

Villaggio I at Rancho San Clemente



RULES AND REGULATIONS

June, 2002

VILLAGIO I AT RANCHO SAN CLEMENTE
RULES AND REGULATIONS
ARCHITECTURAL CONTROL PROCEDURES AND STANDARDS

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**Villagio I at Rancho San Clemente Homeowner Association
Rules and Regulations**

PARKING AND VEHICLES

1. Parking alongside any of the red curbs is not permitted. This is a fire regulation. Vehicles will be immediately towed at the owner's expense.
2. Street parking against the traffic is not permitted.
3. The speed limit within the Villagio I community is 15 mph. All stop signs must be observed.
4. Homeowners may only utilize street parking as overflow parking only after all attempts to fill the garage and driveways are made.
5. Vehicle parking may not extend into the street.
6. Vehicles without current registration may be towed after seven (7) day notice is placed on the vehicle.
7. All vehicles that are parked over 72 hours in the same spot without prior authorization from the Board will be towed at the owner's expense.

RECREATIONAL, TRAILERS, COMMERCIAL AND OVERSIZED VEHICLES

1. Boats, trailers, commercial, recreational, or ¾ ton vehicles may not be parked on the driveways or streets except for loading and unloading. In no case may this be for more than five (5) hours in a twenty-four (24) hour period.
2. None of these vehicles may be parked on the streets between midnight and six a.m.
3. A special permit to park in excess of five (5) hours may be issued upon written application to the Board of Directors *in advance* of the scheduled parking. No more than four (4) extensions will be granted in one calendar year.
 - (a) Extensions may be denied based upon neighborhood complaints and the applicant may be instructed to park the vehicle in an area other than in front of his or her home for safety reasons during the duration of any approved extension.

Villagio I at Rancho San Clemente Homeowner Association Rules and Regulations

PETS

1. All dogs shall be on a short leash (no longer than six (6) feet and under the control of a responsible adult while outside the fenced area.
2. Dogs may not be tied or attached to the garage, cars or trees in any manner.
3. Residents and homeowners must pick up dog droppings and are responsible for any damage to the neighboring homes as well as the common area.

MAINTENANCE

1. Front Landscaping, if staked, must be kept neat at all times.
2. Residents and owners are responsible for watering of the landscaping in front of their home so that it is maintained in a healthy manner.
3. Your home address must be visible from the street.
4. Driveways must be grease and oil free. Homeowners are responsible for any damage to the driveway or street as a result of the above.

COMMON AREAS

1. Streets are to be used for vehicles only.
2. Skateboarding, roller skating/roller blades and scooters are prohibited on the streets and sidewalk areas.

**Villagio I at Rancho San Clemente Homeowner Association
Rules and Regulations**

ENFORCEMENT

All residents and owners may report violations. Written complaints should be submitted to the managing agent. Violations are also noted and reported by the Managing Agent, Board of Directors and Committees. The following actions may be taken:

FIRST VIOLATION

A warning letter will be sent describing the violation that needs to be corrected immediately.

SECOND VIOLATION

Upon a second or subsequent violation a notice of violation and a Hearing Notice will be sent. Violations of the Rules and Regulations or Covenants, Conditions and Restrictions (CC&R's) will carry fines. Owners have a right to appear on their own behalf in response to any violation hearing and assessment of a fine.

If you fail to appear and appeal the violation you may be charged a fine in accordance with the following:

Second Violation	\$25.00
Third Violation	\$50.00

Subsequent Violations of a repeating nature or non-compliance after a violation notice may bear a \$50.00 per month fine until the violation is corrected.

Architectural Control violations or violations that pose a threat to the community's safety may carry a harsher fine. The Board reserves the right to pursue any and all legal means to correct a violation.

Fines will be assessed to the owner's assessment account and are expected to be paid within the immediate thirty-day period following the assessment of the fine.

Violations should be reported to

*Curtis Management Company
4059 Oceanside Blvd. Ste. M
Oceanside, CA 92056*



**ARCHITECTURAL REVIEW AND CONTROL
PROCEDURES AND STANDARDS**

Villagio I at Rancho San Clemente
and
Rancho San Clemente Community Association

VILLAGIO HOMEOWNERS ASSOCIATION ARCHITECTURAL AND LANDSCAPING STANDARDS AND POLICIES

I ARCHITECTURAL

A. BACKGROUND

1. Villagio was planned, proposed and accepted by the City of San Clemente and then marketed in the mid-to-late 1980's as a Mediterranean Village by the sea; hence the unique colors and combinations (if you have been to Milan, Venice, areas of Greece or Spain, the similarities are very apparent).
2. The Villagio Board of Directors (BOD) working through the Architectural Committee (ARC) is charged with retaining the architectural concept and theme and overall design of Villagio for all its owners.
3. An addition or a change to the exterior or a significant change to landscaping (trees, large shrubs, and drainage) requires approval of the ARC and may require a building permit from the City of San Clemente. Architectural Change Request Forms may be obtained from our property manager and submitted by the homeowner in three copies, including drawings, to the management company to start the approval process.
4. Neighbor awareness is required on any change request. The neighbor's approval is not a condition to plans being approved by the ARC; rather, the intent is to advise adjacent and facing neighbors, who own property, of the proposed improvements by requiring their signature on the Architectural Change Request Form. Plans submitted without neighbor awareness signatures will be returned without action.
5. There were five color schemes originally. The Board of Directors approved three additional combinations in August 1999 for a total of eight color schemes.

B. CONSTRUCTION

1. ARC approval is required for patio covers, decks, gazebos, Jacuzzi/spas and other additions, as well as a building permit from the City of San Clemente.
2. ARC approval is required for patios and other hardscape additions or landscape changes.
3. Setback information.
No exterior structure shall be constructed or maintained within three (3') feet of side yards and ten (10') feet at rear yard property lines. The minimum setback requirements from property line/property rights limits to patio overhang is three (3') feet.

July 11, 2000

Villagio Architectural and Landscaping Policies (continued)

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4. Patio Covers/Gazebos

Standard patio covers are defined as having wood posts 4 X 4 or larger; at least three (3') feet from property rights limit, not higher than ten (10') feet and with open spacing between slat covers. Gazebos and other freestanding structures must not exceed ten (10') feet from the original graded finished lot and must meet all lot line setbacks.

5. Elevated decks for view or other purposes must be designed by a licensed architect, have a building permit from the City of San Clemente, have ARC approval and not obstruct the view unreasonably of adjacent property owners.

6. Fences

- a. A wooden lattice fence extension not to exceed twenty-four (24") inches is permissible only above existing wooden fences in the front courtyard and rear yard with ARC approval. (Note: San Clemente code calls for a six (6') foot high maximum fence height).
- b. Approval of a lattice fence extension on the wooden fence in the front courtyard is conditioned on painting the extension and original wooden fence the same color as the base color of your home or the same color as the wall of the adjacent home.
- c. Extensions of any type are not authorized on top of the stucco fence across the front of your courtyard.
- d. Acceptable fencing material is as provided by the builder to include wood, tempered glass, plastic panels, slump stone, timber crete, or stucco. Chicken wire, wire mesh, chain link, aluminum or sheet metal, plastic webbing, reeded or straw like materials and corrugated or fiberglass sheets or panels are not acceptable.
- e. Fence Ownership: Side and rear fences between properties are jointly owned by the respective owners except that fences across the rear on the outside perimeter on Via Espiritu, Via Otono and Via Umbroso are the responsibility of the respective property owner. Rear fences formed by monuments at our entry are owned jointly by the homeowners and Villagio homeowners association.

7. Drainage and Fill:

- a. You are legally responsible to insure that the original course of surface water flow is not disturbed or altered to adversely affect a neighbor's property. The general drainage plan is toward the street and away from other properties.
- b. All Changes to the developer installed drainage patterns must be identified on the plans. If there is no indications of a change, owner must declare in writing that there is no change to the original grading as prepared by the builder/developer.

Villagio Architectural and Landscaping Policies (continued)
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8. **Exposed Equipment:**
Installation of mechanical equipment, including, but not limited to, air conditioning, water softeners, pool and spa systems, shall require ARC approval and a permit from the City of San Clemente. Drawings must indicate the location of the equipment and, if exposed to view, the method of screening.
9. **Storage sheds require ARC approval.** No sheds are allowed to protrude over adjacent fence height or be exposed to view from the street.
10. **Solar equipment requires ARC approval and a city permit.**
 - a. Solar energy equipment includes all panels, collectors, piping attachments, bracing, flashing, hardware, supporting structure and other related elements.
 - b. Generally should be located so as to present the best view possible from the street with painting to match adjacent surface color.
11. **Sectional (roll-up) garage doors:**
ARC approval is conditioned on painting the door the same color as the base color of your home within 30 days after installation.
12. **Basketball Backboards:**
Permanently installed basketball backboards are not permitted. Portable backboards are acceptable provided they are moved out of sight when not in use or at night.
13. **Playground equipment:**
Playground equipment must not present an unsightly view from the street and must meet all lot line setback requirements.
14. **Antennae of any description installed outside of the dwelling are expressly prohibited by the CC&R's.** However, there are specific guidelines for installing satellite dishes as follows:
 - a. Satellite dishes require ARC approval and city permits.
 - b. Dishes must be 18 inches or less in diameter and cannot be installed in the front of any residence (facing the street).
 - c. No roof installation will be permitted.
 - d. No installation will be permitted above the level of any fence top (tripod suggested).
 - e. The dish shall not constitute a view obstruction.

Villagio Architectural and Landscaping Policies (continued)

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15. Other

- a. Other exterior improvements and modifications not specifically described herein shall nevertheless be subject to review and approval by the ARC and the required city permits.
- b. In the event there is a variance between these and Architectural Guidelines of the Master Association, the latter will prevail.
- c. Construction is expected to be completed within 45 days with minimum disruption of street traffic. Materials cannot be stored in the driveway for more than 48 hours. When project is completed, residual dirt and sand is to be swept up prior to washing down driveway and street with water. (Applies to landscaping also).
- d. Appeals
In the event plans and specifications are not approved by the ARC, the party making the submission may appeal in writing to the Board of Directors within 30 days following the negative decision by the ARC. The ARC will review the appeal and submit their recommendations to the Board of Directors within 14 days and the Board of Directors will render a decision within 45 days after the negative decision by the ARC. Failure of the Board of Directors to render a decision within their 45-day period shall be deemed a decision in favor of the appellant.
- e. Growing ivy or other clinging vines attached to exterior stucco walls, is not allowed; in time, roots draw moisture out of the stucco causing it to crumble and break away. Any existing vines as of this date are "grandfathered".

II EXTERIOR PAINTING

- A. ARC approval is required when changing to one of the eight approved color schemes from the original exterior color of your home.
 1. Each scheme includes two basic colors, one above and one below the reveal lines, plus a contrasting color for the reveal line and other metal work.
 2. The darker of the two colors will be used on the base (below reveal line) of the house, garage door, window trim and courtyard fence.
 3. White can be used above the reveal line as a substitute for the color shown with the color scheme with approval of the ARC.
 4. The reveal line, front gate, and balcony hardware are to be painted the same color.
 5. Patio covers and gazebos are to be painted white or the same color as the top part (above reveal line) of your home.
 6. For uniform purposes, the Board of Directors may determine the exterior paint color of the outside of rear fences on the perimeter of Calle del Cerro, Via Espiritu, Via Otono, and Via Umbroso.
 7. Front door colors are to be the same color as the reveal line or the base color of your home.
 8. Screen and/or security front doors need ARC approval.

III LANDSCAPING

Major changes require ARC approval.

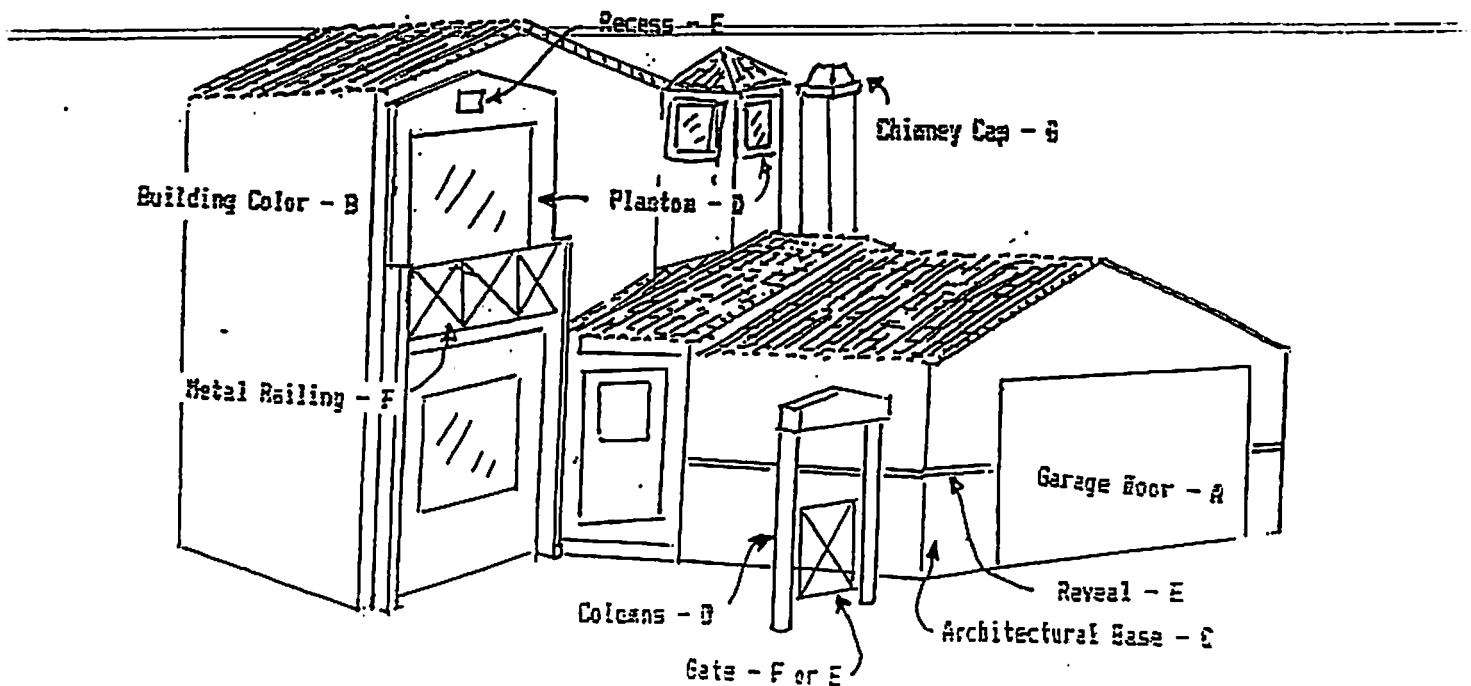
- A. The area in front of your courtyard fence to the street is your property and your responsibility; for the sake of conformity and overall appearance, the Association has a contractor cut the front grass and weed the front flowerbed periodically. If you do not want the front flowerbed weeded by the contractor, put two white painted stakes in the ground.
1. You are expected to water this front area a minimum of three times per week with a minimum of 15 minutes each time during summer months and possibly shorter intervals in winter months.
 2. The tree in the front area was mandated by the city and planted by the developer. This tree can be replaced by a king or queen palm (minimum of 15-gallon size) with ARC approval.
 3. The following landscape materials for the front area do not meet the standards for ARC approval.
 - a. Decorative rock, sand, gravel as paving material or any other artificial substance over the entire front yard in the area visible from the streets or walkways.
 - b. Hedge-type plants adjacent to sidewalk where such plantings exceed 18" in height.
 - c. Shrubs with thorns planted adjacent to the sidewalk that may be considered a hazard, i.e. roses, plum, cactus.
 - d. Drainage as discussed previously is always a factor to be considered when making landscape changes.

IV GENERAL MAINTENANCE

- A. The appearance standard for the community is a neat, clean property.
1. The garage door repainted periodically to overcome sun fading. Dirt stains on stucco can be removed with a power wash; if power washing is not successful, then repainting is required.
 2. Driveway to be kept free of oil, grease and rust stains.
 3. Common areas (entry, slope on Via Espiritu and slopes behind the fence on Via Espiritu, Via Otono, and Via Umbroso), as well as the common areas abutting Master Association property, will be maintained by the Association contractor. Individual homeowners are not authorized to add or remove plants or trees without ARC approval.
 4. Commercially made fireplace logs contain wax to improve burning. This wax vaporizes during burning, goes up the chimney, then condenses and collects on the stucco outside on the chimney, causing unsightly stains in time which need to be removed by power washing or covered over with paint.

	1	2	3	4	5
A. Garage door	167-T	536-T	176-T	207-T	151-T
B. Building color- Paint La Habra Stucco Merlex Stucco	166-T X-88 P-839	436-T X-40 P-40	211-T X-53 P-122	221-T X-73 P-12	White X-50 P-100
C. Architect. Base	167-T	536-T	176-T	207-T	151-T
D. Planton and Columns	221-T	166-T	337-T	117-T	167-T
E. Reveal, Small Recesses (optional on gates)	528-T	142-T	109-V	568-T	634-T
F. Metal Rallings and Gates	494-V	494-V	494-V	494-V	494-V
G. Chimney Caps	150-V	150-V	150-V	150-V	150-V

All paints are Sinclair. Use the code to identify the paint colors above.



ADDITIONAL APPROVED PAINT COLORS

SET 1

<u>Paint name</u>	<u>Paint Code</u>	<u>Paint Manufacture</u>
Whisper White	90YY 83/036	Deluxe Paint
Miller's Cove	10GY 56/073	"
Monsoon	10GY 36/096	"

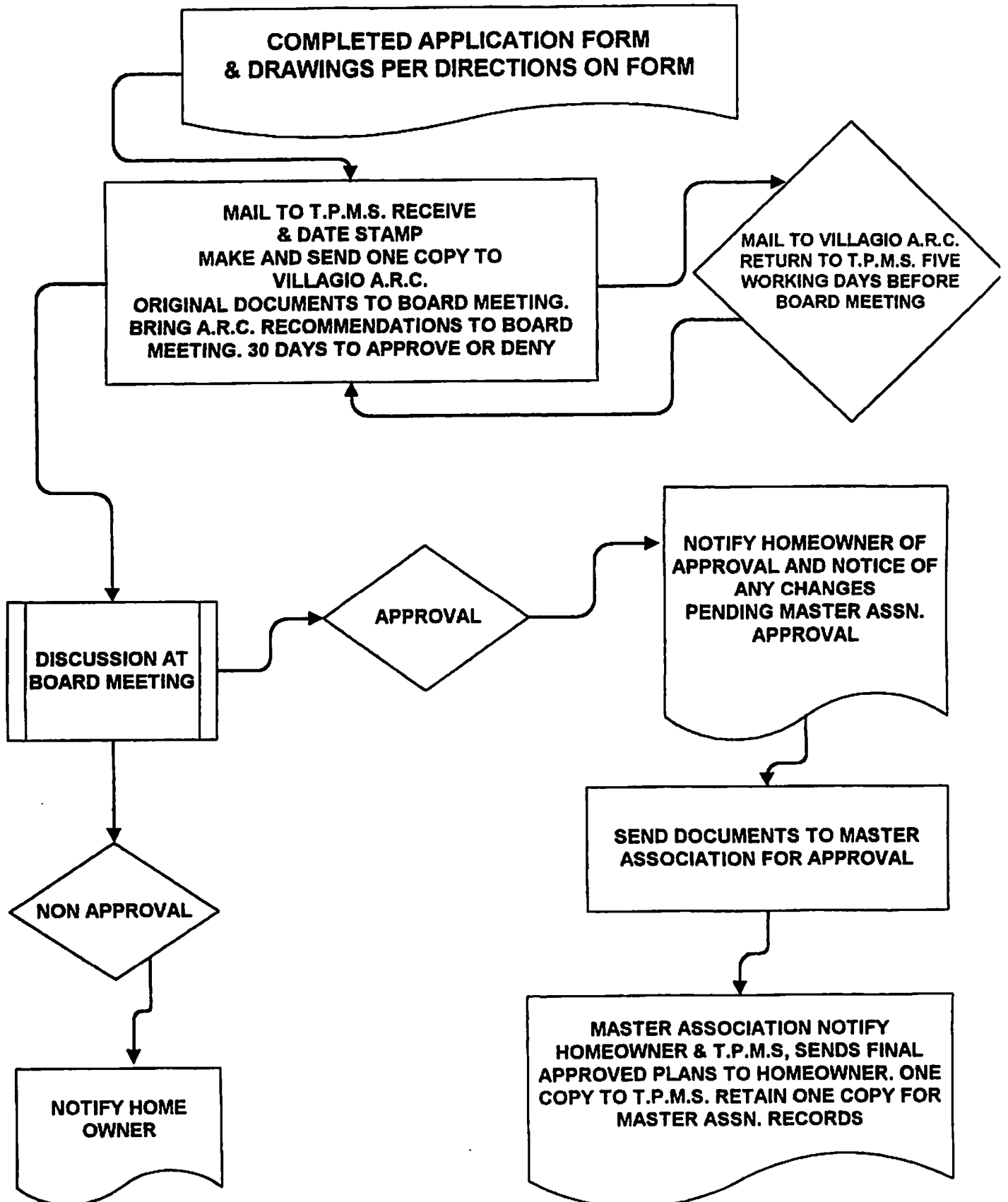
SET 2

<u>Paint name</u>	<u>Paint Code</u>	<u>Paint Manufacture</u>
China White	45YY 74/073	Deluxe Paint
Manilla Tan	20YY 61/127	"
Afternoon Tea	80YR 21/226	"

SET 3

<u>Paint name</u>	<u>Paint Code</u>	<u>Paint Manufacture</u>
Off White	C40-29	Behr Premium Plus
Rushmore	C40-30	"
Hamilton Blue	C40-31	"

VILLAGIO A.R.C. FLOW CHART





RANCHO SAN CLEMENTE COMMUNITY ASSOCIATION ARC APPROVAL PROCEDURES AND STANDARDS

The Rancho San Clemente Community Association Architectural Committee shall review plans and specifications submitted for its approval only when it is deemed that

- A. The construction, alterations, or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding areas or properties as a whole.
- B. The appearance of any structure affected thereby will be in harmony with the surrounding structures.
- C. The construction thereof will not detract from the wholesomeness and attractiveness of the association property or the enjoyment thereof by the members.
- D. The upkeep and maintenance thereof will not become a burden on the Community Association.

I. ESTABLISHMENT OF ARCHITECTURAL COMMITTEE

The "Committee" has been established by the Rancho San Clemente Community Association ("RSCCA") Board of Directors pursuant to Article IX of the Master Declaration of Covenants, Conditions and Restrictions (C.C.&R.s).

II. PURPOSE AND INTENT

The purpose of the following approval procedures and standards is to maintain the highest quality of design and environment within RANCHO SAN CLEMENTE planned community development area. The procedures and standards are set forth to protect your investment and to promote a visually integrated community.

III. PROPERTY IMPROVEMENTS REQUIREMENTS

The term "improvement" includes, but is not limited to, additions or modifications of buildings, garages, swimming pools, spas, patio roofs, balconies, driveways, decks, fences, screening walls, retaining walls, stairs, windbreaks, trees, landscaping, and hedges more than three (3) feet in height. When located in a front yard, or generally visible to the neighborhood, all landscaping is considered as improvement and is subject to these rules. Owner must first have the approval of their Sub-Association Architectural Control Committee, then the approval of the RSCCA Architectural

Committee PRIOR to beginning any improvements. Additionally, building permits will be required for anything that constitutes a structure, such as additions, patio roofs, balconies, gazebos, retaining walls, swimming pools and spas. Owners should check with the SAN CLEMENTE BUILDING DEPARTMENT when in doubt. Proof of a permit may be required by the RSCCA Architectural Committee at final inspection. Failure to obtain the required Association approvals before making any improvements is a violation of the C.C.&R.s and at the RSCCA discretion can result in modification or removal at the Owners expense.

IV. PLAN SUBMITTAL PROCEDURE

Owners are encouraged to read the C.C.&R.s, particularly pages 37 through 50, recognize that the properties' documents have the force of law and govern what Owners may, or may not, do.

1. Approval of any project by the RSCCA Architectural Committee does not waive the necessity of obtaining any required permits. Also, obtaining a permit does not waive the need for RSCCA Architectural Committee approval.
2. Obtain additional RSCCA Architectural Application Forms & Procedures from your Sub-Association management company. If there are any problems, have your property manager contact the Property Manager for the Master Association. Submission Forms are attached at the end of this document and may be photocopied.
3. Complete all of the information requested on the form. Especially the signature portions of the RSCCA form. Sub-Association forms or other signed forms will not be accepted in lieu of signatures on the RSCCA ARC form.
4. Neighboring Owners affected by the improvements, including both sides of property, in back of, or opposite side of property, must be advised of the proposed work. Should any Owner disapprove, he may so indicate on the form, or send a written communication to the RSCCA Board of Directors. An impacted Owner does not have the power of veto over the proposed project, however, those concerns are a factor to be considered by the RSCCA ARC.
5. The Sub-Association Architectural Committee has the primary responsibility for enforcing these rules and the C.C.&R.s. The plans must be stamped approved and application approved prior to submitting them to the Master Association.

6. Owner shall submit to the Sub-Association Architectural Committee, or Sub-Association management company, four (4) sets of the following:
 - A. The final drawings (to include grading/drainage plan), plot plan, specifications of exterior materials and colors, and elevations.
 - B. The plot plan shall show specifically what exists and the changes requested as they affect the property and any surrounding properties.
 - C. The Architectural Committee of the Sub-Association must review the proposed plans based upon the standards established by RSCCA. Again, the Architectural Subcommittee has the primary responsibility of enforcing these rules and the C.C.&R.s. Any conditions of approval must be clearly noted on the plans and the plans stamped and signed by the Sub-Association Architectural Committee.
7. After the Sub-Association has reviewed and approved plans, the Sub-Association shall retain one (1) set and forward the remaining three (3) sets of plans to the RSCCA Management Company. Upon review of the plans by the RSCCA Architectural Committee, one (1) set of plans will be retained in the files of RSCCA, one (1) set will be returned to the Sub-Association Management Company and one (1) will be mailed directly to the Homeowner. Appropriate approvals or requests for modifications will be attached to the returned plans.
8. Pursuant to Article IX, Section 9.03(c) paragraph 4, page 47, the RSCCA Architectural Committee may condition its approval upon a bond or other security acceptable to the Committee.
9. Plan submittal review schedule for RSCCA Architectural Committee will be:
 - A. The RSCCA Architectural Committee shall meet as needed each month. Plans will considered for approval at the convenience of the Committee. RSCCA reserves the right to take up to thirty (30) days to complete the ARC process, however, a diligent effort will always be made to return processed documents as expediently as possible.
 - B. Any submittals that are not in compliance with the ARC Guidelines or on the appropriate form will be returned to the Sub-Association, as incomplete.

- C. Any application, or request, submitted by the Sub-Association prior to the scheduled deadline noted in Paragraph 9.A above, shall be deemed approved, unless written disapproval or request for additional information, or materials, is transmitted to the Sub-Association within thirty (30) days of receipt by the Management Company of the complete Architectural Change Request documents.
 - D. Please do not follow-up on the status of applications until the twenty-first day after submittal.
10. It shall be the responsibility of the owner to obtain Building permits where required.

V. INSTRUCTIONS FOR PREPARING PLANS AND SPECIFICATIONS

Drawings must be of sufficient professional quality, adequately dimensioned and detailed to enable the RSCCA Architectural Committee to determine the extent of the improvements and their effect on existing and surrounding structures. Simple drawings are adequate for minor improvements. Submissions on 8-1/2 x 11 sheets will normally only be acceptable for minor improvements.

1. PLOT PLAN

- A. Show plan view of lot with dimensions.
- B. Show top and/or toe of slopes, if they are within the lot boundaries.
- C. Show all dimensions on work proposed and specifically distances between any proposed structures and property lines. Setback requirements are governed by City codes are on file with the City of San Clemente Building Department.
- D. Show how the lot will drain (always to the front street, away from the slopes). Existing drainage easements through the lot must be maintained.

2. FLOOR PLAN

- A. Show dimensions of all walls, columns, openings, and any feature that will affect the exterior design of the existing buildings and the proposed improvement.
- B. Indicate exterior landscape visible to the public and irrigation or other improvements affected.

- C. Note all items on the exterior that cannot be noted on the elevation drawings.
- D. Note any exterior lighting that is added, direction, type, and wattage of lighting.

3. ELEVATIONS (FRONT, REAR AND SIDE VIEWS)

Indicate all exterior elevations of existing buildings and proposed improvements, drawn to scale, with dimensions. Photographs 3x5 or larger of existing buildings or structures may be accepted for the indication of the existing structures.

4. SPECIFICATIONS

- A. List all material and finishes.
- B. Describe all materials.
- C. Show size, dimensions and shape of all fence materials, new and existing.

5. ROOF PLAN

This plan may be omitted if existing roof is not affected and no new cover of roof is proposed.

- A. Show plan of all existing and proposed new roofs with pitches noted.
- B. Show materials of new and existing roofs and colors.
- C. State what other existing roof types in development are used.

ARCHITECTURAL GUIDELINES

I. FENCES

1. No fence or wall shall be erected, altered or maintained along the boundary line of any Lot, or Common Area, which borders a public street, any of the Association property, any other Condominium project or any other Planned Development, unless such fence, or wall, is first approved, in writing, by the Architectural Committee. The minimum height of walls in these areas shall be three (3) feet. All alterations, or modifications, of the fences, or walls, of any type will require the prior written approval of the Architectural Committee.
2. Extensions of existing fencing shall conform to the material, workmanship and performance standards established within the respective tracts.
3. Acceptable material for fencing (when not encumbering view lots):
 - A. Wood matching existing.
 - B. Wrought iron (vertical bars).
 - C. PVC to match existing.
 - D. Landscaping materials.
 - E. Masonry, or stucco, if materials conform to type, quality, color and character of masonry, or stucco, used elsewhere in the respective tracts.
 - F. Tempered glass or Plexiglas.
4. Unacceptable fencing materials:
 - A. Aluminum or sheet metal.
 - B. Chicken wire or wire mesh.
 - C. Galvanized or plastic coated chain link.
 - D. Plastic webbing, reeded or straw-like materials, wood, PVC or metal lattice panels.
 - E. Corrugated or flat plastic or fiberglass sheets or panels.
 - F. Rope or other fibrous strand elements.
 - G. Glass block.
 - H. Miniature - type fencing.
5. Horizontal and vertical surfaces shall be stained and/or painted to match or coordinate with colors in existing fences or dwellings.

II. BUILDING ADDITIONS, EAVES, BALCONIES, FASCIAS AND AWNINGS

Additions to existing buildings shall conform to the roof slope, roofing materials and exterior color and texture of existing dwelling.

III. PATIO STRUCTURES, SUNSHADES, ARBORS, TRELISES, GAZEBOS

1. These structures must conform to the original architectural character of the existing dwelling, including texture and color scheme.
2. Patio, sunshade, arbor, trellis and gazebo structures must be of wood construction only, with the exception of vertical supports which may be of stucco or masonry materials.

IV. PONDS, SPAS OR SWIMMING POOLS

Pool construction, drainage and fencing shall conform to the City of San Clemente Building Codes and Health ordinances. Drawings must graphically indicate the means of entry and access to the property for proposed construction and shall show the drainage to the street, not over any slope. Distance from side and rear slopes shall be shown accurately.

V. LANDSCAPING

1. All privately owned or leased land visible to public view shall be landscaped by the owner within six (6) months of move-in.
2. Privately owned or leased land visible to public view which reflects, in the opinion of the Architectural Committee, a level inconsistent with the general appearance of the Community, will be subject to correction of RSCCA; the expenses generated by such action will be automatically liened to the property owner.
3. In order to preserve the aesthetic value of landscaping, consideration should be given to height or landscaping and future blockage of views, required maintenance and lot lines. Questionable situations should be brought to the attention of the Architectural Committee.
4. Altering of native slope areas is prohibited unless previously approved by the Architectural Committee.
5. Backyard landscaping not visible to the public view will not require the approval of the Architectural Committee provided the height of any shrub or plant does not exceed three (3) feet.

VI. VIEW OBSTRUCTIONS

No vegetation, improvements, or other obstruction shall be planted, constructed, or maintained on any Lot or Condominium in such location or of such height as to unreasonably obstruct the view from any other Lot or Condominium.

VII. CONSTRUCTION STORAGE AND CLEANUP

1. At no time during the construction of any project shall materials be stored on public or common area sidewalks. At the end of each work day sidewalks shall be swept clean.
2. All trash and demolition material shall be stored in a suitably sized metal trash container. No trash or debris shall remain exposed to view at the end of each work day.
3. Materials and equipment may be temporarily stored or space temporarily used in the street provided that such material or equipment does not extend into the street more than eight (8) feet measured from the face of the curb. Unless written permission is obtained to store material in front of a neighbor's property, all storage shall be placed in front of the property involved in the construction.
4. Mixing of concrete or plaster or dumping of same on the street surface is prohibited.

VIII. DRAINAGE, FILL AND GRADING

There shall be no interference with the established drainage pattern over any Lot or Condominium in an Apartment Area, Residential Area or Commercial Area so as to affect any other Lot, or Condominium, unless and adequate alternative provision, previously approved in writing by the Architectural Committee, is made for proper drainage. For the purpose hereof, "established" drainage is defined as the drainage which exists at the time the Lot, or Condominium or Common Area, as the case may be, is conveying to an Owner or Sub-Association, or later drainage changes which area shown on plans approved by the Architectural Committee, which may include drainage from the Association Property over any Lot, Condominium or Common Area.

IX. ANTENNAE

Antennae of any description installed outside of a dwelling are expressly prohibited by the C.C.&R.s, however, there is specific guidelines for installing satellite dishes.

1. Plans must be submitted in accordance with Sub-Association and Rancho San Clemente Community Association guidelines and require Sub-Association approval PRIOR to submittal to RSCCA ARC.
3. Dishes must be 18" or less in diameter and cannot be installed in the front of any residence.
4. The dish shall not constitute a view obstruction.
5. No roof installation will be permitted.
6. No installation will be permitted above the level of any fence top.
7. Alternate installation locations will be reviewed on an individual, case-by-case basis.

X. SIGNS

No sign, poster, billboard, advertising device or other display of any kind shall be displayed so as to be visible from outside any Condominium Project or Planned Development. Within a Condominium Area or Planned Development, "for rent", "sale" or "lease" signs advertising a lot may be installed on a single post, or displayed in a window as required by Sub-Association C.C.&R.s documents, provided the size of the sign shall not exceed 18" by 30".

XI. EXPOSED EQUIPMENT

Air conditioning, ventilation equipment, water softeners or pool equipment exposed to public view shall require approval from the Architectural Committee. The requirements of the San Clemente Building Department regarding location of equipment shall be met. Where possible, such equipment shall be screened.

XII. OUTDOOR LIGHTING

1. Low voltage landscape lighting bearing UL approval is encouraged. Lighting shall not be directed at adjacent properties. Attempt to conceal source of light is recommended.
2. Flashing, glaring or revolving lights will not be permitted.

XIII. CONDITIONS NOT DEFINED

Any condition or material not defined within this guideline shall become a matter of judgment on the part of the Architectural Committee.

XIV. RESPONSIBILITY OF OWNER

After receiving written notification of approval from the RSCCA Architectural Committee, it is the Owner's responsibility:

1. To obtain the necessary building permits where required from the City of San Clemente.
2. To see that the work progresses in a neat and orderly fashion with minimum disruption or inconvenience.
3. To see that work performed is in compliance with the approved plans and specifications.
4. To restore any damaged common property, (e.g., streets, driveways, turf, sprinklers, etc. to their former condition, as agreed on the application.
5. To notify RSCCA management company in writing when construction is completed so a final inspection can be arranged by the Architectural Committee. At that time, the Owner should have available copies of any required building permits and inspection cards. If the Architectural Committee has not inspected the construction within sixty (60) days of receipt of such written notice, the construction shall be deemed approved.



Received Date: _____

ARC Tracking #: _____

**RANCHO SAN CLEMENTE SUB-ASSOCIATION AND COMMUNITY ASSOCIATION
APPLICATION FOR ARCHITECTURAL CONTROL COMMITTEE
APPROVAL AND AGREEMENT**

I/WE _____ OWNERS OF _____

LOCATED IN _____

Submit the attached drawings and specifications, consisting of four (4) complete sets to be submitted to the appropriate sub-association, of which three (3) complete sets will be forwarded to RSCCA for approval, for the proposed improvements and/or architectural alterations as follows:

I/We have read and understand the Association's ARCHITECTURAL APPROVAL PROCEDURES AND STANDARDS and I/We acknowledge receipt thereof and agree that all provisions therein are made a part of this application, including all homeowner's obligations and liabilities as specified.

I/We have discussed the proposed improvements and/or alterations and the attached drawings and specifications with homeowners most affected, whose signatures appear below. I have secured their consent without objections except as noted (Please note: Affected homeowners is defined as, side of, back of, or front of, if applicable.)

Neighbor's Signature Address Date Objections (Yes or No)

Neighbor's Signature Address Date Objections (Yes or No)

Neighbor's Signature Address Date Objections (Yes or No)

Neighbor's Signature Address Date Objections (Yes or No)

I/We agree to pay or reimburse the Sub-Association or Master Association for costs incurred in moving sprinkler lines and heads, plants and trees, electrical lines or fixtures, replanting of plants or grass destroyed during the construction, or any other expense that the Associations incur to correct construction damage.

I/We understand and agree that Architectural Review Committee approval is limited to authority granted under the Bylaws of the Community Association and is an endorsement of architectural compatibility without waiver of applicable ordinances or City permit requirements. This approval is valid for ninety (90) days. If work is not completed within ninety (90) days, an extension can be requested.

I/We understand that failure to comply with the terms, conditions, restrictions, and promises set forth in the ARCHITECTURAL APPROVAL PROCEDURES AND STANDARDS and with qualifications for approval of this application by the Sub-Association and Community Association Architectural Review Committees subjects me/us to liability for any deviation. I/We agree to indemnify the Sub-Association or Community Association for any monies spent pursuant to the correction of any such deviation. I/We understand that the Architectural Review Committee shall make final decision of what constitutes compliance and/or deviation from the plans and specifications as approved.

I/We agree to indemnify the Sub-Association and/or the Community Association for all costs and/or attorney's fees expended to enforce the provisions of this agreement.

Owner(s) Signature Telephone No. Date

FOR OFFICE USE ONLY

SUB-ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE

RECOMMENDATION

TPMS, Inc.
7400 Center Ave, SUITE 205
Huntington Beach, CA 92647

____ Approved as presented

____ Approved with following qualifications: _____

____ Rejected for the following reason(s): _____

For the Architectural Review Committee

Date

COMMUNITY ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE

____ Approved as presented

____ Approved with following qualifications: _____

____ Rejected for the following reason(s): _____

For the Community Architectural Review Committee

Date



ARC Tracking #: _____

**RANCHO SAN CLEMENTE COMMUNITY ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE**

COMPLETION NOTICE

To:

From:

Address:

Phone Number:



I have completed the Architectural Change as approved by the Architectural Review Committee of the Rancho San Clemente Community Association. You may inspect the work at your convenience.

Owner's Signature

Date

Please mail completed form to:

Curtis Management Company
10455 Sorrento Valley Road, Suite 102
San Diego, CA 92121

877/587-9844 or 760/436-4560

Thank you.

VILLAGIO AT RANCHO SAN CLEMENTE HOMEOWNERS ASSOCIATION

DELINQUENT DUES POLICY

January 1, 2000

The following is a policy adopted by the Board of Directors for the collection of delinquent dues. Homeowners are billed monthly for their dues and payment is due upon presentation or the first of each month in advance. The following procedure is to be followed should a homeowner become delinquent in the payment of his monthly dues.

Assessment Due Date: Fifteenth (15th) day of each month in advance.

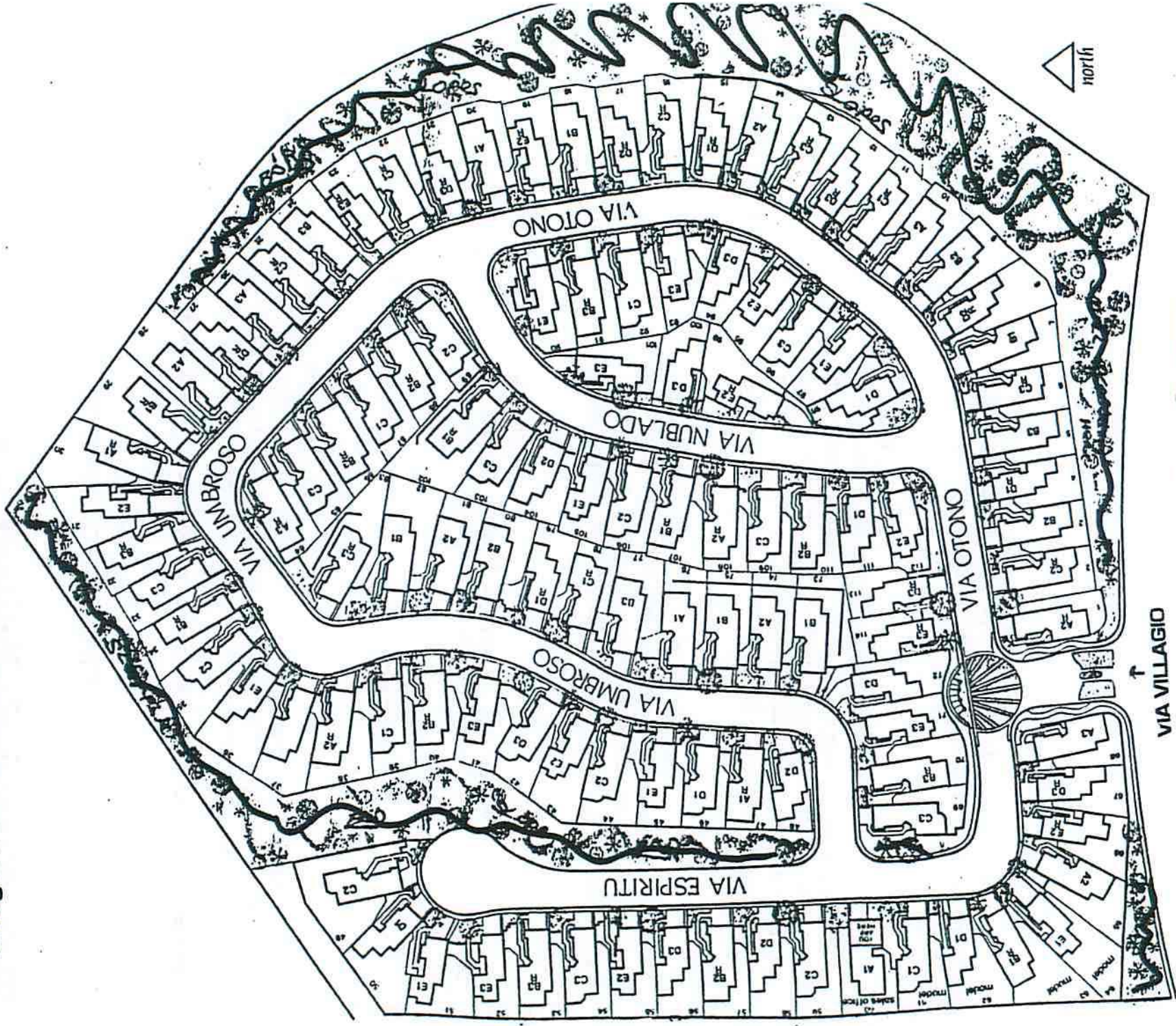
At 16 Days Past Due: A \$10.00 late fee is added to the account in accordance with the CC&R's of Villagio at Rancho San Clemente Homeowners Association.

At 30 Days Past Due: A Second notice (request payment) letter will be sent to the homeowner stating that if full payment is not received within fifteen days, a lien will be filed against the property and the cost of the filing will be charged to the homeowner's account.

At 60 Days Past Due: A seven (7) day warning letter will be sent to the homeowner requesting immediate payment. If payment is not received, a lien will be filed against the property by the Association. A letter will be sent to the homeowner that the lien has been filed and that if full payment is not received within fifteen days, foreclosure proceedings will be initiated.

At 90 Days Past Due: Foreclosure proceedings will be initiated by an attorney. All fees and costs incurred will be added to the homeowner's account.

Villagio I at Rancho San Clemente Homeowners Association



Mykonos, Greece/Plan A Corfu, Greece/Plan B Cannes, France/Plan C

Villagio I

If you see a light out please report it using these numbers.

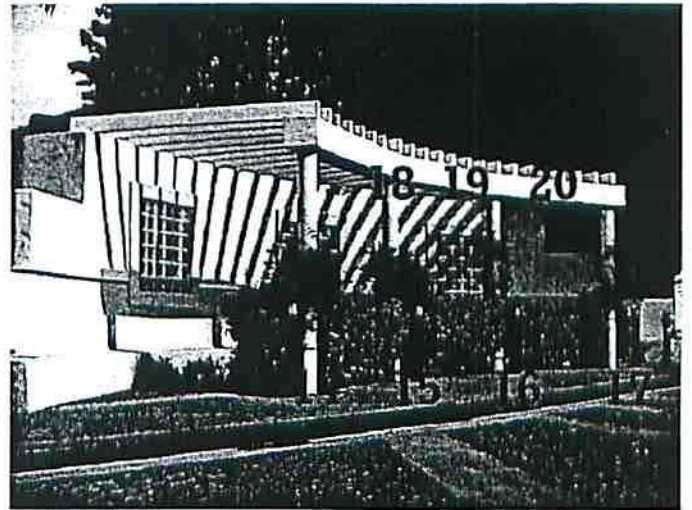
Entrance Lighting Numbers

18-19-20

in soffit overhang of atrium

14-15-16-17

in column balusters on walk



**Palm Tree lighting is up in tree, one light on either side.
Remainder low (in ground) lights**



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