. All yards visible from streets must be automatically irrigated.

Modification of the Master Association-maintained parkway between the sidewalk and street curb is not permitted.

Paved Areas

Paved areas should be minimized in yards visible to streets. Paving in the Master Association-maintained parkway between the sidewalk and street curb is not permitted. Driveway expansions are not permitted, except for a maximum of 2-foot wide bands on each side; or a single 3.5-foot band on one side. A minimum five (5) foot wide planting area must remain along the back of the sidewalk. If a low garden wall (24-inch maximum height) is constructed parallel to the back of the sidewalk, a minimum three (3) foot wide planting area must remain along the back of the sidewalk. Walkways to front doors must not exceed 10 feet. Variances may be granted for front yards that are larger than average. Permitted paving materials include concrete, brick, decomposed granite, exterior pavers, cut stone, and flagstone, in colors compatible with the existing stucco and masonry accents on the house.

Trees

Removal of trees in the Master Association-maintained parkway between the sidewalk and street curb is not permitted. Trees installed by the original Merchant Builder in other locations must remain, unless the removal or replacement of the tree is approved in writing by the DRC.

If the front yard landscaping is not provided by the original Merchant Builder or if Master Association-maintained trees are not provided between the street curb and sidewalk, then, if physically possible, a minimum of two (2) 24-inch box trees is required in each front yard, located within 15 feet of the back of the sidewalk. (At corner lots, three (3) 24-inch box trees are required.) Side yard trees are encouraged.

All trees should be per the approved plant palette in Section 3, below. Please note that palms are not allowed, except for Canary Island Palms and Date Palms used as accents; and that certain lots have tree height restrictions. Please see Exhibit E on Page 25.

Rear yard trees

A minimum of two trees shall be installed and maintained in each rear yard that identified on Exhibit D. Please see Section IIB4 on Page 14.

Shrubs, groundcover, and turf

Removal of shrubs, groundcover, or turf in the Master Association-maintained parkway between the sidewalk and street curb is not permitted. At least 80% of the unpaved ground plane visible to the street must be covered with plant material. Large areas of bare earth or rocks are not permitted.

Shrubs should be planted at the base of the house wall, any garden wall, and any fence visible to the street. At corner lots, the area in the side yard between the street and the side yard fence must be planted with groundcover and shrubs or vines.

Thematic landscape features

Thematic landscape features with overly-distinctive colors, forms, or materials that establish an independent theme that detracts from the overall streetscene--such as excessive glass block,

mirror balls, pink flamingos, Astroturf, rock gardens, gravel yards, boulders in turf areas, boulders over twelve inches high in shrub areas, cactus, waterfalls, fountains that are incompatible with the architecture, railroad ties, and split rail fencing--are not permitted in private yards visible from streets.

b. Landscaping in yards not visible from streets

Except for patio covers and gazebos, the top of all landscape features--such as garden walls, fences, statues, sculpture, waterfalls, fountains, pool houses, and playhouses--must be below the top of the perimeter wall or screened with landscaping approved by the DRC so as to be invisible from streets, parks, greenbelts or other Master Association Property, and adjacent homes. Play structures may be permitted to exceed the height of the perimeter yard wall, if they comply with the restrictions in Section B2 (g) below.

c. Garden Walls and Raised Planters

In yards visible from the street, the material, color, and texture of new garden walls and raised planters must be compatible with the walls and architecture of the existing house. Garden walls and raised planters of uncovered concrete block are not permitted.

In yards visible from streets, the maximum height of raised planters is twenty-four (24) inches. Between the sidewalk and the front of the house, the maximum height of garden walls is thirty (30) inches from finish grade; and the maximum height of pilasters is thirty-six (36) inches from finish grade. In other portions of yards visible from streets, the maximum height of garden walls is sixty-six (66) inches from finish grade.

In other private yards, the height of any new wall must be below the height of existing walls.

Vines and hedges are encouraged on all garden walls to soften their appearance.

Soil shall not be retained against any existing wall or fence. Subwalls shall be provided between any new raised planter and any existing wall or fence.

d. Fences

Fences visible from streets must be simple in design. The color of the fence must be compatible with the house. Vines and hedges are encouraged on all fences to soften their appearance.

The preferred metal or wrought iron fence has a horizontal top rail and vertical posts, without excessive decoration.

In yards visible from streets, the maximum height of fences is five (5) feet, six (6) inches from finish grade. In other private yards, the height of any new fence must be below the height of existing walls.

Wood fences or trellis work that are visible from streets or Master Association property are not permitted

Fences of chain link, poultry wire, woven wire, aluminum, sheet metal, plastic, fiberglass, reeds, straw, bamboo, rope, and other similar temporary or commercial materials are not permitted.

The required front yard trees must be located between the fence and the sidewalk.

e. **Patio Covers**

Location

Patio covers shall be located a minimum of three (3) feet clear from existing walls or fences at the edge of private yards.

Size

The square footage of patio covers will be reviewed in relation with the square footage of the yard. The intent is to retain an attractive Community appearance with a balance of buildings and open space.

Height

Patio covers shall be a maximum of ten (10) feet high from the grade to the highest point. If a patio cover is a gazebo with a hipped roof, then the maximum height is twelve (12) feet from the grade to the highest point

Design

The appearance of patio covers and other exterior structures, such as gazebos, must be consistent with the appearance of the house. The color must match the house trim, the wall color; or must be white. The pitch of sloping roofs must match the roof pitch on the house. The material of sloping roofs must match the roof material on the house or must be 50% open wood roofs. All horizontal roofs must be 50% open. Wood--or material that simulates the appearance of wood--is required for open patio covers. Decorative features such as lattice may be incorporated into the design of the patio cover but the features must be consistent with the character of the Community. Elaborate ornamentation is not permitted. Roofs of gravel, plastic, fiberglass, and corrugated metal are not permitted. Columns may be stucco or wood. (4x4 wood posts must have wood trim to appear wider and more substantial.) Metal columns are not permitted unless they are required by the Orange County Fire Authority; and are designed to be compatible with the architecture.

f. **Outdoor Fireplaces**

Outdoor fireplaces shall be consistent with all applicable governmental codes, including, without limitation, the regulations of the Orange County Fire Authority. Outdoor fireplaces shall be located in rear yards and shall be simple and residential in design. Outdoor fireplaces with highly independent designs, overly ornate designs, or commercial-looking designs are not allowed. Unfinished or painted precision concrete block is not allowed. The color and finish of stucco fireplaces must be the same as the color and finish of the stucco on the house.

If the top of the outdoor fireplace is greater than the top of the perimeter wall or fence, or if the outdoor fireplace is located adjacent to an open view fence, then the outdoor fireplace shall be designed so that its form, material, and color are compatible with the architecture of the house.

Outdoor fireplaces of six (6) feet, or less, in height shall be located a minimum of three (3) feet clear from property lines and perimeter walls, whichever is more restrictive. Outdoor fireplaces between six (6) feet and eight (8) feet in height shall be located a minimum of five (5) feet clear from property lines and perimeter walls, whichever is more restrictive. Outdoor fireplaces greater than eight (8) feet in height shall be located a minimum of ten (10) feet clear from property lines and perimeter walls, whichever is more restrictive.

Shrubs should be planted in the 3- to 10-foot clear area between the property line (or perimeter wall or fence) and the outdoor fireplace, to soften the appearance of the back of the outdoor fireplace from adjacent neighbors.

Outdoor fireplaces should be designed to use natural gas, instead of wood, so that the use does not create a nuisance. Outdoor fireplaces must comply with all applicable Orange County Fire Authority regulations.

g. Play Structures

Play structures, such as, but not limited to, swing sets, jungle gyms, and slides, shall be located according to applicable laws and manufacturer's recommendations; but shall only be located in rear yards, or in side yards that are screened from the street. Play structures in side yards shall be placed behind the front face of the house. (For playhouses, see Paragraph [q] on Page 5 and Paragraph [b] on Page 6.

Play structures shall be a maximum of ten (10) feet high from the grade to the highest point.

If the top of the play structure is greater than the top of the perimeter wall or fence, or if the play structure is located adjacent to an open view fence, then the following standards apply:

- The play structure shall be located at least five (5) feet clear from property lines and perimeter walls, whichever is more restrictive; and the area between the play structure and the property line or wall shall be landscaped so that the appearance of the play structure is softened from any street, common area, or patio
- The color of the play structure should be compatible with the color of the house, rather than being a redwood or brightly-colored play structure.
- The pitch and material of any solid roofs on the play structure, such as, but not limited to, the top of a slide shall be the same as used on the house.

Additional landscape screening of play structures may be required on a case-by-case basis to ensure that the play structures are compatible with its surroundings.

h. Sport Courts

Sport courts, such as, but not limited to, basketball courts and tennis courts shall be located a minimum of five (5) feet clear from property lines or perimeter walls whichever is more restrictive; and the area between the sport court and the property line shall be landscaped so that the sport court is not unreasonably visible from streets, parks, greenbelts or adjacent homes. Exterior lighting of the sport court is not permitted. Fencing greater than 6 feet high is not permitted.

i. Water Features

Spas, hot tubs, swimming pools, reflecting pools, koi ponds, fountains, and similar water features ("Water Feature")--are permitted only in private yards not visible from the street.

The Water Feature must not damage existing walls or fences. All equipment shall be completely screened from view from streets, parks, greenbelts or adjacent homes. Noise must be controlled to minimize the impact on neighbors.

All pumps and ground-mounted solar collectors must be designed and located to be unobtrusive, in accordance with the requirements of the Master Declaration. Profiles must be minimized. Colors must be compatible with the house. All supports and piping must be enclosed. All roof-mounted solar collectors must comply with the requirements of these Design Guidelines.

Construction of the Water Feature must not disturb neighbors' yards or property owned and/or maintained by the Master Association.

j. Drainage

The drainage pattern established with the original grading of the Lot must be maintained. No drainage will be permitted onto common area slopes, landscaping, or adjacent lots.

k. Loudspeakers

Loudspeakers are not permitted in front yards. Loudspeakers in rear and side yards must be located behind the fence or wall at the property line; and must not be mounted higher than six (6) feet above grade. They must not be mounted on patio covers or gazebos.

l. Use of Neighbor's Yard

The use of a neighbor's yard for construction access is not permitted unless the neighbor has given written consent. The use of property owned and/or maintained by the Master Association for construction access is not permitted, unless the applicant signs an indemnification for of damage and posts a construction deposit in an amount determined by the DRC, for repair of damage to property owned and/or maintained by the Master Association.

m. Special Guidelines for Attached Homes and Detached Condominiums

No landscaping or any other item whatsoever may be attached to a neighbor's house or wall.

Any change to the grading must be designed so that the final grade adjacent to a neighbor's house is a minimum of two (2) inches below the stucco screed of the neighbor's house.

Patio paving shall include the use of expansion joint or a minimum one-inch horizontal gap separating new patio paving from perimeter walls and fences; and from a neighbor's house.

Any existing gate, fence, patio wall, garden wall, or planter at attached homes must remain as built by the Merchant Builder. The attachment of items such as, but not limited to, wood lattice, wire grids, plants, trellises, tree stakes, and barbeques, to any Merchant Builder-installed feature such as, but not limited to, fence, patio wall, garden wall, planter, or gate, is not allowed.

In addition to the thematic landscape features listed above in 2 (a), the following Improvements are not permitted in patio areas visible from streets: glass block, statues, sculpture, topiary, dry streambeds, and bonsai.

Patio covers shall be located a minimum of three (3) feet clear from existing garden walls or fences. The square footage of patio covers for attached homes is limited to a maximum of 50% of the square footage of the private yard where the patio cover is located.

The top of all accessory buildings, such as, but not limited to, garden sheds, and playhouses, shall be below the top of the perimeter walls and fences.

Major Improvements, such as, but not limited to, patio covers, barbeques, raised planters, water features, pool equipment, permanent sculptures, permanent fountains shall be located a minimum of three (3) feet clear from a neighbor's house or wall.

Minor Improvements, such as, but not limited to, wood lattice, wire grids, trellises, and tree stakes shall be located a minimum of eighteen (18) inches clear from a neighbor's house or wall.

Water features, such as, but not limited to, spas, hot tubs, pools, ponds, and fountains, greater than 30 inches above grade of the ground floor level are not allowed.

At open view fences, any Improvement greater than eighteen (18) inches high--including accessory buildings, such as, but not limited to, garden sheds, playhouses, and play structures--shall be located a minimum of two (2) feet clear from the fence; and the area between the Improvement and the fence shall be landscaped so that the Improvement is not visible from any street, park, greenbelt, or patio of an adjacent home.

All trees shall have root barriers and shall be located to allow access to maintain a neighbor's house or wall. No Improvement of any kind whatsoever (including, but not limited to landscaping or trellis) shall be attached to a neighbor's house or wall.

3. Plant Palette

Plants should be selected that respect soil conditions and water use and that contribute to the overall appearance of the Community. The trees, shrubs, vines, and groundcovers on the following list were recommended to the Merchant Builders for their known tolerance for heavy soil and minimal water requirements. Individual yards have unique characteristics, such as the amount of sunlight they receive. Therefore, some of these plants may be inappropriate for use in private yards. Professional advice should be followed when selecting plants.

The plants on the following list are prohibited in the Community because their character and/or size is not compatible with the landscape character established by the community landscape theme.

BOTANICAL NAME	COMMON NAME
TREES	
<i>Archontophoenix cunninghamiana</i>	King Palm
<i>Arecasrum romanzoffianum</i>	Queen Palm
<i>Howea</i>	Kentia Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm

The plants on the following recommended list are appropriate for the Community.

BOTANICAL NAME	COMMON NAME
TREES	
<i>Acacia melanoxylon</i>	Black Acacia
<i>Aesculus californica</i>	California Buckeye
<i>Agonis flexuosa</i>	Peppermint Willow
<i>Alnus cordata</i>	White Alder
<i>Alnus rhombifolia</i>	California Alder
<i>Alnus</i> species	
<i>Bischofia javanica</i>	Toog
<i>Brachychiton populneus</i>	Bottle Tree
<i>Calodendrum capense</i>	Cape Chestnut
<i>Casuarina cunninghamiana</i>	River She Oak
<i>Casuarina equisetifolia</i>	Horse Tail Tree
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Eucalyptus</i> species	Eucalyptus
<i>Ficus macrophylla</i>	Moreton Bay Fig
<i>Ficus microcarpa</i> 'Green Gem'	
<i>Ficus rubiginosa</i>	Rusty-leaf Fig
<i>Grevillea robusta</i>	Silk Oak
<i>Hymenosporum flavum</i>	Sweetshade
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Leptospermum</i> species	Tea Tree
<i>Ligustrum japonica</i>	Japanese Privet
<i>Melaleuca</i> species	
<i>Metrosideros excelsus</i>	New Zealand Christmas Tree
<i>Olea europaea</i>	Olive

Plant palette (continued)

BOTANICAL NAME

COMMON NAME

TREES

<i>Phoenix canariensis</i>	Canary Island Palm (only as an accent)
<i>Phoenix dactylifera</i>	Date Palm (only as an accent)
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus eldarica</i>	Afghan Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus pinea</i>	Italian Stone Pine
<i>Pistacia chinensis</i>	Chinese Pistach
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Populus fremonti</i>	Western Cottonwood
<i>Populus nigra</i> 'Italica'	Lombardy Poplar
<i>Pyrus</i> species	Ornamental Pear
<i>Quercus</i> species	Oak
<i>Rhus lancea</i>	African Sumac
<i>Rhus virens</i>	Sumac
<i>Salix</i> species	Willow
<i>Schinus molle</i>	California Pepper
<i>Tabebuia avellanedae</i>	Trumpet Tree
<i>Tipuana tipu</i>	Tipu Tree
<i>Tristania conferta</i>	Brisbane Box
<i>Ulmus parvifolia</i>	Evergreen Elm
<i>Zeklova serrata</i>	Sawleaf Zelkova

SHRUBS

<i>Acacia</i> species	Acacia
<i>Agave</i> species	Agave
<i>Aloe</i> species	Aloe
<i>Artemisia</i> 'Canyon Grey'	California Sage
<i>Baccharis</i> species	Coyotebush
<i>Bougainvillea</i> species	Bougainvillea
<i>Buxus</i> species	Boxwood
<i>Carissa</i> species	Natal Plum and Cultivars
<i>Ceanothus</i> species	California Lilac
<i>Cistus</i> species	Rockrose
<i>Cotoneaster</i> species	Cotoneaster
<i>Elaeagnus pungens</i>	Silverberry
<i>Hakea suovaolens</i>	Sweet Hakea
<i>Hemerocallis</i>	Daylilies
<i>Heteromomeles</i> species	Toyon
<i>Hibiscus</i> species	Chinese Hibiscus
<i>Juncus</i> species	Rush
<i>Lantana</i> species	Lantana
<i>Lavandula</i> species	Lavender
<i>Lavatera</i> species	Tree Mallow
<i>Leptospermum laevigatum</i>	Australian Tea Tree
<i>Ligustrum japonica</i> 'Texanum'	Japanese Privet
<i>Limonium perezii</i>	Sea Lavender
<i>Liriope</i> species	Lily Turf

Plant palette (continued)

BOTANICAL NAME

COMMON NAME

SHRUBS

<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Mahonia</i> species	Mahonia
<i>Melaleuca</i> species	Melaleuca
<i>Pittosporum</i> species	Pittosporum
<i>Plumbago auriculata</i>	Cape Plumbago
<i>Podocarpus</i> species	Fern Pine
<i>Prunus caroliniana</i>	Carolina Cherry
<i>Prunus lyonii</i>	Catalina Cherry
<i>Raphiolepis</i> species	Yeddo Hawthorne
<i>Rhamnus californica</i>	Coffeeberry
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Rhus laurina</i>	Laurel Sumac
<i>Rhus ovata</i>	Sugarbush
<i>Rosa</i> species	Rose
<i>Rosmarinus</i> species	Rosemary
<i>Salvia</i> species	Sage
<i>Strelitzia</i> species	Bird of Paradise
<i>Trachelospermum jasminoides</i>	Star Jasmine

GROUNDCOVER

<i>Acacia redolens</i> (prostrata)	Spreading Acacia
<i>Arctotheca calendula</i>	Cape Weed
<i>Carissa grandiflora</i> 'hybrids'	Natal Plum
<i>Ceanothus griseus horizontalis</i>	Carmel Creeper
<i>Coprosma kirkii</i>	Spreading Coprosma
<i>Delosperma</i> 'Alba'	White Trailing Iceplant
<i>Drosanthemum floribundum</i>	Rosea Ice Plant
<i>Gazania</i> hybrids	African Daisy
<i>Hedera helix</i>	English Ivy
<i>Lampranthus spectabilis</i>	Iceplant
<i>Lantana montevidensis</i>	Lantana
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Myoporum</i> 'Pacificum'	Myoporum
<i>Osteospermum fruticosum</i>	Trailing African Daisy
<i>Phyla nodiflora</i>	Lippia
<i>Rosmarinus officinalis</i>	Rosemary
<i>Vinca major</i>	Periwinkle

VINES

<i>Bougainvillea</i> species	Bougainvillea
<i>Clytostoma callistegioides</i>	Lavender Trumpet Vine
<i>Distictus buccinatoria</i>	Blood-red Trumpet Vine
<i>Ficus pumila</i>	Creeping Fig
<i>Grewia caffra</i>	Lavender Starflower
<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Rosa banksiae</i>	Climbing Rose
<i>Wisteria sinensis</i>	Chinese Wisteria

4. Rear On Lot Trees (On Lot Tree Program)

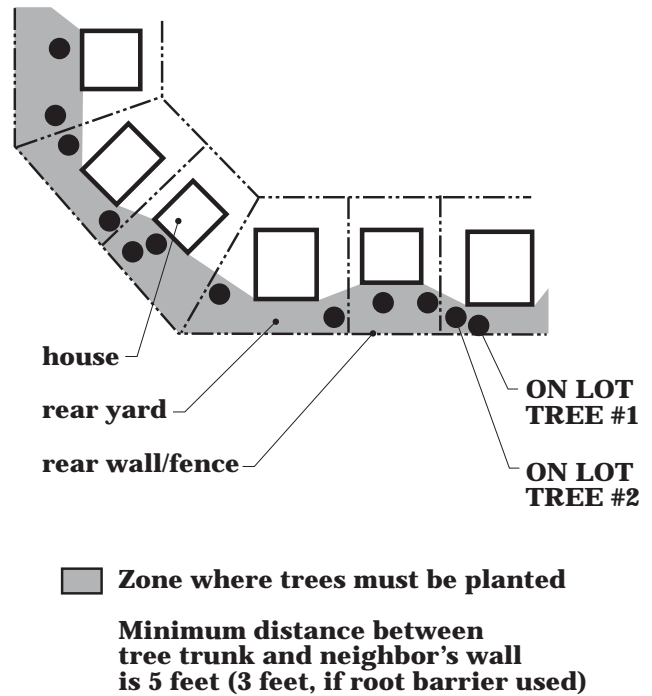
A minimum of two trees shall be installed and maintained in each rear yard that is identified on Exhibit D.

These trees may not be removed; and if any of such trees shall die or become diseased, it shall be promptly replaced with a tree from the following approved list.

The size of the rear yard trees shall be a minimum of 24-inch box for yards less than 15 feet and 36-inch box for large lots 15 feet deep or greater.

The trees must be labeled 'On Lot Tree #1' and 'On Lot Tree #2' on the rear yard planting plan.

The location of the trees shall be as shown to the right:



All rear yard trees shall be selected from the following list:

- | | |
|-------------------------------------|---------------------|
| <i>Brachychiton populneus</i> | Bottle Tree |
| <i>Cinnamomum camphora</i> | Camphor Tree |
| <i>Ficus microcarpa</i> 'Green Gem' | |
| <i>Ficus rubiginosa</i> | |
| <i>Hymenosporum flavum</i> | Sweetshade |
| <i>Koelreuteria bipinnata</i> | Flame Tree |
| <i>Olea europaea</i> | Olive |
| <i>Platanus racemosa</i> | California Sycamore |
| <i>Quercus agrifolia</i> | Coast Live Oak |
| <i>Quercus ilex</i> | Holly Oak |
| <i>Quercus virginiana</i> | Southern Live Oak |
| <i>Pinus eldarica</i> | Afghan Pine |
| <i>Pinus halepensis</i> | Aleppo Pine |
| <i>Pinus pinea</i> | Italian Stone Pine |
| <i>Rhus lancea</i> | African Sumac |
| <i>Schinus molle</i> | California Pepper |
| <i>Tristania conferta</i> | Brisbane Box |
| <i>Ulmus parvifolia</i> | Evergreen Elm |

III. Review and Approval Process

A. General Rules

1. Construction of any Improvement, including landscaping, may not begin until the DRC has approved plans and specifications depicting the proposed Improvement. **Yards must be completely landscaped within 180 days from close of escrow.**
2. After close of escrow, detailed plans and specifications, a completed "Property Improvement Form," and completed "Neighbor Awareness Form" must be submitted at least thirty (30) days prior to commencement of construction. It is recommended that required landscaping plans be submitted 90 days subsequent to close of escrow.

No plan reviews shall be conducted until escrow has closed.

The DRC has established a non-refundable design review fee to review submittals; and a security deposit, to be refunded after the Notice of Completion is approved by the DRC. The current fee for single family homes is \$225.00; and the current fee for attached homes is \$175.00. The fee may be adjusted by the Board from time to time. The current security deposit for single family homes (inclusive of detached condominiums on Tracts 16284, 16285, and 16298) is \$500.00; and the current security deposit for attached homes is \$300.00. The security deposit is to be used by the Master Association to correct any damage to Master Association-owned property resulting from the homeowner's project. It is not to be used to pay fines.

The plans, specifications, and forms should be sent to the "Quail Hill Design Review Committee" in care of the property management company:

Keystone Pacific Property Management
16845 Von Karman, Suite 200
Irvine, CA 92606

3. The DRC has forty-five (45) days from the receipt of the submittal of a '**complete**' (as determined by the DRC) submittal package, to approve or deny the submittal. The applicant **must** obtain a dated written receipt for all plans and specifications submitted. Incomplete submittals will be denied. If the DRC fails to transmit its decision within forty-five (45) days after receipt of a **complete** submittal package, then the submittal will be deemed approved. The DRC may deny a complete submittal for reasons set forth in the Master Declaration.
4. After DRC review, the design may need to be approved by the City of Irvine. If the City requires the DRC-approved design to be changed, then the change needs to be approved by the DRC prior to the commencement of construction.
5. When construction is completed, a "Notice of Completion" and photographs of the completed Improvements must be delivered to the DRC, for its use in determining if the Improvements were constructed according to the approved plans and specifications; and for refunding any construction deposit required by the DRC. A representative of the DRC may also inspect the Improvement.
6. A Neighbor Awareness Form is required to notify adjacent residents and Owners designated by the DRC of pending construction. A submittal is not complete unless the signed Neighbor Awareness Form is included.
7. Construction must not unreasonably disturb neighbors. The use of a neighbor's yard for construction access is not permitted unless the neighbor has given written consent that must

include a description of the access area. The use of property owned and/or maintained by the Master Association or Sub Association for construction access is not permitted, unless authorized by the responsible Association and the applicant signs an indemnification for damage and posts a construction deposit for repairs of damage to property owned and/or maintained by the Master Association. Any authorization for construction access by the Master Association or Sub Association must be in writing and must include a specific description of the access area.

8. Approval of Improvements by the DRC is for aesthetic purposes only. It is the applicant's responsibility to see that all federal, state, and local ordinance and building codes are followed. It is the applicant's sole responsibility to obtain all permits that may be required by a public agency before commencing construction.
9. The DRC's approval of plans and specifications refers to conformance with the Master Declaration and these Guidelines. By approving the plans and specifications neither the DRC, any members thereof, the Master Association, the Members, the Board of Directors, designated representatives, agents, Irvine Community Development Company, The Irvine Company, nor the Merchant Builder assumes liability or responsibility therefor, including without limitation architectural or engineering design, or for any defect in any structure constructed from such plans and specifications.

B. Process/Submittal Requirements

Step 1

Applicant reviews the Design Guidelines and prepares plans and specifications, including without limitation, elevations and cross-sections depicting the proposed new Improvements showing:

- Owner's name, date, address and lot number of residence, north arrow, scale of plans (1/8" = 1'-0" or 1/4" = 1'-0"), notes in English
- Designer / contractor's name, address, and phone numbers
- Designer / contractor's signature confirming that they have read the Design Guidelines; an understand the requirements
- A dimensioned hardscape plan accurately describing the materials, length, height, and angles of new and existing Improvements including, but not limited to, patio paving, sidewalks, walls, fences, pools, spas, ponds, trellises, arbors, gazebos, fountains, waterfalls, ornamental rocks, barbeques, play structures, exterior lighting, patio covers, drainage, and structures; the length, angles, and amount of curve of lot lines; and all required minimum setback lines, easements, grade elevations, drainage pattern, and the top and toe of slopes.
- An accurate grading plan prepared by a registered civil engineer or licensed landscape architect showing existing drainage, contours or spot elevations, flow lines, finish grades, and proposed drainage systems, if the existing grades are proposed to be changed by more than twelve (12) inches. (The approval of plans that do not indicate grading modifications does not constitute approval of any grading changes.)
- A dimensioned planting plan showing new and existing plants accurately described as to plant type, container size, and location.

- A dimensioned roof plan for room additions showing new and existing roofs accurately described as to material, slope, and drainage.
- Dimensioned floor plans for room additions showing new and existing rooms accurately described as to wall locations, columns, doors, windows, and other features that impact the exterior of the house.
- Dimensioned elevations for room additions showing new and existing walls accurately described as to materials, colors, doors, windows, and other features that impact the exterior of the house.
- Photographs and dimensioned details as needed to describe the Improvements, including a cross-section of any patio cover and a photograph of any light fixture specifying the height, material, color, and appearance.
- Photographs of front and rear elevations of house; and photographs of houses across the street and adjacent, if the existing house color is proposed to be changed.
- Signature block for neighbors to sign their names.

For major Improvements, such as, but not limited to, room additions, preliminary plans and specifications should be submitted prior to preparation of construction documents.

The applicant understands that the speed of DRC approval is based on the amount of information given on the plans and specifications. Inadequate information will cause the Committee to deny the application.

See Exhibit D for a sample plan.

Step 2

Applicant completes Property Improvement Form. (Exhibit A)

Step 3

Applicant shows the plans and specifications to neighbors and requests their signatures on the Neighbor Awareness Form (Exhibit B). Signature of this form does not constitute neighbor approval of the Improvements.

Step 4

Applicant submits the design review fee, the security deposit, the completed Property Improvement Form, the completed Neighbor Awareness Form, and three (3) sets of plans and specifications to the "Quail Hill Community Association" in care of the property management company:

Keystone Pacific Property Management
16845 Von Karman, Suite 200
Irvine, CA 92606

No reviews shall be conducted until escrow has closed.

Step 5

DRC reviews the Property Improvement Form, the Neighbor Awareness Form, and the plans and specifications for completeness and consistency with the Guidelines. Incomplete submittals are rejected.

The DRC approves or denies the submittal. Approval may be given with conditions including without limitation a construction deposit.

If the approval is of preliminary plans and specifications, then the Applicant must prepare final construction documents, for review and approval by the Committee.

Step 6

Applicant reviews the Committee's comments and notifies the Committee if there are any questions.

Step 7

If the Committee has granted final approval and the Applicant understands the Committee's comments, Applicant submits the approved plans and specifications to the City for approval, if required, and obtains any necessary permits. Construction must begin within one hundred eighty (180) days after approval by the DRC. Unless otherwise required by the DRC construction must be completed within one (1) year after approval of the DRC. **Yards must be completely landscaped within 180 days from close of escrow.**

Step 8

Construction must proceed consistent with the approved plans and specifications. All deviations must be reviewed and approved in writing by the Committee.

Step 9

Within thirty (30) days after construction is completed, the Applicant submits a Notice of Completion and photographs of the completed Improvements to the DRC. (Exhibit C)

Step 10

Committee visits the site within sixty (60) days after receiving the Notice of Completion and determines if the Improvements were constructed according to the approved plans and specifications; and then refunds the construction deposit, minus any costs to repair property owned and/or maintained by the Master Association. Failure to obtain DRC approval constitutes a violation of the Master Declaration and may require the unauthorized Improvement to be removed at the Owner's expense.

C. Conditions of Approval

The following conditions shall be the conditions of any DRC approval. They shall be deemed incorporated by reference in all plans and specifications or the DRC's approvals. The Applicant shall have the responsibility to ensure that these conditions of approval are enforced upon all

persons or firms engaged by the Applicant to construct and/or install the approved Improvements.

1. Completion of Landscaping

Landscaping shall be installed for any lot or dwelling unit within one hundred eighty (180) days following the conveyance of the lot or dwelling unit to the first Owner thereof.

2. Signs

Only a for-sale sign or a for-rent sign as permitted in the Master Declaration may be displayed on any house or in any yard. Signs identifying tradesman, contractors, or installers are not permitted. Security signs are permitted.

3. Hours of Operation

Construction is only permitted between the following hours:

Monday through Saturday	Between 7:00 a.m. and 6:00 p.m. (or dusk)
Sunday and Federal Holidays	No work permitted.

If current City regulations are more restrictive, they shall prevail.

4. Temporary Structures

Temporary structures are not permitted unless approved in writing by the Master Association Board of Directors.

5. Unsightly Items

Rubbish, debris and unsightly material or objects shall not be stored or permitted to accumulate on streets, sidewalks, or on any Master Association or any Sub Association Property (including, but not limited to, any private street).

Each week, each Owner of a Lot or Condominium shall remove all rubbish, debris and unsightly material or his Lot or Condominium.

The Owner is financially responsible for any trash cleanup work the Master Association or Sub Association deems necessary to comply with this restriction.

6. Building Materials

Building materials, including sand and bricks, shall not be stored on streets, sidewalks or any other Master Association Property. All building materials must be stored on the applicant's property.

The Applicant is financially responsible for any cleanup and repair work the Master Association deems needed to comply with this restriction.

7. Construction Equipment

Trash bins and dumpsters may not be placed on streets or other areas of the Community that are exposed to the public view for more than four (4) consecutive calendar days unless otherwise approved in writing by the DRC.

“Prohibited Vehicles,” as described in the Master Declaration, (including, without limitation, trucks, concrete mixers, trailers, compressors, and other similar types of construction equipment), are not allowed in any driveway or other exposed areas or any street except for the purposes of loading, unloading and making deliveries or emergency repairs, unless otherwise approved in writing by the DRC. Overnight parking of trucks is not allowed.

The Owner is financially responsible for any equipment removal and repairs the Master Association deems necessary to comply with this restriction.

8. Drainage

Proper drainage is required at all times. Unless adequate alternative provisions are made for drainage, the original drainage system on the applicant’s property shall be left undisturbed. This includes gutters, downspouts, underground drains, and swales.

9. Workmanship

The quality of new Improvements shall match the quality of existing Improvements. The DRC may require the applicant to rebuild Improvements that are of substandard workmanship. The Owner is financially responsible for any rework the Master Association deems necessary to comply with this restriction.

10. Enforcement

Failure to obtain DRC approval for new Improvements or changes to existing Improvements constitutes a violation of the Master Declaration. The Master Association may require, among other remedies, the construction to be removed at the Owner’s expense.

11. Violations

Owners shall have the right and responsibility to notify the DRC of any potential violation of the Master Declaration and these Guidelines.

12. Amendments

These Guidelines (and the provisions set forth in the Master Declaration regarding design review) form the criteria for evaluation of plans and specifications submitted for review and approval by the DRC. These Guidelines may be amended or supplemented from time to time, as provided for in the Master Declaration.

13. Maintenance of Improvements

The repair and maintenance of any Improvement shall be the responsibility of the installing Owner or subsequent Owners.

14. Conditions Not Covered

Any condition not covered in these Guidelines or the Master Declaration shall become a matter of discretionary judgment on the part of the DRC, acting in good faith on behalf of the best interest of the Master Association and Community, as a whole. If there is any conflict between the provisions of these Guidelines and the Master Declaration, the provisions of the Master Declaration shall control.

QUAIL HILL COMMUNITY ASSOCIATION

AMENDMENT TO THE ARCHITECTURAL GUIDELINES – OCTOBER 21, 2005

1. Only improvements depicted on the plans can be reviewed by the Committee. The Owner is responsible to ensure all improvements are depicted on the plans submitted. Any improvements not depicted on the plans are not approved. Any change(s) to approved plans shall be deemed unapproved until resubmitted and approved.
2. Approval of plans is subject to and does not constitute a waiver of the terms and provisions of the Association's Declaration, Supplemental Declaration, Architectural Guidelines, Rules and Regulations or other Operative/Governing Documents. Any violation of the Governing Documents must be corrected upon notice of violation.
3. Approval by the Committee does not relieve or satisfy an Owner's obligation to comply with all government laws and regulations affecting use of premises, subject to any approved plans. Approval by the Committee does not constitute approval by the city or county; and approval by the city or county does not constitute approval by the Committee.
4. Approval by the Committee does not warrant structural safety, conformance with building codes or other applicable governmental requirements. Owner is responsible for all technical and engineering specifications. The Committee reviews for aesthetic purposes only.
5. In the event that the City and/or County require modifications to the plans and specifications previously approved by the Committee, the Owner shall submit to the Committee all modifications to the plans. The Committee shall have the right to review and impose further conditions on such modifications which are not inconsistent with the requirements imposed by the City and/or County.
6. The Committee shall have the right to impose conditions of approval of proposed Improvements which are more restrictive than conditions as may be imposed by the City and/or County.
7. Building materials and construction equipment may not be stored on streets, sidewalks, or on property owned and/or maintained by Association. Streets may not be obstructed by construction equipment. All rubbish, debris and unsightly material or objects of any kind shall be regularly removed from the property and shall not be allowed to accumulate thereon.

The approval SHALL NOT be held to permit any violation of federal, state, or local regulation.

Quail Hill Community Association

Quail Hill Community Association
Architectural Guidelines Amendment – October 21, 2005
Page Two (2)

8. Access or storage of equipment used during the course of construction must be through the homeowner's property only. Property owned and/or maintained by the Association shall not be used for construction access or storage, unless Owner obtains prior written authorization from Association, the Owner agrees in writing to indemnify Association for damage to property owned and/or maintained by Association which is damaged as a result of an Owner's project, and Owner posts a construction deposit for restoration of damage to property owned and/or maintained by Association.
9. Owner is financially responsible for any repairs and/or replacement to property owned and/or maintained by Association which is damaged as a result of an Owner's project.
10. Approval of plans and specifications shall apply only to the property for which approval is granted and is not authorization to proceed with Improvements on any property other than the property reviewed by the Committee and owned by the Applicant.
11. Approval of plans and specifications is not authorization to revise the original drainage system installed by the merchant Builder and approved by the City.
12. Failure to comply with and satisfy all procedural requirements for an application may void approval.

The approval SHALL NOT be held to permit any violation of federal, state, or local regulation.

10/3/06

Exhibit A

Property Improvement Form

Today's Date: _____

Address: _____

Applicant's Name: _____ Signature: _____

Mailing Address: _____

Daytime Phone: _____ Evening Phone: _____

Type of Work: (Please circle one or more)	Room addition	Front yard	Fence/Wall	Spa
	Patio cover or gazebo	Rear yard	Lighting	BBQ
	Other _____			

*Resubmittal (Y/N) Please circle one. If yes, please indicate on the lines provided below what changes have been made to plans being resubmitted.

Please attach the completed Neighbor Awareness Form and three (3) sets of plans and specifications, including elevations and cross-sections as needed to describe the project. Please refer to the Architectural Design Guidelines for appropriate fees/deposits.

Include the current date and the property address on each sheet. Please fold to 8 1/2 by 11 inches.

Please do not write below this line.

The proposed _____ project has been Approved Denied

Signed: ___ of the DRC Date: _____

General Conditions

1. DRC approval does not waive or constitute or reflect compliance with any federal, state, or local law, ordinance, or code.
 2. DRC approval does not constitute acceptance of any technical or engineering specification; and the Master Association assumes no responsibility for such. The property owner is responsible for all technical and engineering specifications. The DRC reviews for aesthetic purposes only.
 3. Landscaping for any residential Lot or dwelling unit shall be installed in all yard areas within one hundred eighty (180) days following the conveyance of the Lot to the first owner thereof.
 4. Any oversight of a provision of the Master Declaration, or a provision in the Design Guidelines, does not waive the rule. Corrections may be required.
 5. The use of a neighbor's yard for construction access is not permitted unless the neighbor has given written consent that includes a description of the access area. The use of property owned and/or maintained by the Master Association and/or Sub Association for construction access or storage is not permitted.
- The approval SHALL NOT be held to permit any violation of federal, state, or local regulation.**

Quail Hill Community Association

permitted, unless authorized in writing by the Master Association and/or Sub Association and the Applicant signs an indemnification for damage and posts a construction deposit for repairs of damage to property owned and/or maintained by the Master Association.

6. Building materials may not be stored on streets, sidewalks, or on property owned and/or maintained by the Master Association and/or Sub Association. Streets may not be obstructed by construction equipment.
7. The property owner is financially responsible for any repairs to property owned and/or maintained by the Master Association and/or Sub Association damaged by a property owner's project.
8. Approval of plans and specifications is not authorization to proceed with Improvements on any property other than the property reviewed by the DRC and owned by the applicant.
9. Approval of plans and specifications is not authorization to revise the original drainage system installed by the Merchant Builder and approved by the City.
10. Applicant understands and agrees that Applicant must comply with all of the provisions of the Design Guidelines.
11. All of the provisions of the Design Guidelines (including, but not limited to, the Conditions of Approval) are the provisions of the Master Declaration regarding Design Review; and are incorporated herein by this reference. The applicant has read and understands all provisions and agrees to comply therewith.

The approval SHALL NOT be held to permit any violation of federal, state, or local regulation.

10/3/06

Exhibit B

FACING, ADJACENT AND IMPACTED NEIGHBOR STATEMENT

The attached plans were made available to the following neighbors.

NOTE: By signing this form, impacted neighbor certifies they have reviewed the application and all pages of the proposed plans.

IMPACTED NEIGHBOR Name _____ Address _____ Signature _____	IMPACTED NEIGHBOR Name _____ Address _____ Signature _____	IMPACTED NEIGHBOR Name _____ Address _____ Signature _____
--	--	--

MASTER ASSOCIATION PROPERTY OR BACK YARD

ADJACENT NEIGHBOR Name _____ Address _____ Signature _____	PROPERTY WHERE WORK WILL TAKE PLACE	ADJACENT NEIGHBOR Name _____ Address _____ Signature _____
--	---	--

STREET

FACING NEIGHBOR Name _____ Address _____ Signature _____	FACING NEIGHBOR Name _____ Address _____ Signature _____	FACING NEIGHBOR Name _____ Address _____ Signature _____
--	--	--

The neighbors have seen the plans that I am submitting for Design Review Committee approval. (Please see above verification.)

I understand neighbor objections do not in themselves cause denial. However, the Design Review Committee will contact the neighbors to determine their objections and their appropriateness, if necessary.

SUBMITTED:

Name _____
Address _____
Signature _____
Date _____

Exhibit C

Notice of Completion Form

Today's Date: _____

Address: _____

Property Owner's Name: _____ Signature: _____

Mailing Address: _____

Daytime Phone: _____ Evening Phone: _____

Type of Work (Please circle one or more.)

- | | | | |
|-----------------------|------------|------------|-----|
| Room addition | Front yard | Fence/Wall | Spa |
| Patio cover or gazebo | Rear yard | Lighting | BBQ |
| Other _____ | | | |

ATTACH PHOTOGRAPHS OF ALL ANGLES OF IMPROVEMENTS, INCLUDING BOTH FRONT AND REAR YARD, IF APPLICABLE.

MAIL TO: QUAIL HILL COMMUNITY ASSOCIATION
C/O KEYSTONE PACIFIC PROPERTY MANAGEMENT, INC.
16845 VON KARMAN #200
IRVINE, CA 92606

Notice is hereby given that the undersigned is the owner of the property where the work took place, that photographs of the completed work are attached, and that the work was completed on the date specified below:

Date Work was Completed :

Property Owner's Signature: _____

Today's Date: _____

FOR DESIGN REVIEW COMMITTEE USE ONLY:

Signed _____ Date _____

The following action is required for the Notice of Completion to be approved by the Design Review Committee:



Exhibit D



● LOTS REQUIRED TO HAVE REAR ON-LOT TREES
(IN ADDITION TO LANDSCAPE REQUIREMENTS IN DESIGN GUIDELINES)

Quail Hill
Rear On-Lot Tree Requirements

Exhibit E



● LOTS WITH TREE HEIGHT RESTRICTIONS

Quail Hill
Lots With Tree Height Restrictions