

ARCHITECTURAL RULES

2022-2024 Documents Committee Update of Architectural Rules

Adopted September 10, 2024

Corrections Adopted December 1, 2024

The mission of the Architectural Control Committee is to enhance and preserve the unique quality of our community through the uniform application of our Architectural Rules. The ACC seeks to help and guide each homeowner through the process to achieve their vision.

Placer Canyon
View
Homeowners'
Association

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SECTION 1 INTRODUCTION TO THE ARCHITECTURAL RULES

1.1 Introduction

The vision and philosophy of Placer Canyon View Homeowners' Association (PCVHOA) is to encourage unique architectural design, consistent quality construction, and harmonious development with our community. The objective of the Architectural Committee (ACC) is to blend the beauty of the spatial surroundings and terrain within the community's environment. These attributes will be balanced for the mutual enjoyment and privacy of neighbors and the community.

For these reasons, the ACC reviews and assesses each request on a case-by-case basis. The Architectural Rules that follow define how homes are built, modified, and/or landscaped within our community.

1.2 Responsibility for Conformance

Your ownership in this development and your rights and remedies as a member of its association are controlled by governing documents which include a Declaration of Restrictions (also known as Covenants, Conditions, and Restrictions or CC&Rs), Articles of Incorporation (or association), By-Laws, the Development Notebook, and Architectural Rules or ARs. The provisions of these documents are intended to be enforceable in a court of law. Therefore, it is the responsibility of the homeowner to read and familiarize themselves with these documents before beginning a project that will be given to the ACC for approval.

If a homeowner undertakes improvements mentioned in the governing documents or the ARs without first obtaining the approval of the ACC, the owner may be required to remove the improvements and be subject to enforcement proceedings.

It is the hope of PCVHOA that those living within or contemplating the purchase of a property in a common interest development, have considered factors beyond the attractiveness of the community. Please study the governing instruments and give careful thought to whether you wish to exist happily in an atmosphere of cooperative living where the interest of the group must be considered as well as the interests of the individual.

Important resources and references for documentation and forms for the application process are on the PCVHOA website:

www.placercanyonviewhoa.org

- If you are a new homeowner, please create a sign in and password. The Documents page of our website is password protected and for the exclusive use of our homeowners.
- If you are already a homeowner and have not yet created a sign in and password, please do so.
- The website also contains contact information for the current leadership and committees of the HOA.
- The Management Company Portal as identified on the PCVHOA website allows homeowners to pay all fees, fines, and association dues. This is the preferred method of payment.

SECTION 2 CONSTRUCTION AND PERSONNEL STANDARDS

2.1 General Information

The purpose of this section is to provide a general overview of the standards established for all construction sites and the conduct of construction personnel.

Each homeowner is responsible for understanding these standards and providing this information to the Construction Manager. (i.e. Section 1.2 of the ARs, Responsibility for Conformance and Article III, Section 3.3 of the CC&Rs, Offensive Conduct, Nuisance, Obstructions, Hazards or Drilling.)

The CCRs along with other important resources and references can be found on the PCVHOA website:

www.placercanyonviewhoa.org

2.2 Construction Standards

2.2.1 Licensed Contractors

To protect all involved parties, the ACC strongly recommends that all structures be built by contractors licensed in the State of California.

If developing the project as an Owner Builder, a licensed General Contractor must oversee construction.

2.2.2 Construction Hours

Work hours:

- Monday through Friday from 7:00 am to 5:00 pm.
- Saturday from 8:00 am to 4:00 pm.
- Restricted on Sundays to low noise activities.

2.2.3 Construction Noise

- All construction vehicles or equipment, fixed or mobile, operating in proximity of a residential dwelling shall be equipped with properly operating mufflers.
- Builders are requested to be considerate of all Placer Canyon View residences and restrict work on Saturdays, Sundays, and Federal Holidays so as not to infringe on the quiet enjoyment of other property owners.
- Construction activities which do not involve heavy equipment, machinery, or loud noise, may occur outside the hours listed above so long as the neighbors are not disturbed. For example, work within an enclosed building, such as a house under construction with the roof and siding on, can occur beyond the designated hours.

2.2.4 Debris

- All trash must be kept in a solid side container and may not be visible over the top. If possible, containers shall be kept off the street.
- Lumber shall not be scattered about the job site. Lumber scraps to be recycled must be placed in a pile by 6:00 pm every Friday.

- Burning scrap lumber, building materials, or any other form of refuse is strictly prohibited.
- Jobsites shall be maintained in an orderly manner.

2.2.5 Encroachment on Adjacent Lots and Common Areas

- The ACC must approve the location of construction equipment, temporary structures, material storage, dumpsters, and portable toilet structures, prior to the start of construction.
- Dumping debris and destroying the natural setting of adjacent lots and common areas is prohibited and could result in fines and additional legal action.
- NOTE: See Development Notebook, Item 5 under Additional Comments for each lot reads as follows:

5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

2.2.6 Restroom Facilities

- The PVCHOA does not provide restroom facilities for workers. Each construction site must be equipped with restroom facilities for personnel working on the site.

2.2.7 Signage

- The use of signs in the development must be reviewed and approved by the ACC prior to posting.
- All signs must conform with the sign specifications adopted by Article III Restrictions and Use of Property, Section 3.7 Signs (a), (b), and (c), of the CC&Rs.

2.2.8 Parking

- No vehicles may be parked in violation of the Placer County Parking Ordinance and must follow Article III, Section 3.5 of the CC&Rs, Parking and Vehicle Restrictions.
- The ACC must review and approve parking and vehicles driving to and from the construction sites.

2.2.9 Construction Staging

- Stockpiling locations, portable toilet structures, vehicle staging areas, and other construction staging shall be identified by the owner on the project plans and shall be located as far as practical from existing dwellings in the area.

2.3 Personnel Standards

- Loud radios, unnecessary yelling, and profane language are not allowed.
- Pets may not be brought into the development by construction workers, contractors, or subcontractors. Contractors and associated homeowners are subject to fines if this rule is violated. See Davis-Stirling Section 4715, Pets.
- Personnel shall follow the parking standard stated in Article III, Section 3.5, Parking and Vehicle Restrictions of the CC&Rs.

SECTION 3 SITE PREPARATION

3.1 General Information

Grading, erosion control, and drainage are important aspects of any building or landscaping project which alters the grade or surface and storm waters. Plans depicting these changes must be accurate and comprehensive, which often requires owners to engage a licensed professional to evaluate the project and develop the plans.

It will be important to discuss your project with the Engineering and Surveying Division of Placer County, the governing agency that issues Grading Permits, to determine their requirements and what must be incorporated in the grading plans. Prior to submitting plans to the County, they must be submitted and approved by the ACC. The ACC will be looking for the following:

- Site plan.
- Topographical map
- Grading and drainage plan
- Erosion Control plan

Because each project is unique in its scope and complexity, the ACC will consider the individual impact of each project upon the adjacent home sites, and the common areas. Owners must take care to fully depict the scope of work, any modifications to grade, topographical features, erosion control, and drainage for the ACC to review the project. Anything not presented is not approved by the ACC.

Please note that owners are responsible for erosion and drainage from their lots and the cleanup of soil which washes off their lots. Damage can be caused if the dirt washed into the streets is not removed quickly; therefore, the Homeowners Association must act immediately to remove the dirt. The owner of the lot, from which the soil eroded will be billed for the removal as well as any storm drain cleaning or remedial work that is necessitated by the erosion.

3.2 Grading

Home sites have been developed to reflect the natural contours of the surrounding property and should remain in the original condition as is reasonably practical.

Individual lot grading for home foundations shall be balanced with the surrounding grade to minimize grade changes outside the building envelope. Excessive import or export of graded material is discouraged apart from topsoil for landscaping and the disposal of pool excavation materials.

Owners in conjunction with their design professional must consider the following:

- NOTE: See Development Notebook, Item 5 under Additional Comments for each lot reads as follows:

5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

- Cuts and fills shall conform to the adopted County codes and requirements. Minimizing cuts and fills in turn minimizes erosion.
- Grading plans must reflect actual elevations based on a surveyor's benchmark, not an arbitrary point of reference. Contours shall be at a maximum 2-foot intervals.
- Incorporate erosion control, sediment control and drainage systems into the project according to County regulations and sound engineering principles.
- After the land has been graded to its final grade, provide for site stabilization.
- Contemplate the staging and timing of construction to minimize the size of exposed areas and the length of time the areas are exposed to weather and subject to erosion.

3.3 Erosion Control

All erosion control measures must be installed in compliance with Placer County regulations and must be maintained and remain in place for the duration of the construction project. Site conditions will vary from one lot to the next, but preventative measures should consider the following:

- Site Perimeter Barriers: Prevents soil and mud from entering or leaving the property.
- Sediment Control: Prevents soil from being torn away and traps it on site.
- Slope and Channel Protection: Reduces the speed of run off by benching or roughening the slope. Slopes over 10% are considered as having high erosion potential and slopes 5% or less low erosion potential.
- Site Stabilization: Prevents erosion by covering disturbed soil. This covering may be vegetative, chemical, or physical. Oil treatment or sodium chloride is unacceptable.
- Drainage: See Section 3.4 of the ARs, Drainage.

The project engineer will determine the best means of preventing erosion and directing water to appropriate drainage systems.

As a rule, established native vegetation in undisturbed areas represents the "baseline" for erosion control. Therefore, retaining established vegetation provides the first and best defense against erosion and sedimentation and does so at the least cost to the builder.

3.4 Drainage

Storm water runoff shall either be piped to the street in an approved system or dispersed in its normal drainage course by properly contouring the grade to direct runoff to natural drainage areas or drainage facilities. Concentrated storm water shall not be runoff onto a downhill property, nor alter the direction of the normal flow across the property line. Consideration shall be taken for the impact of drainage to surrounding homes. However, downhill properties shall anticipate runoff from the uphill lots.

The owner is fully responsible for water runoff and drainage control on their property and for water leaving their property. No property owner shall divert drainage water without properly providing for its disposal. Drainage plans should be a collaboration between the owner, engineer, and contractor and represented within the project plans.

If runoff is being discharged in a manner detrimental to the street, sidewalk, adjacent lot, or common area, the property owner or builder is responsible to correct the discharge, including extending the drain line to a location acceptable to the association or eliminating the source.

In no event does any action by the ACC constitute approval for disposal of water from one property to the next in an inappropriate manner.

3.5 Documentation

- Supply a grading plan showing topographical features, the existing grade contours and how they will be modified to create the new grade, along with soil cuts and fills. The plan will show any buildings, retaining walls, water bodies, rock outcroppings, trees, or other land features.
- Give an erosion control and drainage plan depicting how erosion and water runoff will be controlled.
- Provide a site plan identifying the property lines, property dimensions, easements, setbacks, and the dimensioned footprint of the work to be completed with distances to property lines identified.
- If a property survey is required to confirm land boundaries the survey must be stamped and signed by a licensed lands surveyor. Please refer to the Development Notebook (see Appendix A) for the developer's original site plan for each lot within the Placer Canyon View community.
- Collate the site, grading, erosion, and drainage plans with the main project plans and submit to the ACC per the process outlined for the main project.

3.6 Submittal Process

- See Section 10 of the ARs, Submittal Process, Review Process, Approval Criteria, and Commencement.
- See Section 11 of the ARs, Fees and Submittal Forms.

SECTION 4 NEW HOME CONSTRUCTION

4.1 General Information

This section is the starting point for building a new home or doing a major remodel to an existing home. It is intended to give new homeowners important design rules and considerations as well as a list of required submittal documents. This Section provides a basis for formal review as specified within the CC&Rs Section VIII, Architectural Review and further describes the PCVHOA requirements for new home construction.

Homeowners must submit plans that can be clearly understood by the ACC. It is recommended that licensed professionals be hired to develop building plans that accurately represent the details of the project in graphic and digital form. Utilizing an architect will help homeowners achieve project goals and assist in ACC approval which must be obtained before the project is submitted to the Placer County Building Services Division.

Please note: The PCVHOA Governing Documents supersede the Placer County requirements when they are more restrictive than what the County requires.

Important resources and references, for the submittal and review process, are found within the Documents Section on the PCVHOA website:

www.placercanyonviewhoa.org

4.2 Site Development

The ACC reviews the complete set of project plans and considers the home size, shape, and design; along with, how the home fits into the surrounding neighborhood, street scape, and its orientation on the site. Each lot has its own unique requirements that must be considered.

4.2.1 Site Requirements

Building and lot requirements for each lot are provided on the plot plans within the Development Notebook (see Appendix A) available on the PCVHOA website. All structures are required to meet the identified setbacks, lot coverage limitations, structural size, and specifications within the Development Notebook. Some requirements vary depending on whether the home is a single or multi-story structure (e.g. typically a maximum of 35% lot coverage for multi-story and 40% for single story).

Setbacks must be indicated on the submitted plot plan, in conjunction with the house plan to ensure the house does not encroach on any setback or exceed lot coverage, as well as meet other requirements. Lot owners should have property lines surveyed prior to project development to confirm their home location and setbacks from the property lines.

NOTE: See Development Notebook, Item 5 under Additional Comments for each lot reads as follows:

5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

Please be aware of Placer County regulation in conjunction with the Development Notebook plot plans. One of the regulations states: “Where the building setbacks are tied to the height of a structure (e.g., 10-foot side setback for one-story buildings; 20-foot setback for two-story buildings), the structure may be built to the maximum height specified if the setback for that height is provided (this may result in a building that is two-stories on one side with a 20-foot side setback and one-story on the other side with a 10-foot side setback)”.

4.2.2 Building Height and Measurement

Allowable heights are set by the PCVHOA governing documents. The PCVHOA has set the maximum building height to 30-feet above average original grade as depicted in Figure-A below. Lots 19 and 20 are encouraged to be limited to 24 feet in height.

Height shall be measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior wall touches the natural grade as shown in Figure-A below.

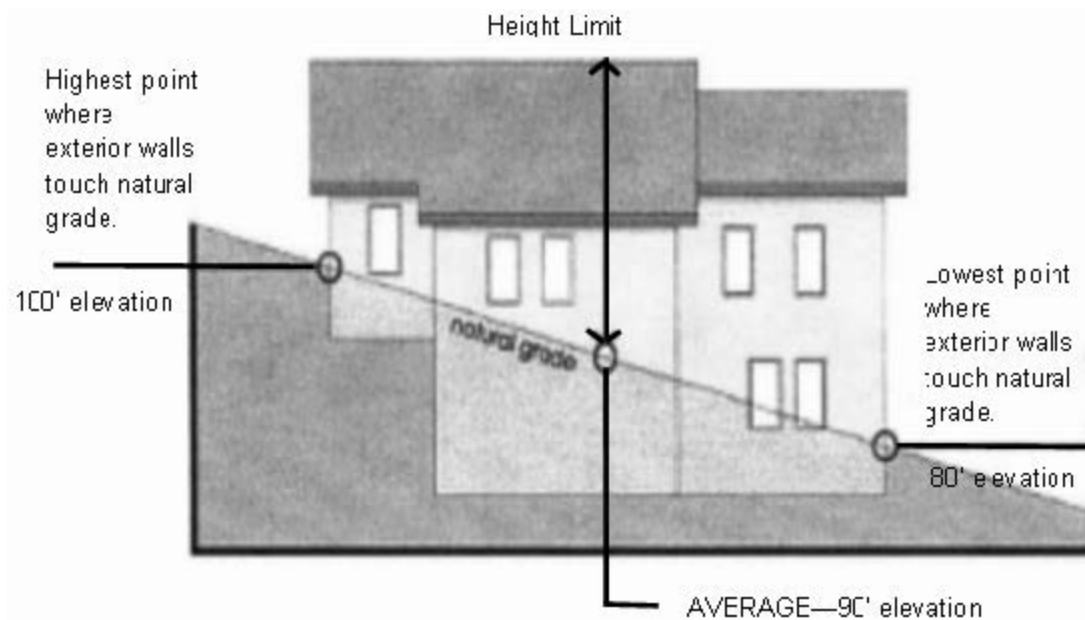


Figure A: Building Height Measurement

4.2.3 Site Preparation

- Property Line Survey: It is recommended that a property line survey be carried out to ensure accuracy.

- **Natural Features:** As much as possible the natural character of the area should be incorporated into the house and landscape design. Take into consideration maintaining the following:
 - Protected Trees – See the Placer County Tree Preservation Ordinance.
 - Large rocks and rock outcroppings.
 - Natural grade and established grade transitions.
- **Landscape Design:** See Section 7 of the ARs, Landscape Design and Modifications for landscape considerations. Landscape plans shall be submitted separately from new home submittals.
- See Section 3 of the ARs, Site Preparation.

4.3 Design Rules and Considerations

Defining the architectural style of the home helps keep exterior finishes, windows, doors, and roof types consistent with the chosen style. The style will be considered when reviewing the home and the main elements of the home. The elements under review are described in the following list but may not be all inclusive:

- Provide a clearly defined architectural style that is consistent on all sides.
- Design a prominent, signature entry. The proportion and scale of the entry must be carefully balanced to the overall size of the home.
- Plan the roof shape, dormers, and valley treatments so as not to detract from the overall architectural style.
- Windows should match the architectural style and architectural features should be used to enhance the windows appearance.
- Utilize trimming around windows, doors, mullions, post, wall and soffit intersections, and other locations to avoid a flat look. Trims should be consistent on all sides.
- Consider separate elements that accentuate the main house design and minimize large blank walls.
- Elements such as piers, walls, and fences should flow such that they accentuate the main house design.
- Create balusters and railings at patios and decks that match the home architecture.
- Colors should be low key but vary within the development. The applicant shall provide a color pallet to the ACC for exterior walls, roof, trim, and windows.
- The house paint and trim colors shall complement the stone and masonry products utilized.
- Exterior lighting shall be of low intensity and shall be shielded and directed downward to minimize glare as to not affect the nightscape, privacy, or reasonable enjoyment of neighbors' properties. It is suggested that the lighting be turned off by 11pm. See Article III, Section 3.3(j) of the CC&Rs.

- Mechanical equipment shall be located to minimize noise and not interfere with the reasonable enjoyment of any other homeowner's property. The equipment shall be screened from adjoining properties and the street. See Section Article III, Section 3.13 of the CC&Rs.
- Incorporate concrete, patterned concrete, pavers, or other patterned materials for driveways and hardscape. The color should be harmonious with the house colors.
- See Section 8 of the ARs, Ancillary Structures and Retaining Walls.

4.4 Garage Orientation

Garage doors, whether open or closed, have a big visual impact on the community and the PCVHOA wishes to minimize this impact by orienting garage doors away from the street whenever possible. The minimum acceptable garage size is a two-car garage.

When it is not possible to face the garage away from the street, the architecture and landscaping features must be designed to limit the visual impact of the garage doors.

4.5 Materials

- Materials should be of high quality and low maintenance to sustain long-term durability.
- Materials should be consistent with the architectural style chosen.
- As a standard practice Firewise materials should be considered.
- Stone and masonry are encouraged, including cast stone products.
- Paint or stain all wood including fences, gates, and ancillary structures.
- New products are being developed that utilize recycled materials, the ACC may allow these new materials where appropriate.

4.6 Documentation

All design proposals should be submitted in graphic and digital form. The plans must be presented in such a way that the ACC can completely understand the project. You must include with these drawings a written description of the proposed scope of work. The submittal checklist below is a tool to assist homeowners in that effort but may not be all inclusive.

1. A customary list of building plan sets shall include:

Cover Sheet with Sheet Index	Cross Sections
Vicinity Map	Architectural Details
Site Map	Structural Plans and Details
Topography and Grading Plans	Electrical Plans and Details
Roof Plan	Exterior Lighting Details
Ceiling Plans	Plumbing Plans and Details
Floor Plan for Each Floor	Mechanical Plans and Details
Foundation Plan	Fire Sprinkler Plans
Elevations	T-24 Energy Forms
Exterior Materials and Color Pallet	CalGreen Mandatory Measures

2. Site Preparation plans as indicated in Section 3 of the ARs shall be provided. Plans shall be stamped and signed by a licensed civil engineer and be scaled at a minimum 1-inch =10-feet.
3. The site map shall include at the minimum the following:
 - a. Show shape and size of property including dimensions drawn at a scale greater or equal to 1-inch = 10-feet.
 - b. The footprint of the proposed dwelling unit shall be clearly defined in relationship to the property lines and any existing structures.
 - c. Site and home profile showing a cross section through the highest and lowest points of the house must be at 1-inch = 10-feet minimum.
 - d. Setbacks must be dimensioned perpendicular to the property line.
 - e. Locate any easements, power poles, waterways, septic, drainage fields, storm drains, curbs, sidewalks, gutters, and utility services and lines.
4. Topographic plan showing main physical features of the lot, elevations, and elevation changes. Refer to Section 16 of the ARs, Definitions.
5. Ceiling plan drawn at ¼ inch=1 foot. Show changes in ceiling heights.
6. Roof Plan drawn at ¼ inch = 1-foot. Specify roof material and show all roof ridges, slopes, and valleys. Provide a physical sample and/or color photographs of proposed roofing material.
7. Floor plans at each story drawn at ¼ inch = 1-foot. Indicate the size and use of each room and specify the size, location, and type of all doorways, windows, skylights, and decks. Identify the finished elevation at floors and decks.

8. Foundation plan drawn to scale at $\frac{1}{4}$ inch = 1-foot. Show size and type of foundation system proposed.
9. Provide Mechanical, Plumbing and Electrical Plans and Details.
10. Exterior elevations drawn at a scale greater than or equal to $\frac{1}{4}$ inch = 1-foot. Show the shape of the roof, roof pitch, and type of roof covering proposed. Identify all siding materials, windows, doors, vents, decks, and guardrails. Indicate the existing and final grades and finish floor elevations.
11. Exterior materials and colors must be noted on plans. Provide samples of materials excluding stucco, wood, and concrete. (As shown in Section 4.8 ARs, Sample Materials Block)
12. Provide a color pallet with a minimum of 3-inches x 3-inches color samples of all colors. Color indications should be on the elevation drawings. (As shown in Section 4.8 ARs, Sample Materials Block)
13. Provide details of the following: window trim on all elevations; roof edges and overhangs; porches; railings; abutments; piers; fences; paving section of driveways; retaining walls; and other site features. Details should be at a scale of $\frac{1}{4}$ -inch = 1-foot or larger.
14. Interior cross sections through the house in both main directions, drawn at a minimum of $\frac{1}{4}$ inch = 1-foot.
15. Provide three sets of signed full-sized plans with a digital copy to the ACC.
16. Requests for any necessary variances must be included. See Section 15 of the ARs, Variances.

4.7 Submittal Process

- See Section 10 of the ARs, Submittal Process, Review Process, Approval Criteria, and Commencement.
- See Section 11 of the ARs, Fees and Submittal Forms.
- Provide a separate ACC Project Application for all landscaping plans.
- Story poles may be required prior to final approval of the ACC. Story poles allow for a three-dimensional, full-scale, silhouette that outlines the structure, its location, and mass on a site.

4.8 Sample Materials Block



SECTION 5 EXTERIOR MODIFICATIONS TO EXISTING HOMES

5.1 General Information

Exterior modifications to existing homes include anything that alters the home's appearance. This could include a major addition or more minor changes, such as replacing or changing windows, doors, siding, masonry, roofing, painting, or the demolition process involved.

Any remodel/additions exceeding 40% of the total square footage, excluding the garage and basement, shall be considered a new build and follow Section 4 of the ARs, New Home Construction.

Any such modification to the existing home shall be submitted to the ACC for architectural review. The submittal must be in graphic and digital form to be clearly understood by the ACC during the review process. The ACC must approve and stamp the plans before the homeowner submits them to Placer County Building Services Division and starts construction.

Homeowners should first access the PCVHOA website listed below for important resources and references regarding the architectural review process, which will apply to most modifications.

www.placercanyonviewhoa.org

Exterior additions to a residence must follow the ARs requirements of Section 4, New Home Construction. Plans and documents must include not only the addition, but also how the addition modifies the existing home. The ACC recommends hiring professionals to develop the plans. A written description must be provided to clearly explain the full scope of work. Additionally, Section 3 of the ARs, Site Preparation and Section 7 of the ARs, Landscaping Design and Modifications of the ARs, shall be considered.

Modifications such as changing window trim or siding, re-roofing, or re-painting, may require elevations showing how the modification affects the overall appearance of the home, but professional plans are likely not required.

Prior to making any exterior changes, it is for the owners' benefit to visit the Placer County Building Services Division to understand project feasibility and County expectations.

5.2 Design Rules and Considerations

Design elements that typically affect modifications have been identified below but may not be all inclusive.

5.2.1 Site Limitations

- All structures are required to meet the setbacks of the property line indicated in the Development Notebook (See Appendix A). See Section 4.2.1 of the ARs, New Home Construction.

5.2.2 Site Preparation

- See Section 4.2.3 Site Preparation, New Home Construction.

5.2.3 Height

- The height of any addition to an existing residence shall not be higher than the original roof line.
- See Sections 4.2.2 of the ARs, Building Height and Measurement.

5.2.4 Exterior Doors

- For the main entrance see Section 4.3 of the ARs, New Home Construction.
- For all doors the entry details should be selected carefully and correspond with the overall style of the home.

5.2.5 Windows

- See Section 4.3 of the ARs, New Home Construction.

5.2.6 Siding

- See Section 4.3 and 4.5 of the ARs, New Home Construction.
- Stone and masonry are encouraged.

5.2.7 Colors and Textures

- See Section 4.3 of the ARs, New Home Construction

5.2.8 Garage Doors

- See Section 4.4 of the ARs, New Home Construction. Also see Article III, Section 3.4 of the CC&Rs, Garages and Driveways.

5.2.9 Architectural Style Change

- Owners may change their home style by submitting an ACC Project Application to the ACC. Elevation views will be required.
- Modifying the home style should harmonize with the design of the structure and the surrounding community.

5.2.10 Driveway and Hardscape

- Incorporate concrete, patterned concrete, pavers, or other patterned materials for driveways and hardscape. The color should be harmonious with the house colors. Also see Article III, Section 3.4 and 3.18(k) of the CC&Rs and Section 4.3 and 4.4 of the ARs, Design Rules and Considerations and Garage Orientation, under New Home Construction.

5.2.11 Construction Materials.

- See Section 4.5 of the ARs, Materials.

5.2.12 Re-Painting

- ACC approval is not required if there is no change to the base paint or trim color of the home. However, the ACC Project Application form must be completed as a courtesy notification to the ACC.
- ACC approval is required if the base paint or trim color is changing. Provide 3-inch x 3-inch color samples to the ACC along with the ACC Project Application form.

5.2.13 Re-Roofing

- ACC approval is not required if there is no change to the roofing material or color. However, the ACC Project Application form must be completed as a courtesy notification to the ACC.
- ACC approval is required if the roofing material or color changes. Provide samples of the new material to the ACC along with ACC Project Application form.

5.3 Documentation

- For major modification(s) follow Section 4.6 of the ARs, Submittal Documentation for New Home Construction.
- For other modifications, include the following:
 1. Provide an illustration that best depicts the scope of work. Add details as needed to further define what is being proposed.
 2. Clearly identify on the plans what is newly modified verses what is existing and unchanged.
 3. Include a written description of the project.
 4. Provide pictures and samples when clarification is necessary.

5.4 Submittal Process

- See Section 10 of the ARs, Submittal Process, Review Process, Approval Criteria, and Commencement.
- See Section 11 of the ARs, Fees and Submittal Forms.

SECTION 6 ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU)

6.1 General Information

An **ADU** and **JADU** are small secondary living spaces located on the property of your single-family home. An **ADU** can be attached or detached and currently allows a maximum living space of 1,200 square feet which must include a kitchen, bathroom, and a separate entrance. A **JADU** currently allows a living space of 500 square feet or less, contained completely within a single-family dwelling or an accessory dwelling unit. JADUs must include a kitchen, and a separate entrance.

Every residential home is allowed to have up to three dwelling units in Placer County, one primary dwelling, one ADU, and one JADU. Based on the lot dimensions and setback requirements all three units may not be possible.

Other sections within the ARs may be relevant to the construction and design of ADU's and JADU's. Some examples include:

- Section 3 Site Preparation
- Section 4 New Home Construction
- Section 5 Exterior Modifications to Existing Homes
- Section 7 Landscape Design and Modifications
- Section 9 Fences and Gates
- The Development Notebook for the specific lot

ADU's and JADU's are allowed within the community but must follow the ARs and CC&Rs to obtain ACC approval prior to construction. There are also important resources and references for the submittal and review process, which can be found within the Documents Section on the PCVHOA website:

www.placercanyonviewhoa.org

6.2 Design Rules and Considerations

- The issues of ADUs and JADUs are complex and may require professionals to develop project plans.
- The placement, location, and size of an ADU or JADU shall not infringe on the privacy and enjoyment of neighboring properties.
- The design and construction of ADU's must follow Section 4 of the ARs, New Home Construction.
- JADUs must follow Section 5 of the ARs, Exterior Modification to Existing Homes.
- The PCVHOA does not allow garages to be converted into an ADU or a JADU. Nor does it allow them to be constructed above the garage. Per Article III, Section 3.4 Garages and Driveways of the CC&Rs the intent of a garage is to be used to store vehicles and enhance the neighborhood rather than be converted to other uses. Also, Article III, Section 3.5 Parking and Vehicle Restrictions of the CC&Rs intends to limit parking on streets and the excessive parking of vehicles on visible driveway areas.

- Plot plans for individual lots are provided in the Development Notebook (See Appendix A) on the PCVHOA website. All structures are required to meet the specified setbacks. These setbacks must be indicated on the plot plan in conjunction with the house plan to ensure the ADU or JADU does not encroach on any setback. Homeowners should have property lines surveyed to confirm their home location and setbacks from the property lines.

6.3 Materials

See Section 4.5 of the ARs, Materials.

6.4 Documentation

See Section 4.6 of the ARs, Documentation.

6.5 Submittal Process

- See Section 10 of the ARs, Submittal Process, Review Process, Approval Criteria, and Commencement.
- See Section 11 of the ARs, Fees and Submittal Forms.

SECTION 7 LANDSCAPE DESIGN AND MODIFICATIONS

7.1 General Information

Landscaping enhances the environment in which we live. It impacts neighborhood home values for everyone. As such, it invokes thoughtful consideration. This Section provides the Design Rules and Considerations to develop new landscapes, modifications to existing landscapes, and minor landscape alterations.

Landscape maintenance and alterations are an ongoing process for homeowners. In most cases no involvement of the ACC nor approvals for such activity is required. The sections within clarify when approval is or is not required, but briefly:

When ACC Approval is not required:

- Minor Landscape improvements or maintenance to front or side yard areas.
- Simple modification and maintenance of rear yard areas.
- See Section 7.3 below for examples of minor improvements.

When ACC Approval is required:

- All new home landscapes.
- Modifications to existing landscaping that goes beyond the minor improvements as identified in Section 7.3 below.

The ACC recommends that professionals be consulted for large scale landscaping projects, as there are many issues to consider when developing a landscape that many owners or local gardeners may not consider or know how to graphically represent or implement. Projects requiring ACC approval must obtain that approval before a homeowner begins their landscape project. Once plans are approved by the ACC, if warranted the project plans can then be submitted to the appropriate Placer County Building Services Division.

Additionally, landscaping may involve other elements in the design, particularly of concern are the following:

- Section 3 of the ARs, Site Preparation.
- Section 8 of the ARs, Ancillary Structures and Retaining Walls.
- Section 9 of the ARs, Fences and Gates.

Important resources and references, for the submittal and review process, are found within the Documents Section on the PCVHOA website:

www.placercanyonviewhoa.org

7.2 Landscape Definitions

Front Yard Landscape

This is the contiguous area along the street between the front curb and the face of the house, including that portion of side yard outside the fencing and visible from the street/sidewalk.

Rear Yard Landscape

This is the area partially or completely enclosed by fencing, vegetation, or walls, intended for private outdoor use in connection with the residence.

Street Side Yard Landscape

This is the area found along the street side of a home on a corner lot.

Landscape Elements

These are the materials or items typically used to landscape a property, including but not limited to trees, shrubs, plants, groundcovers, and hardscape.

7.3 Minor Improvements to Front, Side or Rear Yards (Exempt from ACC Review)

Approval is not required for small-scale landscape improvements or maintenance, which does not substantially alter the appearance of a lot. Some examples are:

- The replacement of annuals or ground cover.
- The replacement or addition of the same or similar type of landscape bark or rock material.
- The replacement or addition of the same or similar type of plants which are maintained at less than 5-feet in height.
- Trees or shrubs with a mature height of less than 10 feet.
- In the rear yard the addition or removal of planter boxes.
- Adapting watering systems to current requirements.
- The addition, removal, or modification of landscape lighting that is consistent with lighting requirements defined in Section 7.6.7 of the ARs, Lighting, and Article III, Article 3.3(j) of the CC&Rs.
- The maintenance and repair of any fencing or ancillary structures previously approved. A change of fencing or gate type requires ACC approval.

It is encouraged to discuss modifications with adjacent neighbors and address their concerns appropriately.

7.4 Modifications to Existing Landscape

ACC Approval is required for landscape modifications that impact the neighborhood, grading, and drainage, or go beyond the minor modifications identified under Section 7.3 above. Please contact the ACC if questioning the need for ACC approval.

In presenting modifications to an existing landscape, identify what is existing; as well as what is new, to understand the extent of the modification and the scope of work. Any existing ancillary structures, trees, or shrubbery to be removed or added must be clearly identified on the plans. Provide a plan showing the existing landscape, along with a separate plan showing how the landscape was modified. Special attention should be given to any modifications affecting drainage that could direct water into neighboring yards or cause erosion. See Section 3 of the ARs, Site Preparation.

7.5 New Home Landscapes

ACC approval is required for all new home landscapes including front, rear, and side yards.

In some cases, front yard landscaping is required as part of new home construction. In such cases, the homeowner provides the set of landscape plans to the ACC along with the ACC Project Application. When landscaping is not installed as part of the initial construction of the home, the owner shall install permanent front yard and street side yard landscaping within 120 calendar days after home construction is completed. Backyard landscaping shall be installed within 270 calendar days after home construction is complete.

Owners are encouraged to submit landscape plans to the ACC in a timely manner to ensure installation within the required time frames. Owners can apply for and receive a 60-calendar day extension to complete the improvements if the request is due to extreme weather conditions or other supervening forces beyond the control of the homeowner or the homeowner's agents.

During the period between the close of escrow and the completion of the landscaping, owners shall keep their lots free from hazards and nuisances as specified in Section 2 of the ARs, Construction and Personnel Standards.

7.6 Design Rules and Considerations

Landscaping shall be designed to complement, protect, and harmonize with the natural terrain, existing trees, and vegetation. Outlined below are some items that must be considered when developing a landscape.

7.6.1 PCVHOA Spatial Image

The spatial image is the environment that we all share and enjoy. It establishes our community as a desirable place to live and enhances the beauty of our neighborhood. Spatial image is one's experience from any location in PCVHOA, from an individual homeowner's window, deck, patio, or from a walk through the neighborhood. In landscaping the goal is to enhance and not detract from the spatial image.

7.6.2 Tree Preservation

Placer County regulations limit the cutting of certain trees. Please review the Placer County Tree Preservation Ordinance. Trees have specific requirements to consider in landscaping design. Also, see the *Living Among the Oaks* publication and Section 3.17 (n) of the CC&Rs for tree preservation and maintenance techniques.

Native oak trees are only one of the tree types that are regulated by Placer County, but they are also important to the PCVHOA environment and should be integrated into the landscape where they exist as much as possible.

7.6.3 Fire-Wise, Water-Wise Landscaping

PCVHOA recommends landscapes that are ignition-resistant to wildfires. The same traditional landscape elements are used to create an enjoyable environment, but different types of plants and their placement will influence and decrease fire behavior, while reducing water consumption.

Providing a defensible space, with non-combustible materials such as dirt, cement, or rock, close to the house and between your home and other structures will diminish the effects of fire which is desirable.

PVCHOA is certified as a Firewise community. The community also promotes water-wise landscaping. The websites below provide homeowners and landscape professionals with resources to help establish and maintain such a landscape.

www.placercanyonviewhoa.org

www.pcwa.net/smart-water-use/fire-wise-landscaping

[landscapingresources1.pcwa.net--\(Sites local nurseries and growers\)](http://landscapingresources1.pcwa.net--(Sites local nurseries and growers))

7.6.4 Landscape Elements

- Drought-tolerant plant materials and drip irrigation systems designed to conserve water shall be considered. See CC&R's Section 3.17(m) and Placer County web page regarding "drought tolerant plants".
- All Lots shall be landscaped with a combination of trees, shrubs, plants, groundcovers, lawn, artificial turf, natural vegetation, decorative rock, bark, hardscape, or other similar landscaping elements.
- Utilize a variety of plant materials to add natural character and to ensure a reasonable density of plants. Provide dense enough planting to avoid erosion or run-off problems. Of particular concern are sloped surfaces. Use of a Landscape Design professional is particularly valuable to avoid costly mistakes.
- Some use of lawn, especially in the area immediately adjacent to the street is acceptable so that a consistency between properties is maintained whenever possible. However, the PCVHOA encourages the use of water-wise ground cover in place of lawn where aesthetically pleasing.
- Plant shrubs and ground cover in great enough size and density to provide a continuous and mature finished landscape within a short period of time; one to three years after initial installation.
- Group plants in clusters.

- Consider the effect of shade and obstruction of view from large trees on adjoining properties, so as not to interfere with neighboring pools or other uses including impacting the spatial image.
- Follow the natural features of the property by planting plants that are compatible. For example, sinuous curved ground cover areas which are relatively level adjoining native oaks, or plants nested in rock clusters which vary in height.
- For retaining walls, decks, and screening see Section 8 of the ARs, Ancillary Structures and Retaining Walls: 8.3.9, 8.3.10, and 8.3.11, respectively.

7.6.5 Hardscape:

Materials such as brick, masonry, concrete, rocks, gravel, or other hard-scape materials shall be clearly marked on the landscape plan. A legend must be provided so that the ACC can easily determine the location and type of materials utilized. Select a hardscape that allows water penetration (e.g. pavers, gravel, bark) whenever possible.

7.6.6 Irrigation:

Water conservation is a consideration in irrigation design. Consider the following:

- In areas where there are native oak trees, drip irrigation may be required to avoid damaging the oaks. Spray irrigation under native oaks should not be used.
- Irrigation systems in all areas should be designed to minimize over-spray and water waste.
- Impulse-type systems (e.g. Rainbirds) are discouraged because overspray is difficult to control, and the system is noisy. They should not be used where noise is of particular concern. The ACC recommends water smart technology.
- Ideally the irrigation system should be a fully automatic underground watering system, either spray, drip, or a combination.
- Landscape plans shall describe the proposed irrigation system and detail installation methods.
- Back flow prevention devices shall be installed on domestic water service lines as required by the Placer County Water Agency. See Article III, Section 3.17(s) of the CC&Rs).

7.6.7 Lighting:

- Landscape lighting is used to enhance the beauty of landscape elements and illuminate pathways. It shall be of low intensity and shall be shielded and directed downward to minimize glare as to not affect the night-scape, privacy, or reasonable enjoyment of neighbors' properties. It is suggested that the lighting be turned off by 11pm. See Article III, Section 3.3(j) of the CC&Rs.
- Holiday Exterior Lighting: Colored outdoor lighting is limited to temporary usage during holiday seasons and shall be removed no later than 10 days after the holiday event. It is suggested that the lighting be set to turn off by 11pm. See Article III, Section 3.3(j) of the CC&Rs.

7.6.8 Grading, Drainage and Erosion:

With the sloping topography of most lots in PCVHOA, drainage is a critical concern. Each property owner should carefully consider how they will dispose of water runoff in a manner that will not impact adjoining properties or carry sediment or debris into common areas or streets. As a general principle, the movement of water from one property to the next should be no greater or more concentrated after landscape improvements on a site than before. See Section 3 of the ARs, Site Preparation.

Per the CC&Rs Section 3.17 (o), non-disturbance zones have been defined as 50-feet on either side from the Development's swales and 100-feet on either side from the Development's main drainageway for the purpose of watershed preservation and protection of water quality, and that these areas shall not be disturbed, nor shall the vegetation in these zones be disturbed, removed, or altered.

7.6.9 Lot Limitations, Setbacks and Easements:

Each lot has yard setbacks and easements, as described in the Development Notebook (See Appendix A) and identified in Section 4.2.1 of the ARs, Site Preparation, that must be considered when developing a landscape plan. Dimensions for these setbacks and easements must be identified on the landscape plans.

It is the homeowner's responsibility to verify that property lines, setbacks and easements are accurately incorporated into the final landscape.

7.6.10 Privacy:

Privacy between neighboring lots is an important consideration particularly in the rear yard where families enjoy entertainment. There are many ways to accomplish privacy with trees, shrubbery, and fencing.

7.6.11 Fencing and Gates:

Fencing is typically located on property line boundaries, especially in the rear yard area. Fencing and gates should meet and match neighbors in height and style. See Section 8.6 (c) of the CC&Rs and be consistent with the architectural and aesthetic standards prevailing within the development. Additional fencing requirements and recommendations are discussed in Section 9 of the ARs, Fences and Gates. Any exceptions to the CC&Rs and ARs require an approved variance.

It is important to ensure the location of the property lines. The ACC recommends surveying the property lines in association with the plot plan of the Development Notebook (See Appendix A). Ultimately, each homeowner is responsible for verifying that their property lines are accurate.

7.7 Documentation

All proposals should be submitted in graphic and digital format and be presented in such a way that they can be completely understood based on the drawings alone. The submittal checklist below is a tool to assist homeowners in that effort.

A set of landscape plans and documentation shall include the following:

- A plan of the entire lot with all buildings and other improvements is required for new landscapes, additions to landscapes, modifications, and grading alterations.
- The property lines, topography of the yard, setbacks, and easements shall be at a minimum scale of 1-inch=10-feet. Landscape plans or portions of plans showing all plants, landscape materials, and structures may need a larger scale, such as, ¼-inch=1-foot, to be legible depending on the yard size. The plans must be clear and easily read regardless of scale.
- For modifications to existing landscapes, increasing the drawing scale of the area under improvement may be appropriate.
- All existing elements to remain and to be removed shall be identified, including yard structures, fencing, rock outcroppings, equipment, ground cover, plants, and trees to name a few. Depending on the extent of the improvements, existing conditions are most often provided on a separate plan sheet and clearly indicated as existing conditions.
- Existing oak trees that measure more than 6-inches in diameter at a height 48-inches from grade shall be located on the plans, along with other native trees protected by Placer County.
- Every element including retaining walls, pools, sport courts, flag poles, antennas, pool houses, trellises, gazebos, sheds, screens, equipment, fences, hardscape, ground cover, irrigation, and lighting to name a few, shall be included on the landscape plans. See Section 9 of the ARs, Fences and Gates and Section 8 of the ARs, Ancillary Structures and Retaining Walls.
- A description of all varieties of plants, with the location of each tree and shrub clearly delineated on the plans shall be provided. A legend and color code for trees, shrubs, ground cover, and perennials, including their size at maturity is necessary.
- An indication of how drainage and erosion control is maintained must be graphically presented as described under Section 3 of the ARs, Site Preparation.
- Provide details of installation methods and means of construction as appropriate.
- Provide sprinkler system layout, valve box, and controller plans and details.
- Provide lighting layout and installation details.
- Provide photographs and references of the existing house and areas to be landscaped.
- Provide a complete written description of the scope of work.

7.8 Submittal Process

- See Section 10 of the ARs, Submittal Process, Review Process, Approval Criteria, and Commencement.
- See Section 11 of the ARs, Fees and Submittal Forms.

SECTION 8 ANCILLARY STRUCTURES AND RETAINING WALLS

8.1 General Information

An ancillary structure is subordinate to the main use of the home and can be attached to the home or freestanding. These structures vary greatly in purpose and are tied to the use they serve. A partial list of common ancillary structures and considerations for those structures are provided under Section 8.3 of the ARs below.

Several of the projects listed in Section 8.3 are straight forward and uncomplicated while others are complex, and it is recommended that design professionals and contractors be consulted. There are many issues to consider when developing an ancillary structure and they must be graphically and digitally represented in a manner that can be understood by the ACC.

Additionally, the project may encompass other elements in the design, and of particular concern are the following Sections of the ARs:

- Development Notebook - Plot plan for lot (See Appendix A)
- Section 3 Site Preparation
- Section 4 New Home Construction, Site Limitations and Design Rules
- Section 7 Landscape Design and Modifications
- Section 9 Fences and Gates

Approval by the ACC must be obtained before the homeowner begins a project and prior to submitting it to the Placer County Building Services Division.

Important resources and references for the submittal and review process, are found within the Documents Section on the PCVHOA website:

www.placercanyonviewhoa.org

8.2 Design Rules and Considerations

- Ancillary structures shall not interfere with the reasonable enjoyment of any other homeowner's property. See Article III Section 8.6 (b) of the CC&Rs)
- Ancillary structures should harmonize with the design of the main house and landscaping. See the following Sections of the ARs: 4 New Home Construction, and Section 7 Landscaping Design and Modifications.
- Structures should be designed and located to maximize privacy.
- Exterior lighting shall be of low intensity and shall be shielded and directed downward to minimize glare as to not affect the nightscape, privacy, or reasonable enjoyment of neighbors' properties. It is suggested that the lighting be turned off by 11pm. See Article III, Section 3.3(j) of the CC&Rs.
- Mechanical equipment shall be located to minimize noise and not interfere with the reasonable enjoyment of any other homeowner's property. The equipment shall be screened from adjoining properties and the street. See Section Article III, Section 3.13 of the CC&Rs.

- Topography and drainage must be considered. See Section 3 of the ARs, Site Preparation.

8.3 Specific Ancillary Structures

8.3.1 Pool Houses, Sheds, and Gazebos

- Structures visible from neighboring properties or common areas should be designed to enhance the neighborhood and limit their visual impact .
- Follow the design rules under Section 4 of the ARs, New Home Construction.
- It is the homeowner's responsibility to ensure that property lines, setbacks and easements are accurately incorporated into the design. It is recommended that a property line survey be carried out.

8.3.2 Swimming Pools, Hot Tubs, Jacuzzis, and Water Features

- Pool design should generally complement the house.
- It is recommended that the homeowner seek professional engineering and contracting services to properly design the project.
- It is the homeowner's responsibility to ensure that property lines, setbacks and easements are accurately incorporated into the design. It is recommended that a property line survey be carried out.
- See Section 9 of the ARs, Fences and Gates.
- Mechanical equipment shall be located to minimize noise and appearance from neighbors.
- Water features must consider the noise and lighting effects on neighboring properties.
- Pool lighting should follow Section 7.6.7 of the ARs, Lighting,

8.3.3 Tennis, Basketball and Other Sports Courts

- No basketball standards, hoops, backboards, or other fixed sports apparatus shall be attached to any residence or garage or erected without approval by the ACC. See Article III, Section 3.15 of the CC&Rs, Sports Apparatus.
- Sports apparatus shall not face the street and shall be located so as not to interfere with the reasonable enjoyment of any other homeowner's property.
- Standards must be painted a dark color and located in back or side yards.
- Exterior lighting shall be of low intensity and shall be shielded and directed downward to minimize glare as to not affect the night-scape, privacy, or reasonable enjoyment of neighbors' properties. It is suggested that the lighting be turned off by 11pm. See Article III, Section 3.3(j) of the CC&Rs.

8.3.4 Flag Poles

- Flagpoles must not exceed the height of the house.
- Lighting on top of flag poles shall not be predominate or affect a neighboring property.
- The reasonable enjoyment of neighboring properties and the nightscape are given priority when considering approval of flag poles.
- Approval is determined on a case-by-case basis.
- See Article III Section 3.7 of the CC&Rs, Signs.

8.3.5 Back-Up Generator Systems

- See Article III, Section 3.13 of the CC&Rs, Machinery or Power Equipment.
- The Contractor will provide the homeowner with the placement of the units and obtain all permits necessary from Placer County Building Services Division.
- Locate mechanical equipment to limit the noise and visual impact to neighbors.

8.3.6 Solar Collection Units

- All solar collection devices shall be integrated aesthetically and screened as much as possible from adjacent portions of the development.
- The solar contractor will provide the homeowner with the placement of the units and obtain all permits necessary from Placer County Building Services Division.
- The ACC requires the submission of documentation on solar collection units for informational purposes.

8.3.7 Antennas/Satellite Dishes

- No antenna greater than one meter (39.4 inches) in diameter shall be installed such that they are visible at ground level from any adjacent lot or common area. See Article III, Section 3.8 of the CC&Rs, Antenna and Satellite Dishes.
- The antenna should not be higher than the roof.
- The ACC requires the submission of documentation showing the location and appearance of antennas.
- Remove unused antennas or satellite dishes.
- Study on Antennas may be found in Appendix D or on the website.

8.3.8 Electric Vehicle Charging Stations — Exterior Only

- Charging stations placed on the exterior of the home should be as inconspicuous as possible and require ACC approval.
- Charging stations placed on the inside of a structure do not require approval.

8.3.9 Retaining Walls and Built-in Seating

Retaining walls while innocent looking are complicated structures that require design. They resist the natural pressure of soil and water but also add a sculptural element to the landscape. Retaining walls affects the natural grade and water flow which can be complicated and require engineering. Below is a partial list of concerns.

- ACC approval is required for all retaining walls regardless of height, character, and finish. They shall be depicted on the landscape plan and structurally detailed.
- There are many types of retaining walls, the five most common are CMU block, concrete, wood, keystone, and stacked stone.
- The height of a retaining wall is measured from the bottom of the footing to the top of the wall.
- Retaining walls visible from the common area shall be no higher than 6-feet or longer than necessary.
- Provide for landscaping at the top and bottom of retaining walls.
- Design the retaining wall against overturning, sliding, bending, shear, and deflection.
- Provide drainage behind the wall to prevent water pressure build-up and direct the drainage water appropriately. This water may not be dispersed directly to neighboring properties.
- All retaining walls require an attractive finish that visually blends with the main house in character, form, and detailing.
- See Section 3 of the ARs, Site Preparation.

8.3.10 Decks and Patios

Decks and patios shall consider space, visual limits, texture, form, and perspective as well as natural considerations such as sound, wind, shade, and sun. They can be connected to the house or freestanding; each has its own requirements. Consider the following:

- Decks and patios should be located to maintain privacy as much as possible.
- The finishes and character shall be consistent with the home style.
- Licensed professionals will help with the design and constructability.
- The ACC recommends fire-wise construction materials.
- Consider the lighting requirements under Section 8.3.12 of the ARs below.
- Skirting under exposed ground level decks is encouraged for fire safety. Skirting materials should be of ignition resistant materials.

8.3.11 Screening

- Screens shall be of permanent solid construction and be positioned so that the privacy and visual separation will not interfere with the reasonable enjoyment of any other homeowner's property (Article VII Section 8.6 (b) of the CCRs).
- Recreational vehicles shall be screened utilizing solid structural materials that are permanently anchored to the ground. (Article III Section 3.5 of the CCRs)

- The design elements should complement the main house visually in character, form, and detail.
- Lattice, canvas, or any other non-permanent material or structure used for screening is not acceptable.
- Attention to proper setbacks is required.

8.3.12 Lighting

- Exterior lighting shall be of low intensity and shall be shielded and directed downward to minimize glare as to not affect the night-scape, privacy, or reasonable enjoyment of neighbors' properties. It is suggested that the lighting be turned off by 11pm. See Article III, Section 3.3(j) of the CC&Rs.
- Holiday Exterior Lighting: Colored outdoor lighting is limited to temporary usage during holiday seasons and shall be removed no later than 10 days after the holiday event. It is suggested that the lighting be turned off by 11pm. See Article III, Section 3.3(j) of the CC&Rs.

8.4 Documentation

All proposals should be submitted in graphic and digital format and be presented in such a way that they can be completely understood based on the drawings alone. Plans and documentation for ancillary projects vary in complexity depending on the type of improvement. In general, a set of project plans shall include the following:

- A plot plan of the lot with all buildings and structures showing the location of the improvement and existing elements.
- The property lines, topography of the yard, setbacks, and easements shall be at a minimum scale of 1-inch=10-feet.
- For the location under improvement, a larger scale such as, ¼-inch=1-foot, is often appropriate depending on the type of improvement.
- Provide construction detailing specific to the ancillary structure to be built. Roof, floor, foundation plans and elevations may be required depending on the improvement to be made. See Section 4.6, of the ARs, New Home Construction, Documentation.
- An indication of how drainage and erosion control is maintained must be graphically presented as described under Section 3 of the ARs, Site Preparation.
- Provide a complete written description of the scope of work.
- Consider providing photographs and references of the existing conditions as appropriate for clarity.

8.5 Submittal Process

- See Section 10 of the ARs, Submittal Process, Review Process, Approval Criteria, and Commencement.
- See Section 11 of the ARs, Fees and Submittal Forms.

SECTION 9 FENCES AND GATES

9.1 General Information

Fences and gates have many important functions, they provide safety, define property lines, and add an extra layer of vertical beauty to the landscape. Fences provide security for pets and from wildlife as well as the occupants of the home. Gates offer an entry to the yard but can also be a signature statement and provide a transition from one area to another. Open fences coupled with plant material are the preferred type because they allow for filtered views and are fire resistive. Closed fencing has the opposite appearance; however, the ACC recognizes the need for both open and closed fences and gates. A Study on Fences may be found in Appendix C and a Study on Gates may be found in Appendix D or on the website.

Plans for new fences and gates must be submitted to the ACC for review and approval. Maintaining an existing fence with like material does not require ACC approval unless there is a change in design, material, or height. All fence design proposals shall be submitted in graphic and digital form that can be clearly understood by the ACC during the review process. Construction of new or redesigned fences or gates without ACC approval is not in compliance and may be subject to Article VIII, Section 8.15 of the CC&Rs.

Important resources and references, for the submittal and review process, are found within the Documents tab on the PCVHOA website:

www.placercanyonviewhoa.org

Please review:

- Section VIII of the CC&Rs
- Section 3 of the ARs, Site Preparation.
- Section 7 of the ARs, Landscape Designs and Modifications.
- Development Notebook for Individual plot plans, property lines, setbacks, and easements (Appendix A).

It is recommended that a licensed fence contractor be utilized to ensure stability and longevity of the fence.

9.2 Design Rules and Considerations

The ACC reviews a plot and elevation plan for fences and gates for their visual character and compatibility with adjoining property and common areas within the community. The main elements under review are presented below. The general principle is 'meet and match' the neighboring properties.

9.2.1 Design Characteristics

- Fence and gate design should not interfere with the reasonable enjoyment of any other homeowner's property (Article VIII Section 8.6 (b) of CC&Rs).
- All fence and gate designs must flow with the visual characteristics of existing and adjoining fencing. In other words, meet the fence height and match the style.
- Visually open fences and gates, such as wrought iron, are preferred, coupled with the use of planting materials that create privacy.

- Fence style and design installed on a common property line should be agreed upon by adjoining neighbors.
- Drainage requirements should be addressed when installing fencing, and not interfere with neighboring properties.
- It is the homeowner's responsibility to ensure that property lines, setbacks and easements are accurately used for fences and gates. It is recommended that a property line survey be carried out.

9.2.2 Materials

- Wrought iron fencing and gates are preferred because of their durability and fire resistive qualities.
- Low maintenance and high-quality materials are recommended.
- Capped redwood fencing is acceptable but must be painted or stained, and fire treated.
- The attachment of a wooden fence or gate to any structure must be fire-resistive material, for example wrought iron, Trex, or similar material.
- Masonry, natural stone, Keystone, or brick give character to any fencing.
- Chain-link or similar materials are not allowed where visible from the neighborhood.
- Spear-top wrought-iron fencing is discouraged.
- Electric fencing is not allowed. Invisible dog fencing that is approved by the ACC is allowed.
- Combined materials are attractive and should be considered.

9.2.3 Height Limitations

- New front, rear or side fencing and gates shall not exceed 60-inches in height and shall meet and match existing front, rear, or side fencing.
- Pre-existing fences and gates higher than 60-inches shall not exceed 60-inches if replaced or renovated.
- Fence and gate design should not interfere with the reasonable enjoyment of any other homeowner's property.

9.3 Documentation

Fence and gate design proposals should be submitted with landscape plans for new homes, but they can be submitted separately or when changes to the fencing are made. Plans should be submitted in graphic and digital form and be presented in such a way that they can be completely understood based on the drawings alone. ACC strongly recommends utilizing licensed professionals to prepare project plans.

The submittal checklist below is a tool to assist homeowners in presenting their set of project plans.

- Provide a plot plan showing the following:
 - Show shape and size of property including dimensions drawn at a scale greater than or equal to 1-inch = 10-feet. (See the Development Notebook for property lines, setbacks, and easements).
 - Identify the location of all existing and new fences and gates. A legend is appropriate to indicate different types of fencing or new verses existing fences and gates.
 - The footprint of the proposed dwelling unit shall be clearly defined in relationship to the property lines and fencing.
 - Setbacks must be dimensioned perpendicular to the property lines.
 - Locate any easements, power poles, waterways, septic lines, drainage fields, storm drains, curbs, sidewalks, gutters, and utility services.
- Provide an elevation of the fencing and gates to be utilized. Use a scale of 1-inch= 1-foot to clearly depict the details of the fencing or gate. Pictures may be appropriate.
- Show color scheme, with a minimum of 3-inch x 3-inch color samples. Color indications should be on the elevation drawings.
- Detail how the fence is to be installed. Include foundation support.
- Provide a reduction of the site plan to 11-inches x 17-inches (to include the house and all major landscape features). This is in addition to full sized plans.
- Pictures of the existing conditions are greatly appreciated, including panoramic pictures.

9.4 Submittal Process

- See Section 10 of the ARs, Submittal Process, Review Process, Approval Criteria, and Commencement.
- See Section 11 of the ARs, Fees and Submittal Forms.

SECTION 10 SUBMITTAL PROCESS, REVIEW PROCESS, APPROVAL CRITERIA AND COMMENCEMENT

10.1 General Information

Before submitting a project to the ACC, please review the ARs in their entirety to determine the sections applicable to the project. Incorporate the Design Rules into the required Documentation specified within each section of the ARs.

The ACC's approval criteria are based on compliance with the ARs, and the governing documents mentioned within. Therefore homeowners, designers and builders must understand the ARs to create a successful project. The ACC is also a source of information and is there to help.

To present a project to the ACC, use the following Section 10.2 Submittal Process below. Once the project is submitted, the standard timeline for project review is 45 days. Projects that are incomplete will have longer review and approval time. Simple projects are often reviewed and returned in a timelier fashion.

All proposals, regardless of scope, shall be submitted in a graphic and digital format and be presented in such a way that they can be completely understood based on the drawings and a written description of the project.

10.2 Submittal Process

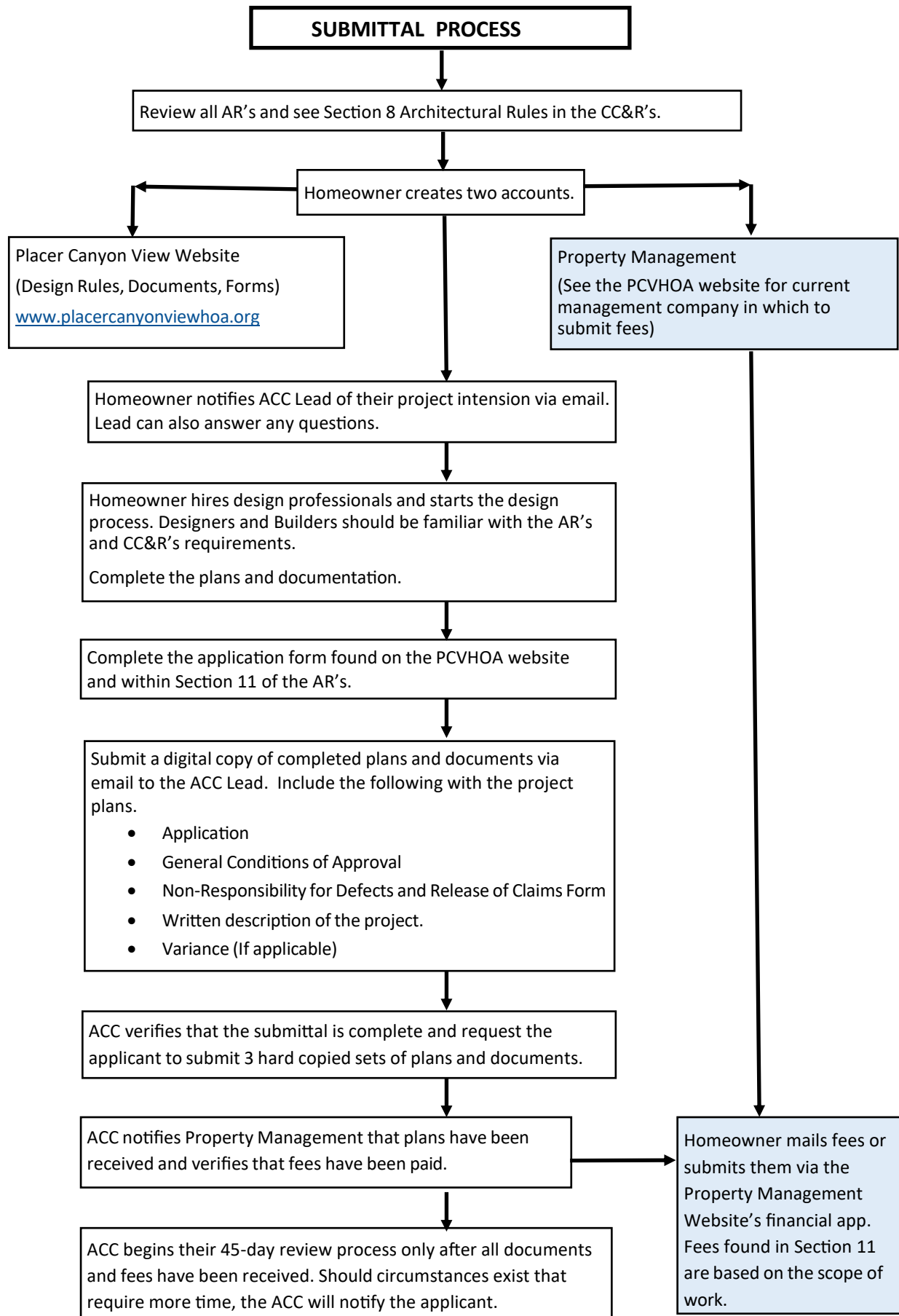
The submittal process is the same regardless of the type of work intended. Below is an itemized list identifying the process. The Flow Chart that follows this list provides a snapshot of the process and acts as a quick reference guide.

- Review the Documents portion within each applicable section of the ARs to understand what needs to be submitted to the ACC.
- Do not submit the project to the County until you receive approval from the ACC. The County will be looking for the ACC approval stamp.
- Establish accounts on the PCVHOA website and the Management Company portal. The PCVHOA website gives the governing documents, and the ACC team information. The Management Company portal provides contact information that accepts fees electronically.

<https://www.placercanyonviewhoa.org/>

- Notify the ACC of intention to submit a project.
- Collate all finalized project plans and documents into one or more PDF files.
- Complete the ACC Project Application
- Complete and sign the following documents and submit them along with the application above.
 - General Conditions of Approval
 - Non-Responsibility for Defects and Release of Claims Form.
 - Written description of the project.
 - Acknowledgement of Documents.

- Electronically submit the application and forms via email to the ACC Lead.
- The ACC Lead will determine if the electronic submittal is complete and request that three (3) hardcopy sets of all documents be delivered.
- Review the Section 11.4 of the ARs, Fee Schedule and select the appropriate fees. Electronically submit these fees through the Management Company portal or mail them directly to the Management Company contact information found on the PCVHOA website.
- When the ACC receives your application, they will verify that the Property Management Group has received your fees.
- Project review will be initiated only after all necessary documents and fees have been received. At this time an email will be sent to the Homeowner establishing the “Start Date” for project review.
- The ACC will review the project within 45 days and provide the homeowner with approval or request clarification. If circumstances require additional review time the applicant will be notified.



10.3 Approval Criteria

Approval or disapproval of the ACC shall be based on, including but not limited to, the following:

- Owner compliance with these ARs, the governing documents, and Development Notebook pertaining to the content and procedures for submitting project plans and specifications.
- Whether the improvement is consistent with overall quality for the design and maintenance of their site development.
- Whether the Improvement interferes with the reasonable enjoyment of any other homeowner's property (Article III, Section 8.6 (b) of the CC&Rs).
- Whether the Improvement will be consistent with the architectural and aesthetic standards prevailing within the Development and is in harmony with the external structures and/or landscaping within the Development. The improvement shall be consistent with the plan and scheme of the Development and the essence of the CC&Rs.
- Whether the Improvement conforms to such rules and regulations as may be adopted in the future by the Board in accordance with the CC&Rs and Bylaws.
- Whether the application is complete and provides the required detailed information.

10.4 Appeals Process

- The Appeals Process is governed by Article VIII, Section 7 Appeal of Decision of the ACC to Board in accordance with the CC&Rs.
- The CC&Rs Section states: Upon request the Board shall review (affirm or alter) any decision of the ACC, provided that any such request for review shall be presented to the Board within 30 days after the ACC's findings. The Board shall review such requests and render a decision.
- A written notice of the Board's decision shall be sent via email and US Mail to the Owner who submitted the request within 45 days after the request for review is presented to the Board.
- The Board may request additional time for fact finding or research.
- If the Homeowner wishes to appeal the ACC decision to the Board, a detailed request for review with specific reasons and citations of CC&Rs, Architectural Rules, and any communication from the ACC supporting the appeal must be included that might support the appeal. The Board will then refer the matter to independent meditation.

10.5 Commencement

Upon receipt of an approval pursuant to Article VII of the CC&Rs and Section 10 of the ARs, the owner shall, as soon as practicable, satisfy all conditions thereof and diligently proceed with the commencement and completion of all construction, reconstruction, refinishing, alterations and/or excavations pursuant to said approval. Commencement by the owner shall occur, in all cases, within 90 days from the date of such approval. If the owner fails to comply with this section (Article VII

Section 12 CC&RS), any approval previously given shall be deemed revoked unless the ACC, upon the written request of the owner made prior to the expiration of the 90-day period, extends the time for such commencement. No such extension shall be granted except upon a finding by the ACC that there has been no change in the circumstances upon which the original approval was granted.

SECTION 11 FEES AND SUBMITTAL FORMS

11.1 Fees for Submission

The Board has the authority to adopt a schedule of reasonable application fees. Fees may be updated from time to time. See Section VIII, Section 4 Architectural Rules and Policies of the CC&Rs.

These fees are presented on the Fee Schedule enclosed and identify a Non-Refundable fee for the type of project being proposed; along with a Refundable deposit to be returned to the homeowner when the project is finalized. Both fees must be received by the Management Company for the application to be considered.

11.2 Remittance Payment of Fees

- Preferred Method: Electronically via the Management Company Portal.
- Via Check: Payable to Placer Canyon View Homeowners' Association with Homeowners' Lot Number, the project name, and address on the check. All Fees are mailed to Management Company found on the website.
- Return of Deposit(s): See Section 12 Returns of Deposit(s) and Completion of Project of the ARs.

11.3 Submittal Forms

A sample copy of each form is found in Appendix B which must be submitted as part of the total Submittal Package. Printable copies of all forms are available on the PCVHOA website under the Documents tab.

- ACC Project Application Form
- General Conditions of Approval
- Non-Responsibility for Defects and Release of Claim
- Acknowledgement of Documents
- Request for Return of Deposit(s)

11.4 Fee Schedule as of September 8, 2024

Home Construction: Plan Review	\$1,000 refundable deposit, and \$500 non-refundable Administrative/design review fee
Front Yard Landscaping Plan Review:	\$600 refundable deposit, and \$300 non-refundable Administrative/design review fee
Rear/Side Yard Landscaping Plan Review:	\$600 refundable deposit, and \$200 non-refundable Administrative/design review fee
Modifications to Existing Homes: • Painting and Reroofing: • Major Modifications:	Painting & Re-Roofing: \$100 non-refundable Administrative/design review fee Major Modifications: \$600 refundable deposit, and \$300 non-refundable Administrative/design review fee
Attached and Detached Ancillary Structures: • Pool Houses, Sheds, Gazebos, • Swimming Pools, Hot Tubs, & Spas • Retaining Walls, Trellis, and Other Miscellaneous Structures	\$600 refundable deposit, and \$300 non-refundable Administrative/design review fee
Attached and Detached Ancillary Structures: • Flag Poles • Back-Up Systems, Solar Collection Units, Antenna & Satellite Dishes, EV Charging Station	No Fee
Accessory Dwelling Units:	\$1,000 refundable deposit, and \$500 non-refundable Administrative/design review fee
Revision resubmittal fee for incomplete project plans. Second Review or Modifications of Plans.	\$500 non-refundable deposit

SECTION 12 RETURN OF DEPOSIT(S) AND COMPLETION OF PROJECT

12.1 General Process

- Homeowner completes the form Request for Return of Deposit(s) found in Appendix B and submits it either digitally or physically to the ACC Team.
- Attach the following to the form:
 - Photos of the completed project.
 - Any additional information that the Homeowner wishes to include.
 - A copy of the County's Final Inspection, when applicable.
- ACC Lead verifies the information on the form is accurate and complete.
- The ACC Lead then forwards this package to the remaining ACC Team members.
- The ACC Lead requests the Management Company to return the refundable deposit to the Homeowner.
- The following Sections of the CC&Rs govern this process: Article VIII, Section 4 Architectural Rules and Policies; Article VII, Section13 Completion; and Article VIII, Section14 Inspection.

SECTION 13 ENFORCEMENT

13.1 General Information

If improvements or any modification are proceeding without proper approval and/or is not in compliance with the approved set of project plans and specifications, the Association shall be entitled to exercise enforcement remedies specified in Article XII of the CC&Rs,

The areas discussed below provide the general conditions under which the Association has authority to enforce the ARs. Failure to comply with these requirements may result in the fines specified in Section 14 of the ARs, Fines. See Articles VIII, Sections 11 through 8.17 of the CC&Rs.

13.2 ACC Enforcement

In addition to other enforcement provisions set forth in the CC&Rs, the ACC shall have the authority to order an abatement of any construction, alteration or other matter for which approval is required, to the extent that it has not been approved by the ACC or that it does not conform to the approved set of project plans and specifications submitted to the ACC. Such an order may be issued in any reasonable form, including, but not limited to, posting a notice of violation on the property. Once such an order is posted or received by the Owner, whichever occurs first, the Owner shall cease all work until such Owner has received ACC approval of a written plan for bringing such matter into compliance with the provisions of the CC&Rs and these Rules.

If the Owner fails to remedy any noncompliance within thirty (30) days after receipt of written notice of noncompliance, the Board shall then set a date on which a hearing shall be held regarding the alleged noncompliance. The hearing date will not be more than thirty (30) days nor less than fifteen (15) days after the notice of noncompliance is issued to the Owner. If a noncompliance is determined to exist, the Board may require the Owner to remedy or remove the same within such a period or within any extension of such time period as the Board at its discretion may grant.

If the Owner fails to take corrective action after having a reasonable opportunity to do so, the Board, at its option, may either remove the noncomplying Improvement or remedy the noncompliance and the Owner shall reimburse the Association for all expenses incurred therewith upon demand. If such expenses are not properly repaid by the Owner to the Association, the Board shall recover such expenses by levying an Individual Charge against the Owner.

13.3 Inspections

The ACC or its duly authorized representative may enter on to any Lot, from time to time, during or after construction or installation of any Improvement for the purpose of inspection of such Improvement to determine whether it was performed in substantial compliance with the approved project plans and specifications. Following completion of construction or the project, the ACC may not enter onto a Lot without obtaining the prior permission of the Owner; provided, however, that such permission shall not be unreasonably withheld and shall be given within forty-eight (48) hours of the request for entry.

13.4 Completion Deemed Not to Be Approved

No work for which approval is required shall be deemed to be approved simply because it has been completed without a complaint, notice of violation or commencement of a suit to enjoin such work. Fine schedules will apply until the approval process requirement has been met (See Section 14 of the ARs, Fines). A copy of the County Final is considered to be Proof of Completion. When provided to the ACC, the ACC can then determine if more is to be done to meet ACC Rules and if the deposit can be returned.

13.5 Expiration of Approval

The owners shall complete the construction, reconstruction, refinishing or altering of any improvements within one year (1 year) after commencing construction thereof, except and for as long as completion is rendered impossible or would result in great hardship to the owner due to strikes, fires, national emergencies, natural calamities, or other supervening forces beyond the control of the owner or his agents. If an owner fails to comply with this section, the ACC shall proceed in accordance with the provisions of Section 8.14 and 8.15 of the CCRs as though the failure to complete the improvements was a non-compliance with approved project plans.

13.6 Limited Liability

Neither the Board, the ACC, nor any Member thereof, shall be liable to the Association or to any Owner for any damage, loss of prejudice suffered or claimed on account of any mistakes in judgment, negligence or nonfeasance arising out of: (a) the approval or disapproval of any project plans, drawings and specifications, whether or not defective; (b) the construction or performance of any Improvement project, whether or not pursuant to approved project plans, drawings and specifications; (c) the development of any property within the Development; and/or (d) the execution and filing of an estoppel certificate pursuant to the CC&Rs, whether or not the facts therein are correct; as long as the Board, the ACC, or such Member has acted in good faith on the basis of such information as may be possessed by them at the time their decision was made.

13.7 Compliance with Governmental Regulations

Review and approval by the ACC of any proposals, project plans or other submittals pertaining to Improvements in no way shall be deemed to constitute satisfaction of, or compliance with, any building permit process of any other governmental requirements, the responsibility for which shall lie solely with the Owner who desires to construct, install, or modify the Improvement. Similarly, the approval of the ACC shall in no way be deemed to be a determination that the Improvements are structurally sound.

13.8 Meetings

The ACC shall meet from time to time as necessary to properly perform its duties here. The vote or written consent of a majority of the ACC members shall constitute the action of the ACC and the ACC shall keep and maintain a written record of all actions taken.

SECTION 14 FINES

The following is a list of the fines (as of September 8, 2024) associated with specific noncompliance issues. Fines shall be paid by the homeowner. The homeowner is responsible for all General Contractors, sub-contractors, material suppliers, etc. that are associated with the project. Fines for repeated violations shall be doubled. Placer Canyon View Homeowners' Association may, at the homeowner's expense, authorize an outside party to correct situations on a project, which the General Contractor has failed to correct. See Article VIII, Section 8.15 Enforcement in the CC&Rs.

Fines are payable to Placer Canyon View Homeowners' Association either electronically via the Management Company Portal or a check with Homeowners' Lot Number and address on the check.

Best Management Practices (BMP)

Missing or inadequate fencing	\$250.00
Missing or inadequate soil stabilization	\$250.00
Missing or inadequate soil retention	\$250.00
Excessive Dust	\$100.00

Construction Violations

Beginning construction without ACC written approval	\$3,000.00
Construction continuing beyond 18 months	\$500.00 per month
Unauthorized site alteration	\$1,500.00
Unauthorized blasting	\$1,500.00
Improper signage or location of signage	\$100.00
Alcohol or Drugs on Site	\$250.00
Loud Noise/Nuisance	\$250.00

Tree, Brush & Limb Removal

Tree removal from common area or neighboring property	\$2,000.00
Unauthorized tree removal from own property	\$2,000.00

Completion of Construction

Failure to complete site as described	\$1,500.00
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Trash & Debris Removal

Improper or inadequate daily cleanup	\$50.00 per day
Concrete washout in unauthorized area	\$250.00
Inadequate or missing trash bins	\$250.00
Missing Port-a-Potty	\$250.00

SECTION 15 VARIANCES

A variance is a divergence from the established rules. It is only granted by the Board, at its sole discretion, when special circumstances cause undue hardship for the owner, or the application of the governing rules fail to preserve the development's common plan as contemplated by the CC&Rs.

The application for a Variance must be sought by the homeowner from the Board after discussion with the ACC.

All variance applications shall comply with the procedures set forth in Article VIII, Section 8.10 Variances, Article III Restrictions and Use of Property of the CC&Rs, and of these Architectural Rules. The variance must include the following:

- The Variance Request Application
- A written explanation as to the specific circumstances affecting the homeowner's lot which warrants consideration of a variance.
- The specific rules within the CC&Rs, the ARs, Development Notebook, and Bylaws from which the Owner is requesting relief.
- A written understanding of the alternatives that have been considered by the owner and why they are unacceptable.
- The steps taken or to be taken to minimize the impact of the variance on the remaining owners within the Development.
- How the variance, if granted, will not interfere with the reasonable enjoyment of other property owners.

If a variance is granted, such variance shall not operate to waive any of the terms and provisions of these ARs, CC&Rs, or Bylaws for any purpose, except as to the improvement settled. The granting of one variance shall in no way serve as precedent or preclude the ACC from denying any subsequently requested variance.

SECTION 16 ABBREVIATIONS AND DEFINITIONS

Section 16.1 Abbreviations

ACC	Architectural Control Committee
ARs	Architectural Rules
ADU/JADU	Accessory Dwelling Unit and Junior Accessory Dwelling Unit. (See full definition below).
CC&Rs	Covenants, Conditions & Restrictions Give (First Restated recorded February 16, 2022) .
HOA	Homeowners' Association
PCVHOA	Placer Canyon View Homeowners' Association
TOPO	Topographic (plan). (See full definition below).

Section 16.2 Definitions

Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU)

- An Accessory Dwelling Unit or ADU is a small secondary living space to a single-family home. This can be a new detached unit, additional, basement or attic.
- A Junior Accessory Dwelling Unit (JADU) is a living unit of 500 square feet or less contained completely in a single-family dwelling or an accessory dwelling.
- An Accessory Dwelling Unit can be attached or detached from the primary dwelling. A Junior Accessory Home needs to be built within the framework of the primary dwelling or Accessory Dwelling Unit.

Ancillary Structures and Detached Ancillary Structures

Ancillary Structures for the purposes of this document are defined as, but not limited to:

- Out buildings such as pool houses, ADUs, JADUs, sheds, gazebos.
- Swimming pools, hot tubs, jacuzzi pools, tennis and other sports courts, basketball and other sports standards;
- Flag poles;
- Back-Up systems;
- Solar collection units;
- Antenna and satellite dishes;
- Electric vehicle charging stations that are located on the outside of a structure.

Development Notebook

Provides the original developer's site plan and partial topography plan for each lot in Canyon View. Elements such as property lines, setbacks, easements, water and sewer service entry points, trenches, and grade contours are shown. A "Building and Lot Requirements" form is also provided stating lot size, setbacks, maximum lot coverage, building height, maximum building space ratio, along with additional

comments. The Development Notebook can be found in Appendix A or on the Placer Canyon View website <https://www.placercanyonviewhoa.org/>

Drainage

The natural or artificial removal of a surface's water and sub-surface water from an area with excess water.

Erosion

The wearing away of soils, rocks and other deposits on the earth's surface by the action of water, ice, wind, etc.

Firewise/Water-Wise Landscaping

FireWise, Water-Wise Landscaping is the practice of designing and maintaining your yard in a way that reduces its vulnerability to wildfire while using minimal water.

Front Yard Landscape

This is the contiguous area along the street between the front curb and the face of the house.

Grading

The process of adjusting the slope and elevation of the soil around a home or a building. Usually done before construction, it is performed to even out the surface and provide a solid foundation to the infrastructure. The goal of grading is to:

- Provide the desired aesthetics of the property.
- Ensure proper drainage.
- Comply with zoning and other regulatory restrictions and requirements.
- Establish allowable height and depth of cuts, fills, and swales.
- Protect the environment with consideration for stormwater runoff, potential pollutants, and erosion.

Governing Documents

The Articles of Incorporation, CC&Rs and Bylaws collectively.

Homeowner

Owner of record and Homeowner shall be deemed the same and interchangeable.

Management Company

The current Company of record as designated by the Board of Directors

Management Company Portal

Website of the Management Company that the Homeowner signs into to pay dues, fees, and fines.

Natural Grade

The elevation of the original or undisturbed natural surface of the ground.

Rear Yard Area Landscape

This is the area partially or completely enclosed by fencing and/or walls and intended for private outdoor use in connection with the residence located on the lot of which such rear yard area is a part.

Sediment

Sediment is the loose sand, clay, silt, and other soil particles that settle at the bottom of a body of water. Sediment can come from soil erosion or from the decomposition of plants and animals. Wind, water, and ice help carry these particles to rivers, lakes and streams.

Site Survey

Property surveys are done to determine or confirm land boundaries, such as the plot of land a home sits on, and any sub-surface improvements, like a septic tank or well. They also identify other types of restrictions and conditions that apply to the legal description of a property, including easements or encroachments.

Spatial Image

The spatial image is the environment that we all share and enjoy. It establishes our community as a desirable place to live and enhances the beauty of our neighborhood. The ACC pays special attention to maintaining this image for the benefit of all residents. The spatial image is defined as one's experience from any location in PCVHOA community, from an individual owner's window, deck, patio, or from a walk through the neighborhood. Spatial image should not be impaired by improper vegetation, non-adherence to setbacks, non-appropriate fencing, improperly stored vehicles, or anything that blocks or diminishes the desired image.

Stamp of Approval

The Lead person of the ACC maintains possession of the Placer Canyon View HOA Stamp of Approval recognized by Placer County. Each member of the ACC signs and dates reviewed pages when plans are approved. Each page and the written documents must be signed and dated by a minimum of three of the five ACC members. In the case of digital plans, there will be a recognized digital mark. A third acceptable option would include a copy of the emailed approval letter that was sent to the homeowner that includes the email addresses of all ACC members, printed, signed and US Certified Mailed to the homeowner with a cover letter for the homeowner to take to Placer County.

Street Side Yard Landscape

This is the area found along the street side of the home on corner lots. The importance of this area is often overlooked in a single-family residential development, with the result being narrow weed patches between the sidewalk and the adjacent private fence.

Topographic Plan (Topo)

Detailed maps that represent the graphic features on the Earth's surface. The map uses contours lines to represent relief, and other geographic features such as infrastructural development, water bodies, buildings, and other prominent features. Contour lines are lines that join places of equal height and make it possible to show heights and shape of physical features. Topographic maps are two-dimensional maps that represent a three-dimensional Earth surface. They are different from other maps in that they show both vertical and horizontal positions of the terrain. Apart from contour lines, colors, labels, and symbols are also used to portray the shapes and location of the geographical features.

Website

The official HOA website:

<https://www.placercanyonviewhoa.org/>

Documents referred to within the ARs are found on the site as well as other important information about PCVHOA.