

PARK IMPERIAL COMMUNITY ASSOCIATION

Architectural Standards

As of January 18, 2021

1. These standards have been established to supplement and clarify the limitations placed on Homeowner's use, repair, maintenance, construction, and alteration of his/her property pursuant to PICA Architectural Standards established in January 1998 and then Restated Declaration of Covenants, Conditions, and Restrictions (CC & R's) dated August, 2000.

Additional standards may be added as required to preserve the architectural integrity of the complex by the existing board.

2. No exterior work shall ever commence without the expressed approval of the Architectural Committee and the Board of Directors (HOA Board). No structure shall be painted or repainted, erected, constructed, altered, added-to, replaced, substantially repaired; or restored upon, or moved upon any part of subject property by any owner: unless and until, the plans and specifications showing the construction nature, kind, shape, height, material, and exterior color scheme thereof, are approved by the Architectural Committee and the HOA Board. In addition, if requested, a plot plan indicating the location of such structure on the site to be built upon grading plans of the site, and copies of required permits, shall be submitted to and approved by the Architectural Committee and the HOA Board.

The standards herein reflect the intent of the Architectural Committee and the HOA Board to allow Homeowners the maximum leeway in maintaining their condominium units while also preserving the architectural integrity and character of the complex consistent with its original design. The basic intent is to provide Homeowners with guidelines to use when considering or preparing for any repairs or alterations to their units.

Written approvals given to homeowners prior to March 1, 2016 will not be rescinded (except as provided in the paragraph below, related to the replacement, transfer of title, or when unit is sold by a current homeowner.) Going forward future repairs and/ or alterations to the exterior structural walls including roofs, inside patios, entrances, patio walls or gates or any aspect visible from the common area of the complex must be reviewed and approved in writing prior to any work beginning.

Any discrepant feature of the unit must be brought into compliance with these standards upon replacement, major remodel/renovation, transfer of title, or when unit is sold. An exterior Work Request form is attached. Additional copies may be obtained by contacting Personalized Property Management (760) 325-9500.

3. The Architectural Committee shall periodically inspect the exterior of all unit's safety conditions, deterioration or unapproved changes or unauthorized departures from these standards and report such to the HOA Board. Should the HOA Board find it necessary to remove, repair, and/or replace any such alterations, said removal, replacement, and/or repair will be at the Owner's expense.

ARCHITECTURAL STANDARDS

Homeowners shall use paint colors designated by the Association for "repairing /painting exterior house walls and trim." See Architectural committee or HOA Board for correct paint formula and brand.

No exterior changes to landscaping, including drainage, shall be done without written approval. No "tapping" into HOA irrigation lines for personal property irrigation.

All property shall be maintained in a clean, sanitary, safe, orderly condition, and all structures kept in good order and repair, adequately and presentably painted, and in safe condition.

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Entrance:

Door Style: The association wants to ensure that the community has an overall look that is compliant with these requirements. There are several styles of doors approved and will be used as a guide to the homeowner when property owner is replacing a door. Submit your request with style to the Architectural committee on the Architectural Variance Request Form (AVR) for approval prior to ordering any doors. Door color shall be limited to PICA exterior colors. PICA approved “Fire Roast Orange” can only be used with Architectural board approval based on unit having an approved PICA door. Patio door and window screens must be the appropriate material, height and width of the patio door or window. Security and front door screens and security bars are no longer allowed in complex.

Gates: See Guidelines on Gates. (Jams/Gates to be metal only)

Exterior Doors and Gates: Must be kept closed at all times.

Exterior Door Hardware: See Guidelines on Door Hardware.

Walk Entryway: No paint, carpet or tile. Trudy Richards tile must be visible and properly maintained. One entrance mat allowed maximize size approx. 24” x 36”

Carpeting and tile at the entry way is not permitted and must be removed by new owners when joining the association.

House Numbers: Supplied by PICA. No option. No nameplates, artwork, welcome signs etc... on front or visible parts of building.

Skylight: at entrance of the unit should be left open as per the original design of the complex. Skylight “cover” of clear or opaque, low profile, glass/plastic units may be allowed with Architectural and HOA Board approval of particular skylight cover requested. HOA approved roofer must be used for all roof work. Slats or solid coverings over skylight or entrance area may not be added.

Billboard: Original construction only. Cannot be removed.

Planter: Any resident desiring a planter in the common areas leading to the front door or placed near the front door in full view of the passageways needs to get approval of the planter from Architectural committee and HOA board.

Windows/ Doors: No added molding, grills or “decoratives”.

ALL changes to windows, doors, sliders etc.... must be approved by the Architectural committee and the HOA Board. There can be no changes to requirement that all windows where frames show must be clear anodized aluminum color as the originals were. No vinyl, wood or other materials.

Security or additional Lighting fixtures style and location must be approved by Architectural and HOA Board. Cannot light outside of the immediate patio area.

Rain Gutters: Must be the same color of the trim per HOA color palate

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Exterior Misters are not allowed.

Exterior wires /cords or other exposed cables must be concealed with casing or conduit and painted the color of the wall. Contact Architectural committee for approval of all exterior wiring / cords /cables and concealment along with placement PRIOR TO placement. Goal to minimize placement in public view.

Exterior Fixtures: See Guidelines on Exterior Lighting Fixtures.

Kitchen Patio Areas:

Wall: Slump stone existing wall color and texture with cement cap only.

Gates: See Guidelines on Gates. (Jams/Gates to be metal only)

Utility Shed: Shall be Wood (stucco optional). No extensive refitting above existing slump stone wall.

Shed doors in metal or solid wood doors with no design or embellishments on the doors.

Electrical Service Access: Board requires permit for electrical work in the shed

Windows/ Doors: No added molding, grills or “decoratives”.

ALL changes to windows, doors, sliders etc.... must be approved by the Architectural committee and the HOA Board.

There can be no changes to requirement that all windows where frames show must be clear anodized aluminum color as the originals were. No vinyl, wood or other materials.

Protective/ security bars are no longer allowed and must be taken down during remodel/renovation, replacement of windows or doors or when unit transfer of title, or when unit is sold.

Exterior Fixtures: See Guidelines on Exterior Lighting Fixtures.

Rear Living Room Patio:

Wall: slump stone of existing wall color and texture with cement cap.

Gate: See Guidelines on Gates. (Jams/Gates to be metal only)

Patio Cover: The only Patio “covers” allowed are 2 x 4 wood slats installed between the 2 long beams, at the height equal to the top of the beam. They must be of equal spacing and installed within the beam, not below or on top of the beams. No other coverings or materials can be installed on these or any of the other beams. ALL covers must be approved by Architectural committee and HOA Board prior to placement to any work being started.

Beams: The beams may not be changed. Trim color only. 4 X 10 - Long beams running from house to patio edge must be properly supported at end to prevent slippage on post.

Windows/Doors: No added molding, grills or “decoratives”.

ALL changes to windows, doors, sliders etc.... must be approved by the Architectural committee and the HOA Board.

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There can be no changes to requirement that all windows where frames show must be clear anodized aluminum color as the originals were. No vinyl, wood or other materials.

Exterior Fixtures: See Guidelines on Exterior Lighting Fixtures.

Bedroom Patio:

Wall: Slump stone of existing wall color and texture with cement cap.

Gate: See Guidelines on Gates. (Jams/Gates to be metal only) Required by fire code if no other exit.

Enclosures: The enclosure of patio as a room addition to unit is forbidden.

Windows/Doors: No added molding, grills or “decoratives”.

ALL changes to windows, doors, sliders etc.... must be approved by the Architectural committee and the HOA Board.

There can be no changes to requirement that all windows where frames show must be clear anodized aluminum color as the originals were. No vinyl, wood or other materials.

Exterior Fixtures: See Guidelines on Exterior Lighting Fixtures.

The HOA Board reserves the right to add any items to a particular unit that are not on this list but are in violation of safety standards or PICA architectural standards.

THE HOA BOARD OF DIRECTORS RESERVES THE RIGHT TO CHANGE AND/OR ALTER STANDARDS WITH Forty-Five (45) DAYS WRITTEN NOTICE TO HOMEOWNERS.

*ANY UNAPPROVED ALTERATIONS AND/OR CHANGES MADE AFTER THE HOA BOARD HAS REVIEWED AND APPROVED THE HOMEOWNERS REQUEST ARE SUBJECT TO REMOVAL AT OWNERS COST. ANY LITIGATION COMMENCED DUE TO THE APPROVAL OR NON APPROVAL OF ARCHITECTURAL STANDARDS AND GUIDELINES WILL BE BORN BY THE HOMEOWNER.