



**Sun City Lincoln Hills  
Community Association**

**Design Guidelines  
Handbook**

**Revised and Restated Design Guidelines**  
**Approved by the Board of Directors March 5, 2009 and Revised July 2009**  
**(Originally adopted January 26, 1999 and Revised February 1, 2005)**





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## SECTION 1.

### **1. INTRODUCTION.**

- 1.1 Purpose.** The Design Guidelines serves as a uniform guide, for both Owners and members of the Architectural Review Committee (ARC), in maintaining the architectural standards of Sun City Lincoln Hills. All Owners are encouraged to familiarize themselves with its contents and to retain this Handbook for future use.

Each Owner should also read and become acquainted with the Association's Governing Documents. In the event of any inconsistency between the Design Guidelines and the CC&Rs, the CC&Rs shall apply. If you have any questions regarding the Design Guidelines, or procedures for application submissions, you may contact Community Standards at (916) 625-4006.

- 1.2 Objectives.** As a valuable reference source, this Design Guidelines Handbook seeks to:

- 1.2.1** Provide the design standards and guidelines which have been adopted by the Sun City Lincoln Hills Community Association Board of Directors;
- 1.2.2** Explain the application and review process;
- 1.2.3** Assist Owners in preparing acceptable applications for review;
- 1.2.4** Describe criteria used by the ARC in reviewing applications;
- 1.2.5** Help homeowners develop exterior improvements and structural changes that are in harmony with the community.

- 1.3 Authority.** The authority for establishing the Design Guidelines is founded in Article V of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Lincoln Hills Community Association. The CC&Rs are a part of every deed to property within the Lincoln Hills community. As an Owner, you should have received a copy of the CC&Rs at closing. As a legal instrument, the CC&Rs and the Design Guidelines establish certain rights and restrictions and are binding on all Owners.

- 1.4 Architectural Review Committee.** The purpose of the ARC, as stated in Section 5.02 of the CC&Rs, is to review all proposed Improvements, additions, or exterior alterations, including landscaping, and to determine whether such Improvements are consistent with the enhancement of the community. The ARC's scope of authority shall include:
- Approval of Lot Improvements, including landscape plans, requests for new construction or alterations to existing structures;
  - Proposal of amendments, or changes, to the Design Guidelines for consideration and adoption by the Board in accordance with Section 5.09.

- 1.5 Amendments to Design Guidelines.** The ARC may from time-to-time adopt, amend and repeal Guidelines as stated in Section 5.09 of the CC&Rs. The actual amendment procedure involves confirmation by the Board of Directors.

- 1.6 Scope.** The Design Guidelines has been adopted by the Board of Directors of the Sun City Lincoln Hills Community Association (the "Community Association") revised February 1, 2005 and revised and restated March 5, 2009, as provided for in the Master Declaration of Covenants, Conditions and Restrictions for Sun City Lincoln Hills, recorded as Instrument No. 99-06621 on January 26, 1999 with the Placer County Recorder (the "Declaration"). Without limiting the provisions of the Declaration, the basis for approval of any Improvement to a Lot shall be as provided for in the Design Guidelines. The Design Guidelines will be enforced by the Board through the Compliance Committee as stated in Article XIII of the CC&Rs.
- 1.7 Basis for Approval of Improvements.** As stated in Section 5.06 of the CC&Rs, when a proposed Improvement is submitted to the ARC for review, the Committee shall grant the requested approval only if the Committee, in its sole discretion, makes the following findings regarding the proposed project:
- 1.7.1** The Owner's plans and specifications conform to the CC&Rs and to the Design Guidelines in effect at the time such plans are submitted to the Committee;
  - 1.7.2** The Improvement will be in harmony with the external design of other structures and/or landscaping within the Community;
  - 1.7.3** The Improvement, as a result of its appearance, location or anticipated use, will not interfere with the reasonable enjoyment of any other Owner of his or her property;
  - 1.7.4** The proposed Improvement, if approved, will otherwise be consistent with the architectural and aesthetic standards prevailing within the Community and with the overall plan and scheme of development within the Community.
- 1.8 Definitions.** The following Definitions are to be used in conjunction with, and in addition to Definitions specified in Article 1 of the Sun City Lincoln Hills CC&Rs.
- 1.8.1 "Adequate Screening"** – If plantings are used for screening, "adequate screening" means plantings which, when first installed or planted, screen a minimum of fifty percent (50%) of the object to be screened, such as a statue, artifact, or auxiliary equipment, and which substantially screens the object one (1) year from date of approval.
  - 1.8.2 "Compatible with the architectural characteristics of the Community"** – is defined as similarity in architectural style, quality of workmanship, use of materials, color and construction details existing in the Community as stated in the CC&Rs Section 5.06.
  - 1.8.3 "Declaration"** – is an abbreviation of Master Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Sun City Lincoln Hills Community Association. The abbreviation "CC&Rs" may be used in place of "Declaration."
  - 1.8.4 "Design Guidelines"** – means the Design Guidelines and procedural Rules of the ARC adopted in keeping with Section 5.09 of the CC&Rs.



- 1.8.5 "Improvement"** – includes any improvement or project undertaken, or contemplated, by an Owner involving the construction, installation, alteration or remodeling of any Residence, structure, drainage system, garage, out building, wall, retaining wall, fence, swimming pool, landscaping, landscape structure, patio awning, solar energy system, spa, antenna, television satellite reception equipment, utility lines or any other structure of any kind.
- "Improvement" does not include any work or project that is completely confined to the interior of a Residence unless the project will materially change the use of the Residence or portion thereof.
- 1.8.6 "Lot"** – means any parcel of real property designated by a number on any Subdivision Map and intended for residential use and development within Sun City Lincoln Hills.
- 1.8.7 "Party Wall"** – means a wall or fence situated on a boundary line separating two or more Lots or a Lot and any portion of the Common Area.
- 1.8.8 "Private Space"** – Covered entrance ways, courtyards and patios which constitute part of the residential structure. Private Space *specifically excludes* areas under roof eaves.
- 1.8.9 "Structure"** – 1) Any thing or object including shrubbery and landscaping, which may affect the appearance of the Lot, including, but not limited to any building, shed, patio cover, swimming pool, pond, fence, curbing, paving, wall, or any other temporary Improvement on the Lot; 2) Any excavation, fill, ditch, dam or other thing or device which affects or alters the natural flow of surface waters from, upon or across any Lot; 3) Any change of more than six (6) inches in the grade of any Lot.
- 1.8.10 "Visible From Neighboring Property"** – means, with respect to any given object, that the object is visible to a six-foot tall person standing at least four feet from the property line at the finished floor elevation (or in the case of streets or open space, the finished grade thereof) of the neighboring property, whether a Lot, street or Common Area.
- 1.8.11 "Grandfather Clause"** – As stated in Section 9.3 Not Retroactive, the amended and restated Design Guidelines are NOT retroactively applied to previously approved Improvements or work in progress. This means that Owners with Improvements that were approved under the old Design Guidelines remain approved. The new Design Guidelines apply only to future situations.



## SECTION 2.

### **2. EXCEPTIONS NOT REQUIRING APPLICATION.**

Listed here are some exceptions to the otherwise inclusive review requirement that all changes, permanent or temporary, to the exterior of a building or lot requires ARC approval. If there is any doubt as to whether or not a proposed exterior change is exempt from design review and approval, Owners should first seek clarification from the ARC before proceeding with the Improvement. Those exceptions not requiring application are:

- 2.1 Minor landscape changes.** In general, landscape Improvements of a small scale which do not materially alter the appearance of the lot, involve a change in topography or grade, and which are not of sufficient scale to constitute a natural structure, will be exempt from the design review process. Those exemptions include:
- a. The replacement of annuals or ground cover
  - b. The replacement or addition of the same type of bark or rock landscape material.
  - c. Plants that will be maintained at less than five feet (5') in height and are on the list of acceptable plants in Appendix "F".
- 2.2 Window Screens.** Window sun screens in bronze, charcoal or gray sunscreen material may be installed if the frame of the screen is compatible with the exterior color of the window frame. As long as the guidelines are met and the sunscreens are of high quality and professionally installed, a sunscreen need not be submitted for approval. Clear aluminum (silver colored) screen material is prohibited, as are silver aluminum screen doors.
- 2.3 Gutters/ Gutter Guards/ Downspouts.** The replacement and installation of gutters, downspouts, and gutter leaf guards that conform in color and design to those installed originally, will be exempt from the design review process. Gutters and downspouts must be located in such a manner as to not adversely affect drainage onto neighboring properties. Black tubing used for additional drainage purposes must be buried underground and directed away from adjacent properties.
- 2.4 Acceptable Items in Private Space at Front of Property.** Covered entrance ways, courtyards and patios which constitute part of the residential structure, or an enclosed courtyard, may have the following objects installed without ARC approval. Private space specifically excludes areas under the roof eaves.
- 2.4.1** One (1) door wreath per door
  - 2.4.2** Wind chimes that do not provide a nuisance to neighboring homes
  - 2.4.3** Decorative potted plants maintained to the standards described in **Checklist #22**
  - 2.4.4** Patio furniture may be located in Private Space but must be of high quality, well maintained and of a size appropriate to the location. Folding chairs, plastic furniture, webbed patio chairs/chaises, traditional indoor furniture and hammocks are not allowed. Any furniture outside of Private Space requires ARC approval.

- 2.4.5** Small Welcome Sign adjacent to front door a maximum size of approximately 120 square inches and not illuminated.
- 2.5** **Holiday Decorations.** Holiday yard decorations, including lights are allowed, without approval, within a reasonable period of time prior to, during, and after a holiday season.
- 2.5.1** For purposes of this provision, a reasonable period of time shall be two (2) weeks prior to, and continuing until two (2) weeks after, a regularly recognized major holiday (e.g., Memorial Day, 4th of July, etc.).
- 2.5.2** The winter “holiday season” shall be considered to begin on November 15<sup>th</sup> and end on January 15.<sup>th</sup>
- 2.6** **Flag Mounts.** Owners may attach one (1) flag mount to the face of the residential structure (not eaves), secured to a wooden stud without ARC approval.
- 2.7** **Window Replacement.** Approval is not required to replace existing windows provided that replacement windows are similar in size and appearance to the original windows.

## SECTION 3.

### **3. APPLICATION REQUIREMENTS**

The Lot Owner must submit an application package that includes two (2) sets of the application form, plans, drawings and supporting documents for the proposed Improvement(s). All application forms, attachments and accompanying documentation must be submitted to the Community Association for forwarding to the ARC no less than five (5) days prior to the next scheduled meeting of the ARC.

We encourage you to attend the meeting so that Committee members can review your application with you and discuss any questions you or the committee may have about your application.

**3.1 Improvements Requiring ARC Review.** Essentially all changes, permanent or temporary, to the exterior appearance of a building or lot are subject to review and approval by the ARC. The review process is not limited to major additions or alterations, such as adding a room, deck, or patio. It includes such minor items as changes in color and materials. Approval is also required when an existing item is to be removed. Improvement projects are subject to design review and approval according to Article V of the CC&Rs.

**3.2 Approval by Golf Course Owner:** As stated in the Declaration at Article VI, Section 6.13, no Owner may construct or alter any Improvement to a Lot within fifteen feet (15') of any golf course without the express approval of the Owner of the golf course.

### **3.3 Required Documents.**

The package should be composed of the following items:

**3.3.1 Application Form and Checklists.** Applications for proposed Improvements must be submitted, in duplicate, using the application form and checklists authorized by the ARC. The Application form provides corresponding checklist numbers for specific improvements. The checklists are an integral part of the application process and provide Owners with an outline of requirements for approval. The checklists must be completed, signed and submitted with the ARC application form.

Application forms and checklists are available in the business office at the Orchard Creek Lodge and on the Sun City Lincoln Hills Web site at [www.lincolnsuncity.org](http://www.lincolnsuncity.org). The application form must be signed and complete to avoid delay of the approval process.

**3.3.2 Architectural Drawings.** For many applications, simple, free-hand drawings will be acceptable. Owners may use contractor's bid proposals and drawings when appropriate. The amount of detail in the drawings should be consistent with the complexity of the proposal.

A graphic description may also be in the form of manufacturer's literature or photographs, accompanied by a site or plot plan indicating the overall location of the Improvement.

For major building alterations or additions, a set of architectural drawings to scale showing entrances, floor layout and window locations are required. Elevation drawings of all sides should indicate complete size of buildings, details of trim, materials, and finishes.

- 3.3.3 Encroachment Agreement.** An adjoining Lot Owner's approval is required if the application seeks to encroach on any setback requirement described in the Design Guidelines for landscaping or installation of a wall/fence or other Improvement. A written statement agreeing to the encroachment must be submitted with the application.
- 3.3.4 Photographs.** As a part of the submittal package, pertinent photographs of the existing house, lot, site Improvements and adjacent properties relative to the proposed Improvements, may be required to provide existing conditions and help evaluate your proposal.
- 3.3.5 Neighbor Notification Form.** While the approval of any Improvement or modification to a Lot is the sole responsibility of the ARC, an Owner should make a reasonable effort to review their proposed Improvement(s) with their neighbors and obtain their neighbors' signatures. This will provide the Owner the opportunity to receive feedback and identify any potential problems prior to starting the project.
- 3.3.6 Landscape Plans.** If landscape additions or grading alterations are proposed, a landscape plan showing the entire lot, buildings and other Improvements in relation to types of plant species and other landscape materials, is required.
- a. Plants and Trees.** For a new landscape plan, or amendments to an approved landscape plan, a description of all varieties of plants, with the location of each tree and shrub clearly delineated on the plan, shall be included. Location and type of landscape bark and rock shall also be noted. It will facilitate review if the Owner can provide a legend and color code for trees and shrubs.
  - b. Irrigation System.** The plan shall describe the proposed irrigation system. The irrigation system shall be a fully automatic underground watering system, either spray, drip, or a combination.
  - c. Hardscape.** Materials to be used in hardscape, such as brick, masonry, wood trim, concrete, rocks or other landscape materials, shall be clearly marked on the landscape plan and a legend shall be provided so that the ARC can easily determine the location and type of material. Photographs may also be required for evaluation.
  - d. Drainage.** Lots have been designed and graded to provide positive drainage from the Lot and to protect environmental resources. If the Owner's plan proposes to alter the grade of the Lot, the location of all drainage structures and direction and slope of flow must be indicated on the plan.

- e. **Materials/Samples.** Actual samples of materials, showing finishes and colors, or photographs and manufacturer's product literature, must be submitted for items such as site furnishings, light fixtures, pots and other decorative items.
- f. **Plot Plan.** A Plot Plan is required as a part of most applications. A plot or site plan is a scale drawing of your lot (site) that indicates dimensions of the property, showing the location and dimensions (distance in feet) from the house and from all property and setback lines to the corners or prominent points of the proposed construction. You may order a Plot Plan from the City of Lincoln, 600 Sixth Street, Lincoln, CA 95648, phone 916-434-2400.





## SECTION 4.

### **4. DESIGN REVIEW PROCESS.**

Your application will be reviewed and evaluated based on the CC&Rs and Design Guidelines with the intent to preserve the architectural character of the community.

#### **4.1 ARC Review Criteria.** The ARC will evaluate submittals on the individual merits of each application. The characteristics of the particular home and site are taken into account when evaluating each application. An acceptable design in one instance may not be acceptable in another situation. The following review criteria applies:

**4.1.1** The ARC may consider the following elements in making a determination: design compatibility, landscaping, drainage, the size of the proposed alteration in comparison with the size of the home, color, materials, workmanship, and the amount of time it will take for an Improvement to be built..

**4.1.2** Approval by the ARC does not remove the requirement of the Owner to get proper permits, if necessary, and does not represent an opinion of the ARC that any design does meet building code standards of any kind.

#### **4.2 Completion of the Review.** The ARC shall review each submittal based solely on the information contained within the submittal. Upon completion of review by the ARC, one set of all applications shall be returned to the Owner providing comments and details on the Committee's decision.

**4.2.1 "Approved"** – The entire application and accompanying documentation is approved but is contingent upon the Owner following all direction and comments made by the Committee on the approved application cover sheet or accompanied plans.

**4.2.2 "Incomplete"** – The application and accompanying documentation is lacking detail or important information. The Owner must re-apply before commencing with any work that is proposed.

**4.2.3 "Disapproved"** – The entire application submitted does not conform to the CC&Rs or Design Guidelines of the Association and is not approved and no work may commence.

#### **4.3 Review Time Frame.** As stated in Section 5.07 of the CC&Rs, within thirty (30) days after submission of plans and specifications satisfying the requirements of the Design Guidelines, the ARC shall return one set of plans to the applicant, with either written notice of approval or disapproval, or with written suggestions of changes required or recommended for approval. When changes are required for approval, the applicant may make such changes to the plans and resubmit for approval.

- 4.4 Appeal of ARC Decision.** If an application is “Disapproved,” Owners may appeal the decision of the ARC, by submitting a written request to the Board of Directors within thirty (30) days of the date of the Denial. The request should be addressed to the Community Standards Director, the Associate Executive Director, or the Executive Director and should include all information the Owner considers pertinent to their case. The Board will address the request within forty five (45) days at an open session meeting of the Board as specified in Civil Code Section 1378 (a)
- 4.5 Deviations From Approved Application.** Any deviations from a previously approved application, including drawings, documents, material samples, or any additions such as colors not previously specified, must be identified on the application and resubmitted to the ARC for approval using the **Resubmission Application** form as the cover sheet.
- 4.6 Procedures for Resubmitting an Application.** If an application was marked “Disapproved” or “Incomplete” the Owner may resubmit the application with all requested modifications and conditions required by the ARC included. The application should contain any new or additional information that clarifies the requested change or demonstrate its acceptability and should include the **Resubmission Application** form as the cover sheet.

## SECTION 5.

### **5. GENERAL STANDARDS.**

- 5.1 Architectural Character.** The architectural design of any and all additions, alterations, and renovations to the exterior of an existing detached home shall strictly conform to the design of the original home in style, detailing, materials, and color. Any such addition, alteration or renovation shall be made only after application to, and written approval by, the ARC.
- 5.2 Construction Materials.** All materials used in maintenance, repair, additions and alterations shall match those used by Developer as to color, composition, type, and method of attachment. The ARC may allow substitute materials if such materials are deemed by the ARC to be in harmony with the external design of other structures within the community. As described in the General Development Plan for Del Webb's Sun City Lincoln Hills, Ordinance No. 691B, primary building materials include stucco wall surfaces, stone/brick veneers and varied wood sidings.
- 5.3 Equipment Screening.** All screening for equipment on a Lot without a solid wooden fence requires ARC approval. Any screening of ground-mounted HVAC, pool, or spa equipment shall be of a material and color compatible with the design of the residence. All screens, whether landscape structures, fences, or plant materials, shall be allowed a minimum of two feet (2') clearance from the equipment to allow for adequate air circulation around the equipment, but may not encroach or trespass on a neighboring Lot without such neighboring Lot Owner(s)' written approval.
- 5.4 Grading.** Any Owner or Resident who changes the existing grading or drainage shall be strictly liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes, as provided for, without limitation, in Article VII, Section 7.07 (c) of the CC&Rs.
- 5.4.1** Backfill of dirt, rocks or any landscape mound against a knee wall or boundary wall/fence is not allowed; a minimum of an eighteen inch (18") distance away from the knee wall or boundary wall/fence, with proper drainage is required. Further, landscape mounds shall not exceed a height of two feet (2') and shall be a natural shape.
- 5.5 Height.** The height of any addition to an existing home shall not be higher than the original roof line and any such addition shall require application to, and written approval by, the ARC.
- 5.6 Quality of Workmanship.** The quality of workmanship shall be equal to or exceed original construction standards.
- 5.7 Required Permits.** Owners are advised that the City of Lincoln requires certain permits, depending upon the proposed change, alteration or addition. It is the Owner's responsibility to comply with permit requirements. The Owner shall provide the ARC copies of any such required permits if so requested. Owners should contact the City of Lincoln, 600 Sixth Street, Lincoln, CA 95648, (916) 434-2400, for further information.

**5.7.1 ARC Prior Approval Needed.** The Owner will obtain ARC approval of any plans prior to submitting a request for a City of Lincoln permit. If a permit is issued, or approval by the City of Lincoln is obtained prior to ARC review, the ARC is not bound with respect to such approval. The ARC shall have independent authority for approval or denial of any such matters.

**5.7.2 Effect of Building Permit.** If the plans submitted by an Owner require a building permit, approval by the ARC is not a guarantee that such plans will be approved by the City of Lincoln. If the City of Lincoln requires modification to such plans, such modifications must also be approved by the ARC.

**5.7.3 Hierarchy of Authority.** In the event of conflicts between the Design Guidelines, the CC&Rs, or any government ordinance, building code or regulation, the hierarchy of authority is generally as follows for property restrictions:

- a. State and Federal laws (unless they defer to the CC&Rs)
- b. General Development Plan for Del Webb’s Sun City Lincoln Hills, Ordinance No. 691B
- c. Declaration of Covenants, Conditions and Restrictions (CC&Rs)
- d. Architectural Standards

**5.8 Setbacks for Improvements.** All sunrooms, screened or enclosed patios, and other additions to single family detached homes, shall be built within the setback lines originally established for Sun City Lincoln Hills consistent with the General Development Plan for Del Webb Lincoln dated January 13, 1998 and pursuant to Ordinance No. 650B of the City of Lincoln.

**5.8.1 Building setbacks**

Notwithstanding any other provision of law, all building setbacks and heights must meet these requirements pursuant to approvals obtained from the City of Lincoln.

Front Yard, Living Space	Fifteen Feet (15’) Minimum
Front Yard, Garage Door	Eighteen Feet (18’) Minimum
Front Yard, Golf Cart Door	Fifteen Feet (15’) Minimum
Side Yard, Interior	Five Feet (5’) Minimum
Side Yard, Adjacent to Street	Ten Feet (10’) Minimum
Backyard – Structures	Fifteen Feet (15’) Minimum
Building Height	Thirty five Feet (35’) Maximum

**5.8.2 Encroachments.** As stated in the General Development Plan for Del Webb’s Sun City Lincoln Hills, Ordinance No. 691B, architectural projections such as roof eaves, fireplaces, box-outs, bay windows and the like are permitted to extend up to two feet (2’) into the minimum front, rear and side yard setbacks. Air conditioner condenser units may encroach a maximum of thirty six inches (36”) into the minimum side yard setbacks. Pool, spa and other related equipment shall maintain the minimum required side yard setback.

**5.9 Time Frame for Completion of Projects.** As stated in Section 5.09 (h) of the CC&Rs, uniform and reasonable time limitations for completion of approved Improvement projects, or other duly noted compliance matters, may also include procedures to request an extension of the completion time in order to avoid hardship, or to accommodate other factors beyond the Owner's reasonable control which have interrupted the progress of the Improvement project. Usual time frames are noted in project Checklists.

**5.9.1 Reconstruction/Remodeling Process.** Owners who are adding any additional square footage, building a casita, or have suffered a fire or other event causing substantial damage to their home, are required to submit detailed building plans and construction timelines with their application. Any residence suffering an event will have three (3) months to provide the plans and six (6) months to complete all reconstruction work.

**5.10 Variances.** As stated in Section 5.12 of the CC&Rs, the ARC, in its sole discretion, shall be entitled to allow reasonable variances in any procedures specified in Article V or any minimum construction standards specified in Article VI, to overcome practical difficulties, avoid unnecessary expense or prevent unnecessary hardships. Any grant of a variance shall be supported by a resolution of the Committee containing findings as to why the variance is justified under the circumstances presented. The Committee's resolution may also contain conditions which the applicant must honor if the variance is to remain in effect. The Design Guidelines may contain additional procedures and/or criteria relating to requests for approval of variances.

**5.11 Visual Obstruction.** There is no guarantee of continued views as stated in Section 6.05 of the CC&Rs. Neither the Association, ARC, Compliance Committee, City of Lincoln, nor any Owner has any responsibility to preserve any view in any direction from any Lot.

Each Owner has acquired his or her Lot subject to the possibility that the view existing at the time of purchase may be altered, including, but not limited to, Improvements or landscaping which may be constructed or installed on other Lots in the development, commercial sites, recreation centers, open space areas, park preserves and Golf Course areas.

Any views from Lots backing up to a Golf Course or other open space area are limited to the airspace within the prolongation of the side property lines of the Lot, and do not include any side or diagonal views and may in any case be altered as set forth above.

**5.12 Property Repair and Maintenance.** Each Resident shall at all times keep, maintain, repair, and restore the Lot, the Improvements, landscaping, and paving in a sound, safe, clean and attractive condition. All maintenance and repair shall be of high quality.

**5.12.1** Each Owner's repair and maintenance obligations shall extend to and include painting, repairing, replacing and caring for roofs, fences, exterior building surfaces, exterior glass surfaces, exterior doors, and the maintenance of all yard areas, as stated in Section 7.02 of the CC&Rs.



## SECTION 6.

### **6. LANDSCAPE REQUIREMENTS**

All landscaping must be installed in accordance with the Design Guidelines and maintained to provide a neat and attractive appearance as stated in Section 7.02(b) of the CC&Rs. Owners shall be responsible for removal of dead plants and trees, grass clippings, trash and debris.

**6.1 Plantings.** The use of native or compatible drought-tolerant species is strongly encouraged for all yard landscaping. Plantings that consume higher amounts of water should be used sparingly and grouped together in areas for efficient and proper irrigation. Caution must be used when placing trees near the dwelling, sidewalks and property lines to allow adequate space for growth.

**6.1.1** Plantings of annuals and vegetables, which are seasonal in nature, do not require approval of the ARC. However the areas which are intended for seasonal plantings of annuals or vegetables require approval by the ARC.

**6.1.2** The ARC can impose limitations on the height of trees and other landscaping so as to avoid excessive shade, limb overhang, and other interferences with adjoining property, as stated in Section 6.01 of the CC&Rs.

**6.1.3** Accepted plants and trees are listed in **Appendix F** and **Appendix I (Oaks)**. Other plantings may be considered for approval on a case-by-case basis.

**6.2 Irrigation.** All landscaped plantings shall be maintained by a fully automatic underground watering system. All irrigation systems shall be either spray, drip, or a combination, and be controlled by an automatic timer. Spray heads shall be located a minimum of six inches (6") from any wood fence and side yard property lines to limit discoloration and avoid over-spray on hardscape, structures and windows.

**6.3 Landscape Fabric.** The use of solid plastic sheeting or polyethylene over ground areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil.

**6.4 Additions to Landscaping.** Trees and all other plantings that will by their nature grow to a height higher than five feet (5'), or that will be maintained higher than five feet (5'), require approval of the ARC. For minor landscape changes refer to **Section 2.1** of the Design Guidelines.

**6.5 Front Yard Landscaping Requirements.** For front yards only, a minimum of forty percent (40%) of the ground surface, other than turf areas, must be covered with an approved living material such as shrubs and groundcover plants. The remaining plantable ground surface shall be covered with a combination of approved bark and decorative rock.

**6.5.1** No more than one-fourth (25%) of the plantable ground surface in front yards will be covered in decorative rock.

- 6.5.2 All front yard landscaping shall include a minimum of one tree.
  - 6.5.3 Mow curbs and bender board may be used as edging materials to separate lawn areas from bark or rock areas. Other edging materials are subject to review and approval.
  - 6.5.4 No scalloped bricks, bender board or other plastic materials will be used as edging material along sidewalks, driveways and walkways.
  - 6.5.5 Cobble rock will be the preferred edging material along sidewalks, driveways and walkways. Other edging materials are subject to review and approval.
  - 6.5.6 Landscape material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, states, emblems, geometric patterns or any other communication.
  - 6.5.7 The Compliance Committee or Board of Directors may at any time ask that the landscaping be augmented to meet minimum requirements for living materials maintained in a neat, healthy condition.
- 6.6 **Backyard Landscaping Requirements.** The minimum requirements for backyard landscaping on open space and golf course lots will be the same as the front yard minimum requirements noted in this Handbook. The backyard of any enclosed solid fenced property will require installation of landscape and living materials for appropriate maintenance and weed abatement.
- 6.7 **Replacement of Plants/Trees.** Owners shall replace all dead trees, shrubs or ground cover to maintain the minimum living plant material requirement for front yard landscaping. Any shrub or ground cover may be replaced with the same plant without review by the ARC. Replacement of trees requires application and ARC approval. Owners should replant within thirty (30) days, however, consideration will be given to replacing plants and trees according to the appropriate planting season.



## SECTION 7.

### **7**     **WALLS & FENCES**

- 7.1**     **Construction Specifications.** Approved construction and maintenance specifications for fences are described in **Checklist #08** and **Checklist #09**, for courtyard walls in **Checklist #05**, and for all other walls in **Checklist #28**. As stated in Section 6.06, approved wall and fence materials and specifications shall be in accordance with the requirements of the City of Lincoln. Notwithstanding anything contained in the Design Guidelines, setbacks and height criteria for all walls and/or fences shall be consistent with the General Development Plan for Del Webb Lincoln dated January 13, 1998, Ordinance No. 691B.
- 7.2**     **Party Walls/ Fences.** All walls and/or fences built, repaired or replaced on property lines (“Party Walls”) are subject to the requirements of Section 7.06 of the CC&Rs.
- 7.2.1**   The Owners of contiguous Residential Lots or Residences who have a party wall, retaining wall or fence along their common boundary line shall both equally have the right to use such wall provided that such use by one Owner does not interfere with the use and enjoyment of same by the other Owner as stated in 7.06 (a) of the CC&Rs.
- 7.2.2**   Except for concrete masonry unit (block) walls, vines shall not be allowed to grow on any party wall or fence.
- 7.3**     **Courtyard Walls.** See **Checklist #05**. All walls constructed in courtyard areas of homes must be consistent with the materials utilized in construction of the home, e.g., stucco façade on house equals stucco wall; stone trim on house equals stone wall.
- 7.3.1**   As stated in Section 6.06 (a) of the CC&Rs, no solid walls, fences or hedges shall be constructed in the front yard closer than fifteen feet (15’) from the front property line (sidewalk) unless approved by the ARC.
- 7.3.2**   Color of wall shall match house body or trim color.
- 7.3.3**   Pillars/pilasters shall be no more than six inches (6”) higher than wall height and pillar caps shall not exceed two inches (2”) in height.
- 7.4**     **Fences / Walls Adjoining Open Space and/or Golf Courses.** Owners of Lots adjacent to the Golf Course or Open Space shall be entitled to construct a wrought iron fence along the top of a knee wall separating the Lot from an adjacent Golf Course fairway or Open Space, so long as the project and its materials are first approved by the ARC.
- 7.4.1**   Owners may install a knee wall up to two feet in height, as stated in Section 6.06 of the CC&Rs.
- 7.4.2**   If such a wall is constructed, a standard wrought iron fence may be installed on top of the solid wall.
- 7.4.3**   The total height of the wall and fence shall not exceed six feet (6’).

- 7.5** **Maintenance & Repair**. It is the Owner's responsibility to maintain, repair and/or replace walls or fences between Lots, knee walls, and the surface of any perimeter wall that faces the Owner's Lot, as stated in Section 7.02 and 7.06 of the CC&Rs.
- 7.5.1** In the event any party wall/ fence is destroyed or damaged, including deterioration from ordinary wear and tear, the Owners whose Lots adjoin the party wall/ fence shall rebuild and repair the party wall at their joint expense, with the expense allocated among the Owners in accordance with the frontage of their Lots on the party wall.
- 7.6** **Waiver**. The Architectural Review Committee may grant waivers of the wall/fence height requirements to the limited extent necessary to comply with minimum legal requirements for pool fence enclosures under applicable law.

## SECTION 8.

### **8 ENFORCEMENT OF ARC REQUIREMENTS AND GOVERNING DOCUMENTS**

- 8.1 Stop Work Orders.** In addition to other enforcement remedies set forth in the CC&Rs, Section 5.11, the ARC has the authority to order an abatement ("red tag") of any construction, alteration or other matter for which approval is required, to the extent that it has not been approved by the Committee, or if it does not conform to the plans and specifications submitted to and approved by the Committee. If an Improvement project is red tagged, the Owner and his or her contractor shall cease all construction activity until such time as the issue-giving rise to the red tag order is resolved. The red tag notice shall clearly state the reasons why the abatement has been ordered.
- 8.2 No Waiver.** 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.
- 8.3 Effect of Failure to Remedy Noncompliance.** If the Owner fails to remedy any noticed noncompliance within thirty (30) days from the date of such notification, or if the Owner feels that the project has been red tagged without justification, the Committee shall notify the Board in writing of such failure. The Board shall then set a date on which a hearing before the Board shall be held regarding the alleged noncompliance. The hearing shall be conducted in accordance with the CC&Rs Section 13.06.
- 8.4 Non-Liability for Approval of Plans:** Article V, Section 5.14 of the CC&Rs contains a disclaimer by the ARC, members of the Community Association and its Board of Directors, with respect to liability or responsibility for the approval of plans and specifications contained in any request by an Owner. ***Prior to submitting plans or information for review, the Owner should read and understand this Disclaimer. If you do not understand it, please ask a representative of the ARC to explain it.***

*"Section 5.14. Non-liability for Approval of Plans. Architectural Review Committee approval of plans shall not constitute a representation, warranty or guarantee, whether expressed or implied, that such plans and specifications comply with good engineering design or with zoning or building ordinances, or other governmental regulations or restrictions. By approving such plans and specifications, neither the Architectural Review Committee, the members thereof, the Community Association, any Member thereof, the Members of the Board nor Declarant assumes any liability or responsibility therefore, or for any defect in the structure constructed from such plans or specifications. Neither the Architectural Review Committee, any member thereof, the Community Association, the Board nor Declarant shall be liable to any Member, Owner, occupant, or other person or entity for any damage, loss, or prejudice suffered or claimed on account of: (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective; or (b) the construction or performance of any work, whether or not pursuant to the approved plans, drawings, and specifications."*

Article V, Section 5.14 Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Lincoln Hills Community Association.



## SECTION 9.

### **9. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES**

The Design Guidelines may be amended as follows:

- 9.1 Proposed Changes.** Changes to this Design Guidelines may be proposed by the Board of Directors of the Community Association and/or the ARC. Additionally, any Owner may submit to the Board proposed changes to this Handbook for review and consideration.
- 9.2 Posting of Amendment.** If the Board approves the proposed amendment, it shall become an amendment to the Design Guidelines. Such amendment shall be promptly posted at all bulletin boards and copies made available through the Association. Notice of changes to the Design Guidelines shall be in accordance with Civil Code §1357.130.
- 9.3 Not Retroactive.** All amendments shall become effective upon adoption by the Board of Directors. Such amendments shall not be retroactive to previous work or approved work in progress.
- 9.4 No Modification of Other Governing Documents.** In no way shall any amendment to the Design Guidelines change, alter or modify any provision of the CC&Rs, any Supplemental CC&Rs or the Articles or Bylaws of the Community Association.



## **SECTION 10.**

### **ARCHITECTURAL STANDARDS**

The specific Architectural Standards and Checklists detailed here have been adopted by the Board of Directors. It's important that you, as an Owner, refer to this document when considering any external modifications to your property.

These Guidelines and standards are not intended to be all-inclusive or exclusive, but rather serve as a guide to identifying Improvements permissible in the community. The Design Guidelines and accompanying Checklists may be amended from time to time by the ARC with the approval of the Board of Directors.

Following these Guidelines does not eliminate the need for the submission of plans for approval by the ARC. Even if your addition or alteration is identical to another, which has been approved, it must be submitted for approval. Because each situation may have different conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis.

**Unless otherwise noted, all Improvements require ARC approval.**

- 10**    **Accent Lighting.** Refer to *Lighting*.
- 11**    **Additions to Structure.** See **Checklist #01**. Refer to **Section 5**. The architectural design of any and all additions, alterations, and renovations to the exterior structure of an existing home shall strictly conform to the design of the original home in style, detailing, materials, and color. Any such addition, alteration or renovation shall be made only after application to and approval by the ARC.
  - 11.1**    All sun rooms, screened/enclosed patios and other additions to single family detached homes shall be built within the setback lines originally established for Sun City Lincoln Hills as set forth in part in *Section 5.8.1* of the Design Guidelines
  - 11.2**    When any additions, alterations, or renovations are performed to an existing detached home, the established Lot drainage shall not be altered. As provided for, without limitation, in Article VII, Section 7.07(c) of the CC&Rs, any Owner or Resident who changes the existing grading or drainage shall be strictly liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.
  - 11.3**    All new or altered roofs shall drain to the ground solely within the deeded lot.
- 12**    **Address Signs/Plaques.** House numbers, or one house-number sign identifying the address, may be mounted on an exterior wall and may be illuminated so as to be seen easily from the street.

- 13** **Air Conditioning Units (HVAC).** See **Checklist #07**. The relocation of exterior central air conditioning units and heat pumps requires approval and will be considered if there is no adverse visual or noise impact upon adjoining properties. Application and approval are not required to replace a heat pump or air conditioning unit in the original location.
- 13.1** Window or wall air conditioning units or fans are prohibited.
- 13.2** Any screening of ground-mounted equipment (HVAC) shall be of a material and color compatible with house body or trim color. All screens, whether landscape structures, fences, or plant materials, shall be allowed a minimum of two (2) feet clearance from the equipment to allow for adequate air circulation around the equipment.
- 13.3** Air conditioner condenser units may encroach a maximum of thirty six inches (36") into the minimum side yard setbacks as provided for in the General Development Plan for Del Webb Lincoln dated January 13, 1998 and pursuant to Ordinance No. 650B of the City of Lincoln.
- 14** **Ancillary Equipment.** See **Checklist #07**. Refer to ***Machinery and Equipment*** and ***Pools, Spas, Hot Tubs***.
- 15** **Antennas.** See **Checklist #23**. Antennas such as radio antennas, citizen band towers and/or parabolic dishes that receive or transmit signals other than television signals are prohibited.
- 16** **Arbor.** See **Checklist #02**. Arbors are free standing garden structures, with posts or pillars supporting arched or straight cross members or lattice, and may have planter boxes or a bench attached. Climbing shrubs or vines may be grown on arbors. Generally arbors are made of metal or wood of natural color or painted white. Arbors may be installed in side yard and backyards only and shall meet the following requirements:
- 16.1** Arbors shall be setback from the rear property line a minimum of ten feet (10') and from the side property line a minimum of five feet (5'). If within the side yard setback, a statement from the adjoining property owner agreeing to the encroachment is needed.
- 16.2** The height of the structure shall be no more than ten feet (10').
- 16.3** Arbor shall fit the architectural style of the home.
- 16.4** Acceptable materials shall include wood of natural or white color; molded premium, hi-grade vinyl with the look of wood; and metal of bronze, black, brown, or dark green color.
- 17** **Artifacts.** See **Checklist #29**. Refer to ***Yard Decorations***.
- 18** **Artificial Foliage.** Use of artificial foliage is prohibited except in private space or in fenced Interior back yards and not visible from neighboring property.



- 19** **Artificial Turf.** See **Checklist #03.** Artificial Turf or Synthetic Grass may be allowed for putting green surfaces or as a substitute for turf or sod in backyards only subject to the following conditions:
- a. Artificial turf shall be limited to fifty percent (50%) of the backyard landscape area;
  - b. Artificial turf blades shall be green in color and constructed of materials that have been reviewed and approved by the Committee;
  - c. Only sand, rubber, and/or silica-based infill shall be used;
  - d. Only those materials allowing vertical drainage to an adequate drain system will be approved.
- 20** **Attic Ventilators.** See **Checklist #07.** Attic ventilators and turbines should be mounted on the rear side of the roof ridge line so as to minimize their visibility and not create a noise nuisance to neighboring properties.
- 21** **Awnings.** See **Checklist #04.** Awnings over windows are permitted on side and backyard windows only. The retractable awning will have no fixed poles or other visible supports. If installed on an Open Space or Golf Course lot, the awning shall be of the type manufactured with a box enclosure. Awnings shall be:
- a. Mesh or sun screen material.
  - b. Solid or blended color compatible with the exterior body color of the home. No stripes and other obvious patterns shall be used.
  - c. Have a straight or notched edge. Notches will be two inches deep by five inches across (2x5") and spaced a minimum of fifteen inches (15") apart. Color of taped edge will match the awning fabric. No scalloped edges will be used.
  - d. Guaranteed a minimum of five-years from the manufacturer to insure a high quality awning. The Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.
- 22** **Bark.** See **Checklist #15.** Refer to ***Landscape Materials.***
- 23** **BBQs.** See **Checklist #10.** Refer to ***Fireplace, Fire Pit, BBQ.*** As stated in Section 8.05(d) of the CC&Rs, fires are permitted in equipment in use for cooking purposes, provided the fires are not located in a manner that directs an unreasonable amount of smoke onto a neighbor's property. Built-in BBQ units require ARC approval. All units must comply with local government regulations.
- 24** **Benches.** See **Checklist #29.** Small garden benches, constructed of natural materials, are permitted in the front yards, street side yards, backyards, and courtyards of all residential homes providing they are placed on a solid level hardscape surface. Benches will be evaluated in terms of their size, location, and compatibility with the architectural design of the home.

- 25** **Birdhouses, Birdbaths and Bird Feeders.** See **Checklist #29.** Birdhouses, birdbaths and bird feeders are allowed in backyards only and are subject to the following:
- a. Limit of two (2) birdhouse(s), two (2) birdbath(s), and two (2) bird feeder(s);
  - b. Minimum five foot (5') setback from all property lines;
  - c. Installation on perimeter walls, windows, wrought iron fences or under/on house eaves is prohibited;
  - d. Multiple bird dwellings, e.g., bird coops are not allowed.
- 26** **Border Materials.** See **Checklist #16.** Refer to **Section 6.5.6.** in the Design Guidelines.
- 27** **Boulders.** The use of accent boulders is permitted with ARC approval. A minimum of twenty five (25%) percent of the boulder is to be buried in the ground.
- 28** **Canvas Gazebo.** See **Checklist #25.** Refer to **Temporary Shade Structure.**
- 29** **Carpeting.** Indoor/outdoor carpeting on any exterior surface, for example, front steps, patios, etc., is prohibited.
- 30** **Casita.** See **Checklist #01.** Casita buildings are permitted as provided for in the General Development Plan for Del Webb Lincoln dated January 13, 1998 and pursuant to Ordinance No. 650B of the City of Lincoln. An attached or detached casita may be used for hobby, art, guest studio, home office or other habitable use. Guest studios are to be subordinate to the main residence and shall not contain any built-in cooking facilities.
- 31** **Clotheslines.** Outside clotheslines, whether permanent or temporary, shall not be maintained on any Lot if visible from neighboring property, as stated in Section 8.07 of the CC&Rs.
- 32** **Colors.** Refer to **Painting.**
- 33** **Concrete Work.** See **Checklist #14.** Refer to **Hardscape** and **Driveway Expansion.**
- 34** **Courtyard Walls.** See **Checklist #05.** Refer to **Section 7.3** of the Design Guidelines.
- 35** **Decks.** Owners are advised to consider if the deck will impact the privacy of adjoining homes. Drawings submitted with the application do not need to be professionally done, but must be to scale and show dimensions.
- 36** **Decorative Objects.** See **Checklist #29.** Refer to **Yard Decorations** and **Holiday Decorations.**
- 37** **Doors.** See **Checklist #06.** Any replacement of an original garage door or other entry door, unless the replacement is of same color, type and style, must be approved by the ARC. Doors are subject to the following requirements:
- 37.1** No security grates or bars shall be used.
  - 37.2** Door shall fit the architectural style of the home and overall scheme of the community
  - 37.3** Color of door and trim shall be compatible with house body or trim color.

- 38** **Driveway Expansion.** See **Checklist #14.** Refer to ***Parking Areas.*** Additional walking area(s) adjacent to the driveway, which extend the overall driveway width not more than four feet (4'), may be considered for approval by the ARC. Plans for any contemplated concrete work must be approved in writing by the ARC before any work commences.
- 39** **Drop Shades.** See **Checklist #04.** Drop shades shall be mesh or sun screen material of a solid or blended color compatible with the exterior body color of the home and installed only on the sides and rear of the home. Drop shades are subject to the following:
- a. Canvas, bamboo, wood materials, stripes and other obvious patterns are prohibited.
  - b. The Association retains the right to determine when a drop shade must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.
- 40** **Equipment.** See **Checklist #07.** Refer to ***Machinery and Equipment, Air Conditioning Units (HVAC), and Pools, Spas, Hot Tubs.*** Replacement of equipment of the same type, in the original location, does not require application.
- 41** **Fences (Wood).** See **Checklist #08.** Refer to ***Section 7*** of the Design Guidelines. Repair or replacement of fencing of the same construction, materials, dimensions and color as original does not require application.
- a. Perimeter side yard and backyard wood fencing on interior lots shall be “Good Neighbor” style construction. Fencing and/or gate shall be of cedar or redwood, of the same style, color and height, as developer installed.
  - b. Gate and fencing shall be of the same material as the material it abuts.
  - c. Fencing shall be five feet six inches (5’6”) in height measured from the high lot side of the fence.
  - d. Fencing constructed with lattice has dimensions consistent with neighboring fencing.
  - e. Fence paint color shall be the same as, or equal to, Sherwin-Williams “Sanderling” color as used throughout Sun City Lincoln Hills.
  - f. Fencing shall not include hinging of fence panels.
- 42** **Fences (Wrought Iron)** See **Checklist #09.** Refer to ***Section 7*** of the Design Guidelines. Repair or replacement of fencing of the same construction, materials, dimensions and color as original does not require application.
- a. A joint “Wrought Iron Fence Agreement” shall be included with Owner(s) of the adjacent lot(s) for a side yard perimeter fence to be installed on the property line(s).
  - b. A side yard perimeter fence may be installed six inches (6”) inside of the side yard property line(s) and no “Wrought Iron Fence Agreement” is needed.
  - c. The solid block knee wall, at the perimeter of the rear property line, shall be no more than two feet (2’) in height and if standard wrought iron fence is installed on top of the knee wall, the total height of the wall and fence shall not exceed six feet (6’).

- d. No perimeter gates shall provide access to the Open Space or Golf Course.
- e. Perimeter fence paint color shall be black or green equal to Sherwin-Williams No. SW2929 or other ARC approved color .
- f. Decorative wrought iron fences and/or gates at courtyard entry shall have paint color of black, bronze, brown, or SW2929 green or other ARC approved color.
- g. Double wrought iron gates at courtyard entry shall equal no more than forty eight inches (48") wide.
- h. Gates shall be no more than six inches (6") higher than fencing

**43** **Fire Pits, Exterior Fireplaces.** See **Checklist #10.** Fires in a contained outdoor fireplace or fire pit are permitted and shall meet the following conditions:

- a. Fireplace and/or fire pit will be plumbed for liquid propane (LP) or natural gas (NG) as a fuel source.
- b. Fireplace and/or fire pit will be permitted by the City of Lincoln as required.
- c. A minimum setback of five feet (5') is required.
- d. Wood burning exterior fireplaces and fire pits are prohibited.

**44** **Flags.** Owners are allowed to display one U.S. flag, or one noncommercial flag, from a staff or pole on the front of the house at any time. The following restrictions shall apply:

- a. Flags must be in good condition
- b. Flags are limited in size to four (4) feet by six (6) feet
- c. Flags must be made of fabric or cloth
- d. U.S. Flags may not be flown upside down
- e. U.S. Flags may only be flown at half staff for Federal, State, or Association recognized memorials authorizing flags to be flown at half staff.
- f. U.S. Flags should not be displayed during inclement weather unless an all-weather flag is used.
- g. Display of the flag of the United States does not mean a depiction or emblem of the flag of the United States made of lights, paint, roofing, siding, paving materials, flora or balloons, or any other similar building, landscaping or decorative component.
- h. Display of commercial flags or banners is prohibited.

- 45** **Flagpoles.** See **Checklist #11.** Owners may attach one (1) flag mount to the face of the residential structure (not eaves), secured to a wooden stud without ARC approval. Owners intending to install a free-standing flag pole must apply to the ARC and conform to the following specifications.
- a. Flagpole shall be set back five feet (5') from all property lines.
  - b. Flagpole shall not exceed a height of twenty feet (20') and is one-piece or telescoped.
  - c. The need for future repair shall be considered; when lowered to a horizontal position the flagpole shall remain within the Owner's lot boundaries.
  - d. Flagpole is freestanding, and shall be installed with proper footings for the size of the pole.
  - e. A professional shall perform and warrant installation of the flagpole (recommended).
  - f. Flagpole shall be white or aluminum color.
  - g. Only one flag of the United States, in good condition, including commemorative, vintage or historical flag, shall be flown from the flagpole at any time. Flag shall be of fabric or cloth limited in size to a maximum of four feet by six feet (4'x 6').
  - h. If the American flag is flown at night, it shall be illuminated by a dedicated light. However, as stated in **Lighting**, no lighting will be permitted which causes unreasonable glare to neighboring Owners, Lots or the Common Area.
- 46** **Fountains.** See **Checklist #12. Fountain, Water Feature, Pond.** Fountains are permitted in the front yards, street side yards, backyards, and courtyards of all residential homes.
- a. Fountains and decorative components shall be limited to fifty-four inches (54") above the natural grade of the lot.
  - b. Any fountain shall be of natural material, earth tone color and compatible with the architectural theme of the community.
  - c. Fountain shall be setback five feet (5') from property lines.
  - d. Fountain pump equipment shall not provide unreasonable noise to neighboring properties.
  - e. Owners must maintain the fountain in good operating condition.
- 47** **Garages.** Refer to **Golf Cart Garages.**

- 48** **Gates.** See **Checklist #09.** Wrought iron gates with varied designs at courtyards are permitted as described in the General Development Plan for Del Webb's Sun City Lincoln Hills, Ordinance No. 691B. Gates shall meet the following requirements:
- a. Gate will be a maximum of forty eight inches (48") wide. Double gates are not allowed except in front courtyard walls and shall total no greater than four feet wide.
  - b. Gate cannot exceed the height of the fence unless it is arched. A decorative element or arch on the gate can extend six inches (6") above the height of the fence.
  - c. Gate must be of the same material and color as the fencing that it attaches to or abuts. Decorative wrought iron gates may attach to a stucco courtyard wall.
  - d. Decorative Wrought Iron gates may attach to a stucco courtyard wall and shall be black, bronze, green, or brown and blend with existing paint color.
  - e. Gates that access open space or golf courses are not permitted.
- 49** **Gazebo.** See **Checklist #13.** Permitted gazebos are permanent freestanding structures, roofed and open on all sides. Gazebos may be equipped with screened sides for insect/mosquito control.
- a. Gazebos may be all wrought iron structures or built of wood and covered with standard roofing materials, such as shingles.
  - b. Gazebos are permitted in backyards only and must be setback ten feet (10') from the back property line and five feet (5') from side property lines. The structure must be level and installed on a solid surface.
  - c. Acceptable material is redwood with natural stain, wood painted to match house body or trim color, or metal in bronze, black, brown, or dark green color.
  - d. The height of any separate open shade structure i.e., gazebo or arbor shall be limited to ten feet (10') from existing grade.
- 50** **Golf Cart Garage.** See **Checklist #01.** A golf cart garage is permitted on any lot, provided the garage meets setback requirements as provided for in the General Development Plan for Del Webb Lincoln dated January 13, 1998 and pursuant to Ordinance No. 650B of the City of Lincoln.
- 51** **Greenhouses.** Construction of greenhouses is prohibited.
- 52** **Gutters.** Refer to **Section 2.3** of the Design Guidelines.
- 53** **Hardscape.** See **Checklist #14.** All concrete, stone, brick, or other landscape material used for sidewalks, patios and pathways must conform to the overall architectural style of the home. Plans for any contemplated concrete work must be approved in writing by the ARC before any work commences. Excessive use of concrete or pavers at front and street side yards will not be allowed.
- 54** **HVAC.** Refer to ***Air Conditioning Units (HVAC)***.

- 55 **Holiday Decorations**. Refer to **Section 2.5** of the Design Guidelines. ARC approval is not required.
- 56 **Hot tubs and Spas**. See **Checklist #21**. Refer to **Pools, Spas, Hot Tubs**.
- 57 **Knee Wall**. See **Checklist #28**. Refer to **Section 7.4** of the Design Guidelines.
- 58 **Landscape**. See **Checklist #16**. Refer to **Section 6.0** of the Design Guidelines.
- 59 **Landscape Material**. See **Checklist #15**. Rock, stone and bark are approved landscape materials for covering ground surfaces around plants. Determination of whether any rock or bark material is acceptable in any specific situation shall be made by the ARC. Replacing or adding bark of the same type to the landscape area does not require approval.
- 59.1 Decorative rock and stone shall be as found in native form and will be consistent with native rock of the region including, but not limited to, Cobble Rock, Deco River Rock, Salt & Pepper, or Slate Chips. Rock will be a minimum of one inch (1") size.
- 59.2 No lava rock of any color or artificially colored rock shall be permitted as a landscape material.
- 59.3 No crushed rock such as California or Sonoma Gold shall be used as a landscape material.
- 59.4 Decomposed granite may be used on pathways on a case-by-case basis, but not as a landscape material around plants.
- 59.5 No shredded, gorilla hair, red or other primary color bark shall be permitted.
- 59.6 Bark shall be in neutral earth tone colors, such as Redwood, Cedar Brown or Black.
- 60 **Lawn, Natural Turf**. See **Checklist #16**. If sod or turf is used, no Bermuda Grass of any type will be allowed. For the purposes of front yard landscaping, sod or turf shall not include "Artificial Turf," "Synthetic Grass," or other nonliving substitute. Lawns shall be:
- a. A blend of three or more Fescues is recommended.
  - b. Where sod or turf is adjacent to sidewalks or fences, designs should seek to eliminate watering overspray on the hardscape.
  - c. Turf or sod may extend up to any knee wall if a knee wall is located on the property line of the Lot.
  - d. The use of Artificial Turf or Synthetic Grass may be allowed in backyards only. Refer to **Artificial Turf**.
- 61 **Lighting**. See **Checklist #17**. Replacement or the addition of fixtures on the building exterior, or in the landscape, requires ARC approval. The following lighting applications will be allowed:
- a. Exterior building and decorative walkway fixtures must be compatible in style and scale with the home.

- b. Exterior low-voltage accent lighting may be installed to highlight architectural or landscape features as long as light glare is minimized on adjacent residences.
- c. No exterior lighting shall be directed outside the applicant's property.
- d. Exterior landscape lighting shall be as close to grade as possible. Shielded lamps, obscure glass, and down lights are encouraged.
- e. All lighting conduit, junction and outlet boxes must be as inconspicuous as possible. Exterior lighting must meet building code requirements.

**62** **Machinery and Equipment.** See **Checklist #07.** Refer to ***Air Conditioning Units (HVAC)*** or ***Solar Energy System.*** As stated in Section 8.08 of the CC&Rs, machinery or equipment that is usually and customarily used in connection with the use, maintenance, or construction (during the period of construction) of a building, or other improvements may be placed, operated or maintained upon any Lot. Any machinery used by a Resident in a hobby, provided the use does not interfere with neighboring Residents and is otherwise in compliance with the CC&Rs, may be placed, operated or maintained upon any Lot.

**62.1** The ARC shall review the location and screening of pool cleaning pumps and apparatus. Refer to ***Pools, Spas, Hot Tubs.***

**62.2** All ground-mounted mechanical equipment and ground mounted solar system equipment shall be screened from street view and neighboring property by a structure no higher than one foot above the equipment to be screened or by plant material of adequate density to accomplish the same result; however, in no event shall a screening structure exceed five feet in height.

**62.3** Any screening of ground-mounted mechanical or HVAC equipment shall be of a material and color compatible with house body or trim color.

**62.4** Window or wall HVAC units are prohibited.

**62.5** Adverse visual and noise impact upon adjoining properties shall be considered.

**62.6** Roof-mounted mechanical and air conditioning equipment will not be allowed, excepting roof mounted solar equipment. The regulation of roof mounted solar equipment is subject to limitations imposed by California Law.

**63** **Mounding.** Refer to **Section 5.4.1** of the Design Guidelines.

**64** **Netting.** Netting or other devices to deflect golf balls are prohibited.

**65** **Outdoor Patio Canopy.** See **Checklist #25.** Refer to ***Temporary Shade Structure.***

**66** **Painting.** See **Checklist #18.** All exterior color changes must be approved. This requirement applies to siding, doors, shutters, trim and other auxiliary structures. ARC approval is not required to repaint existing colors. However, owners painting to match the original color scheme shall ensure the color, type of paint and finish, e.g. flat or semi-gloss latex, are consistent with the original materials. If you have any questions regarding a paint project please contact the Community Standards Department at 625-4006



- 66.1 Paint Profile.** All paint applications shall include the Paint Profile and describe the ARC approved color scheme selected. Photos showing the existing colors of the applicant's home shall be included.
- 66.2 Color Schemes.** ARC approved color schemes are provided in sample Paint Books available for viewing at the Orchard Creek Lodge. Owners applying to change the existing paint color of their home shall select a color scheme from the sample Paint Books. The schemes provide different colors which may be applied to the body, trim or accent areas of the building to promote variety and depth. A minimum of two colors shall be used.
- 66.3 Paint Colors.** The ARC approved color schemes have been developed with attention to the natural color palette of the region, consistent with the preferred examples provided for in the General Development Plan for Del Webb Lincoln and pursuant to Ordinance No. 650B of the city of Lincoln: warm, off-white to middle tone bodies; combinations of white, off-white, and middle to deeper tones at trim, bands, barges and eaves; white to off-white tones at porch columns and railings; heavier gray, beige, rust, and blue grays at stone veneers; heavier and warmer terra cottas, rusts, and distressed off-reds at brick veneers; and accent colors in whites, dusty blues, greens, off-reds and grays.
- 67 Parking Areas.** Parking is not permitted on any portion of a lot, except within a garage or on a driveway, according to the General Development Plan for Del Webb's Sun City Lincoln Hills, Ordinance No. 691B.
- 68 Patios.** See **Checklist #14.** Refer to *Hardscape*.
- 69 Patio Cover.** See **Checklist #19.** The following requirements apply only to patio covers that are open on the sides and have open beam or solid roofs, and do not apply to patio enclosures (see *Additions to Structure Checklist #01*).
- 69.1** The solid roof patio cover shall have a slope of no less than one-quarter (1/4") inch/running foot to no greater than three-quarter (3/4") inch/running foot.
- 69.2** The open beam roof patio cover shall be flat, or have a slope the same as solid roof.
- 69.3** Upright supports for patio covers constructed of redwood shall be a minimum six inches by six inches (6"x6"). Supports shall be in scale with the size of the lot and house.
- 69.4** Upright supports for patio covers constructed of embossed metal shall have a finished size of at least six and one-half inches by seven and one-quarter inches (6½" x 7¼"). Supports shall be in scale with the size of the lot and house.
- 69.5** Support beams shall be sized appropriately and attach to house below roofline.
- 69.6** Material will be painted wood, natural or painted redwood, or aluminum or steel embossed with wood grain. Paint will blend with house or trim color. No railroad ties or telephone poles will be used.

- 69.7** Setbacks will be a minimum five feet (5') from the side property line and ten feet (10') from rear property line. Posts or supports will not be within the setback area; however, overhang may extend up to two feet (2') into minimum rear setback.
- 69.8** Patio covers on a golf course lot shall have a rear setback of fifteen feet (15') to the knee wall. Any setback of less than fifteen feet (15') shall be approved by the golf course owner.
- 70** **Patio Enclosure.** See **Checklist #01.** Refer to ***Additions to Structure.***
- 71** **Patio Furniture.** Refer to **Section 2.4.4** of the Design Guidelines. Unless in the private space, patio furniture in the front of the home must be approved by ARC if visible from neighboring properties. Folding chairs, webbed patio chairs/chauses, traditional indoor furniture and hammocks are not allowed. All patio furniture will be evaluated in terms of size, location, and compatibility with the architectural design of the home.
- 72** **Pergola.** See **Checklist #20.** A Pergola may be an entirely free standing structure or it may be attached to a free standing wall with posts that support cross members to form a shaded walk or passageway. If attached to the building, refer to *Patio Cover Checklist #19.*
- 72.1** Finished size of upright supports, if constructed of redwood, shall be at least six inches by six inches (6"x6").
- 72.2** Finished size of upright supports, if constructed of embossed metal, shall at least six and one-half inches by seven and one-quarter inches (6 ½" x 7 ¼").
- 72.3** Open beam cross members or lattice shall be sized appropriately.
- 72.4** The height of the structure shall be no more than ten feet (10').
- 72.5** Material shall be natural or painted wood, or aluminum or steel embossed with wood grain. Paint will blend with house or trim color. No railroad ties or telephone poles shall be used.
- 72.6** Setbacks shall be a minimum five feet (5') from the side property line and ten feet (10') from rear property line. Posts or supports will not be within the setback area; however, overhang may extend up to two feet (2') into minimum rear setback.
- 72.7** Setbacks on a golf course lot are fifteen feet (15') to the knee wall. Any setback of less than fifteen feet (15') will be approved by the golf course owner.
- 73** **Pet Facilities.** As stated in Section 8.02(b) of the CC&Rs, the ARC shall approve all structures for the care or housing of a pet on any lot. Such structures shall be maintained so that they are not visible from neighboring property. The Committee may, with the approval of the Board, develop specific guidelines for this purpose.
- 74** **Plants.** See **Checklist #16.** Refer to **Section 2.1 and Section 6** of the Design Guidelines and **Appendix F** Recommended Plant List.

- 75** **Pools and Spas.** See **Checklist #21.** Refer to *CC&Rs, Article VI, Section 6.03.* A detailed plan should be submitted depicting the proposed location of the pool, spa, and/or hot tub and property lines, materials, and an estimated completion date. As stated in Section 6.03 of the CC&Rs, an Owner of a Lot constructing a swimming pool, spa, or other man-made body of water on the Lot, must comply with any local ordinances and obtain ARC approval.
- 75.1** It is the Owners' responsibility to secure proper building permits/inspections and to ensure that plans confirm with ARC and local government Guidelines.
- 75.2** Grading shall provide positive drainage.
- 75.3** The ARC shall review the location and screening of pool cleaning pumps and apparatus. In areas without solid walls or fencing in backyards of Lots, pool equipment shall be screened with either landscaping or approved screening material if the equipment is visible from other Lots or the Golf Course. See *Machinery and Equipment.* As stated in Section 6.03 of the CC&Rs, screening material shall not extend more than six inches above the top of the equipment.
- 75.4** Reasonable efforts shall be made to locate pool equipment on a Lot so as to minimize adverse noise impacts on neighboring Owners or residents, however, other factors such as the need to locate the equipment in reasonable proximity to the pool can also be considered.
- 75.5** It is recognized that all pool and spa equipment produces some noise, as does use of the pool by residents and guests. Accordingly, noise associated with the use or operation of a swimming pool is not a basis, in and of itself, for denying approval to a pool Improvement project.
- 75.6** The ARC may grant waivers of the wall/fence height requirements to the limited extent necessary to comply with minimum legal requirements for pool fence enclosures under applicable law.
- 75.7** All pools, spas and "Jacuzzi" type tubs must be installed according to City of Lincoln Municipal Code and will be subject to certain setbacks measured from the edge of the water.
- 76** **Pots and Planters.** See **Checklist #22.** Permanent raised planter boxes are to be a maximum of two feet (2') in height. Acceptable materials will include concrete, redwood or other material approved by the ARC and must be compatible with the architectural design of the home. Acceptable colors will be house body or trim, redwood, or earth tones.
- Free-standing Portable Plant Containers, i.e. pots and planters, may be maintained outside of Private Space in front yards and on Golf Course and Open Space lots, provided the following criteria are met:
- a. All Containers, plantings, and locations must be approved by the ARC.
  - b. All plant Containers must be properly maintained with live plants.

- c. Number of Containers in the front and street-side yard, outside of Private Space, shall be limited according to size of house and lot, but as a guideline, no more than three (3) Containers will be allowed for larger lots, and no more than two (2) for smaller lots.
- d. Containers must be a minimum eighteen inches (18") diameter or square and a maximum of thirty inches (30") in height.
- e. Containers shall be ceramic, clay, stone or natural-appearing material.
- f. If containers are placed on each side of garage door opening, they must be identical, have plants of the same type, with matching foliage and form, and cannot exceed a total height of six feet (6').
- g. Containers must be placed on a solid level surface. Pots on free-standing walls and walkway steps will be reviewed on a case-by-case-basis.
- h. Half-pots (pots designed to be placed horizontally) may be installed in a landscaped area with foliage extending from the pot.
- i. Half-barrel containers are not allowed in front yards, open space or golf course lots.
- j. No pots will be placed on any part of the residence structure including window sills or walls. Pots shall not be placed on fences or the top of masonry perimeter walls.
- k. All plants in both permanent planters and free-standing portable containers will have live plants properly maintained in a healthy condition

**77 Real Estate Signs.** The sign regulations are intended to provide all Owners with an opportunity to sell or lease their property with the same consistent policy. Only one (1) regular and customary real estate sign advertising a home for sale or lease may be placed on an Owner's property. Such sign shall be located wholly within the Lot being advertised. No sign shall be placed in any window of the home. Customary is usually defined as a residential sign twenty four inches by twenty four inches (24"x 24"), and may be double-sided, professionally printed, and hung from a residential style four inch by four inch (4"x 4") pole mounted in the front yard area. No more than two (2) riders may be attached to the sign. The overall height of the sign shall not be less than four feet (4') or higher than six feet (6') or as otherwise restricted under any Lincoln City Ordinance.

**77.1 Open-House Sign.** Directional signs which give directions to a house which is for sale or for lease to which the public is invited for a walk-in inspection are permitted only as provided for in the following guidelines and will be observed by all Real Estate Brokers and/or Salespersons licensed by the State of California Department of Real Estate or any other state in the U.S. for the governance and use of Open House (directional) Signs within Sun City Lincoln Hills. These guidelines apply equally to homes for sale, for rent or for lease. All provisions in these guidelines also apply to any "For Sale by Owner" situation in which home held open by an Owner or any unlicensed person or entity representing an Owner or Owner's Estate.

**77.1.1 Description of the Open House Directional Sign ("Sign").** The sign shall be an 18" x 24" maroon (color: Sherwin Williams Mahogany SW 2838) panel with beige (color: Benjamin Moore 966) lettering, border, and directional arrow stating only "Open House". The font style and size is American Garamond (Bold) and 3.75 inches, respectively. The sign shall be mounted on a 25" X 30" black metal "A" frame or "tent out". An "A" frame or "tent out" will be considered as one (1) sign. Signs shall be provided by the Placer County Board of Realtors. No additional writing or attachment of any nature (balloons, streamers, etc.) may be on any sign. However, the business card of the person/entity holding the open house may be fastened to the top inside corner of the "A" for identification purposes. This card may not be visible from the front or back of the sign.

**77.1.2 Placement/Use/Removal.**

- a. No sign(s) may be placed within Sun City Lincoln Hills at Recreation Centers/ Lodges, Sports/ Complexes/Plazas, Maintenance Facilities, Commercial Developments, on any part of the golf course, or at any intersection leading into these areas.
- b. No sign(s) may be placed at any entrance to Sun City Lincoln Hills.
- c. No sign(s) may be placed on sidewalks, driveways, curbs, or streets, including medians. Sign(s) will be placed no more than one foot (1') from the inside edge of the sidewalk or curbing provided they are placed on grass or tanbark. No sign(s) will be placed within flowerbeds or set on or in shrubbery.
- d. Sign(s) will *only* be placed at corners of intersecting streets. An intersection with four (4) corners may have no more than one (1) sign on each corner (a limit of four (4) signs per intersection) provided the directional arrow on each sign points in a different direction for a total of four (4) directions. An intersection with two (2) corners may have no more than one (1) sign on each corner and a total of two (2) signs per intersection provided the directional arrow points in a different direction for a total of two (2) directions.
- e. A maximum of six (6) signs is permitted for any one (1) residence held open. This number includes any conforming Open House Sign posted in the front yard of the home open for inspection. Only one (1) Open House Sign may be posted in the front yard. A "For Sale" or "For Rent" sign may also be posted in the front yard provided it conforms to the guidelines set forth in Section II (F) of the Design Guidelines and Section 8.09 of the CC&Rs. No other signs, banners, balloons, or any other manner of advertising or identification may be displayed in the yard.

- f. Sign(s) must be on display only when the home is open for inspection. Signs are permitted on Saturday, Sunday and holidays only and will not be placed before 11.00 a.m. on either day. Signs must be removed immediately upon conclusion of the open house or no later than 5:00 p.m. of the same day.
- g. Sign(s) must be displayed at ground level. No sign may be placed on a vehicle or otherwise elevated. No stacking of signs will be allowed.

**77.1.3 Responsibility for Signs.** Each individual Real Estate Broker, Owner or representative of Owner or Owner's entity is responsible for the purchase, storage, placement and prompt removal of their respective sign(s). In any case, the Owner is ultimately responsible for making sure his/her agents comply with the Design Guidelines and may be subject to penalties for failing to do so.

**77.1.4 Enforcement & Conformance With Local Laws and Ordinances.** It will be the responsibility of the Sun City Lincoln Hills Community Association to enforce the terms of these guidelines as they may relate to the use of any sign. A violation of any provision of these guidelines may result in review by either the Architectural Review Committee ("ARC") or the Compliance Committee with a recommendation to the Board of Directors for further action. Notwithstanding anything contained herein, nothing shall relieve any individual from complying with any local law, rule or ordinance pertaining to signs.

**77.1.5 Interpretation.** The ARC has the sole authority and discretion as to the interpretation of any provision in these Open House Sign Guidelines. Any decision rendered by the ARC with respect to any provision contained herein is final.

- 78** **Retaining Walls.** See **Checklist #28.** Refer to **Section 7** of the Design Guidelines. All walls used for retaining any portion of a Lot's grade shall require ARC approval. Any wall which must be engineered in keeping with any applicable law or regulation, shall strictly comply with all engineering plan requirements. Approval of an engineered wall requires submittal of the engineer-signed drawings with the ARC application.
- 79** **Rock.** See **Checklist #15.** Refer to **Landscape Materials.**
- 80** **Satellite Dishes.** See **Checklist #23.** Notification prior to installation is recommended. According to FCC rule (47 CFR 1.4000) owners and tenants may, without seeking the prior approval of the association, install a satellite dish which is one (1) meter (39.37 inches) or less in diameter if the installation complies with the following ARC requirements.
- 80.1** The satellite mounting hardware and cabling will be painted to blend with the building.

- 80.2** The dish will be placed in the least conspicuous location on the residence where an acceptable quality signal can be received. Every effort will be made to install mounting hardware on a portion of the upper wall under the roof overhang.
- 80.3** The satellite dish will be secured so it does not jeopardize the soundness or safety of any structure or person, including damage from high winds.
- 80.4** The satellite dish and related components will not fall into disrepair or become a safety hazard.
- 80.5** If the Owner prefers mounting the Device on the ground, screening or landscaping around a ground-mounted antenna will be done to camouflage the antenna so it blends into the background, if it does not interfere with reception or impose unreasonable costs.
- 80.6** With the exception of satellite dishes, the association shall restrict other kinds of antennas. The FCC rule (47 CFR 1.4000) which protects digital satellite dishes does not protect the following categories of antennas/dishes:
- Antennas longer than one meter or dishes greater than one meter in diameter;
  - Television antennas (stick style) used to receive a distant signal;
  - AM/FM radio antennas;
  - Amateur ("ham") radio antennas;
  - CB radio antennas;
  - Digital Audio Radio Services (DARS) antennas (Sirius and XM);
  - Relay or transmit-only antennas/dishes.
- 81** **Screens.** Refer to **Section 2.2.** of the Design Guidelines. Clear aluminum (silver colored) screen material is prohibited.
- 82** **Screen Doors.** See **Checklist #06.** Bronze, charcoal or gray sunscreen material is allowed. The frame for screen doors must be compatible with the existing door frames. Silver aluminum screen doors and aluminum (silver colored) screen material is prohibited.
- 83** **Security Bars.** The use of security bars or grates on windows and doors is prohibited. Owners concerned about the security of their residence are advised to consider alternatives, including alarms and sophisticated lock systems.
- 84** **Shrubs.** See **Checklist #16.** Refer to **Section 2.1 and Section 6** of the Design Guidelines. All plantings that will by their nature grow to a height higher than five feet (5'), or that will be maintained higher than five feet (5'), require approval of the ARC.
- 85** **Signs.** All signs are regulated to maintain the appearance of the community. The ARC may restrict the posting or displaying of all commercial signs. Refer to **Real Estate Signs.** Contractor signs placed on the Lot for public view are prohibited. Noncommercial signs and posters that are more than nine (9) square feet in size and flags or banners that are more than fifteen (15) square feet in size are prohibited per Civil Code §1353.6. Unless more restricted by City of Lincoln, the following signs may be erected on any Lot:

- 85.1 Security Alarm Sign.** One single-sided sign from a security/alarm company providing services to the Resident or the home may be placed in the front yard within the setback criteria set forth in *Section 5.8.1*. Decals supplied by the alarm company may be displayed in a window corner. The sign shall not exceed two feet (2') in overall height from finished grade and/or seventy-two (72) square inches in size (i.e., eight inches by nine inches) if placed in the ground; or exceed sixteen (16) square inches in size (i.e., four inches by four inches) if placed in a window.
- 85.2 Political Signs.** Political signs may not exceed nine (9) square feet in size. Signs may be displayed up to sixty (60) days before the election and should be removed within twenty one (21) days after the election as provided in City of Lincoln Municipal Code. Non-commercial banners that are larger than fifteen (15) square feet in size are prohibited.
- 85.3 No Soliciting Sign.** Residents shall be permitted to post "no soliciting" signs near or on the front door, or in the front yard near the entrance to a courtyard. Such "no soliciting" signs shall not exceed one foot (1') in height if placed in the ground. Any such sign shall not exceed a size of thirty-six (36) square inches (i.e., three inches by twelve inches) whether placed in the ground, on the front door or in a window near the front door.
- 85.4 Private Property Sign.** One (1) small, approximate nine by eight inch (9" x 8") sign for Lots adjacent to a Golf Course is authorized for display. The sign MUST be located on the Lot Owner's property and shall say: *"ATTENTION! Please do not enter our yard to retrieve your golf balls. All residence yards are PRIVATE PROPERTY and are not part of the golf course. Your cooperation is greatly appreciated."*
- 85.5 Beware of Dog Sign.** Owners or Residents may post one (1) "Beware of Dog" sign on or near the front gate to a fenced yard. The sign shall be approximately nine inches by eight inches (9" x 8") or approximately seventy-two (72) square inches in size. The top of the sign shall be installed at a height no greater than fifty-six inches (56") above the finished grade of the Lot. The sign shall be either white with red lettering or red with white lettering. Words/language on the sign should be kept to a minimum, stating only "Beware of Dog" or "Danger - Dog."
- 85.6 Other Signs.** The Association may place and maintain signs, as it deems necessary, such as Neighborhood Watch and any signs required by legal proceedings.
- 86 Skylights.** See **Checklist #24**. Refer to ***Solar Energy Systems, Solar Tubes***.
- 87 Solar Energy System.** See **Checklist #24**. California promotes and encourages the use of solar energy systems. As described in Public Resources Code §25981, alternative energy devices, such as "solar collector" means a fixed device, structure, or part of a device or structure, which is used primarily to transform solar energy into thermal, chemical, or electrical energy. The solar collector shall be used as part of a system which makes use of solar energy for any or all of the following purposes: (1) water heating, (2) space heating or cooling, and (3) power generation.



Accordingly, Civil Code §714 states the Association cannot (i) prohibit solar energy systems, (ii) impose restrictions that significantly increase their cost, or (iii) impose restrictions that significantly decrease their efficiency. However, as provided for in Civil Code §714.1, the association may impose reasonable provisions:

- 87.1** A solar energy system shall meet applicable health and safety standards and requirements imposed by state and local permitting authorities.
- 87.2** A solar energy system for heating water shall be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agencies. SRCC is a nonprofit third party supported by the United States Department of Energy. The certification shall be for the entire solar energy system and installation.
- 87.3** A solar energy system for producing electricity shall also meet all applicable safety and performance standards established by the National Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.
- 87.4** If visible to neighboring property, ground-mounted solar equipment will be screened by a structure no higher than one foot above the equipment to be screened or by plant material of adequate density to accomplish the same result. The screening structure will not exceed five feet in height and shall be of a material and color compatible with house body or trim color.

**88** **Spas.** See **Checklist #21.** Refer to ***Pools, Spas and Hot Tubs.***

**89** **Statues.** See **Checklist #29.** Refer to ***Yard Decorations.***

**90** **Storage.** No furniture, fixtures, appliances, or other goods and chattels not in active use shall be stored in any building or open area or on any Lot in such manner that such material is visible from neighboring property, as stated in Section 8.04 of the CC&Rs.

Sports equipment, tools, lawn care equipment, household items, building materials, or other materials may not be stored where they are visible from the street, sidewalk, neighboring homes, or common area. No tarps, plastic, or other protection that detracts from the property and neighborhood will be allowed.

**91** **Storage Sheds.** As stated in Section 8.04 of the CC&Rs, no separate enclosed buildings or structures, storage buildings or sheds, whether prefabricated, metal or of any other construction whatsoever, whether permanent or temporary, shall be placed, assembled, constructed or otherwise maintained on any Lot in such manner as to be visible from neighboring property. City of Lincoln setbacks for sheds must be observed; as of November 2008, the setback for sheds is three feet (3') from the property line.

**92** **Swimming Pools.** See **Checklist #21.** Refer to ***Pools, Spas and Hot Tubs.***

- 93** **Temporary Residential Structure.** As stated in Section 6.07 of the CC&Rs, no recreational vehicle, trailer, mobile home, camper, tent, shack, structure of a temporary character, or other outbuilding shall be used on any Lot at any time as a Residence.
- 94** **Temporary Shade Structure.** See **Checklist #25**. Installation of an outdoor patio canopy or canvas gazebo requires ARC approval. Only one temporary shade structure per interior lot is allowed. The structure must meet the following requirements:
- a. Size not to exceed ten feet by ten feet (10' x 10') with height limited to ten feet (10') above grade.
  - b. Flat roofs are not allowed. All roof surfaces must have a minimum pitch/slope of two inches (2") per lineal foot.
  - c. Screened sides may be included for insect/mosquito control.
  - d. Setback requirements are ten feet (10') from rear property line and five feet (5') from side property line.
  - e. Installation will be during the period April through October only.
  - f. Material must be of a substantial grade of canvas (not plastic) with straight edges (not scalloped); color must be a solid dark green or compatible with house roof, body or trim color. Corner posts must be wrought iron or wrought iron in appearance and color may be black, bronze or dark green. The Association retains the right to determine when the shade structure must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.
- 95** **Torches.** Decorative "Tiki" type torches may be used only while attended and in use as a temporary decoration.
- 96** **Trash Enclosures.** See **Checklist #26**. As stated in Section 8.06 of the CC&Rs, Owners on Golf Course and Open Space lots may not store trash containers so that they are visible from neighboring property. If the trash containers cannot be stored out-of-sight, then the containers must be stored in the garage or within a trash enclosure constructed to meet ARC requirements as shown on Checklist #26.
- 96.1** Single enclosures shall be set back a minimum of one (1) inch from the property line.
  - 96.2** Shared enclosures (Figure 26.2) may be constructed on the property line if each Owner signs a joint "Trash Enclosure Agreement" with the adjoining Lot Owner.
  - 96.3** Both single and shared enclosures may be constructed using: Option 1, wood panels with wood lattice; Option 2, all wood or vinyl panels; or Option 3, all stucco.
  - 96.4** Option 1 and 2 enclosures shall be a maximum of eight feet in length; four feet in width and four feet in height (8'x4'x4').
  - 96.5** Stucco enclosures (Option 3) shall be a maximum of eight feet in length; four feet in width and four feet in height (8'x4'x4') and may have rounded or squared corners.

- 96.6** All enclosures shall be constructed to meet the following requirements:
- 96.6.1** A solid surface shall be installed as the base of the enclosure.
  - 96.6.2** The back and both ends of the enclosure shall be of the same style, material and color.
  - 96.6.3** Enclosures shall be painted the same color as house body or trim color, excepting vinyl panel colors which shall be reviewed on a case-by-case basis.
  - 96.6.4** Full length piano hinges may be used to attach end panels to allow the ends to swing open when needed.
  - 96.6.5** The enclosure location, but not dimensions, may be field adjusted a maximum of two feet (2') without re-application. Any greater adjustment, or encroachment on the adjacent lot, requires ARC approval.
  - 96.6.6** No part of any container or equipment stored in the enclosure shall be visible from neighboring property.
- 97** **Trees.** See **Checklist #16**. Refer to **Section 6** of the Design Guidelines. Installation or replacement of trees requires application and ARC approval. All trees shall be set back from property lines a minimum of five feet (5') to fifteen feet (15') based upon tree height and the spread of the canopy at maturity. The ARC may consider for approval trees closer to a property line if the consent of the adjoining Lot owner is obtained in writing and such consent is included with the landscape application.
- 98** **Trellis.** See **Checklist #27**. The use of any trellis should be incorporated into the overall landscape design of the project. A trellis may be made of wood or metal designed to support climbing plants and may include three pots with live plants. Trellises will be reviewed on a case-by-case basis and approval is based on size, location and visibility.
- a.** Metal trellises are permitted with the following criteria. Dimensions cannot exceed a height of seven feet (7') and width of forty-eight inches (48"). Three pots are permitted on the trellis with live plants, as approved by the ARC. Approved colors are bronze, brown, green or black and must blend with house body color. Pots must blend with house body and trellis color.
  - b.** Wooden trellises must be redwood with natural stain and cannot exceed six feet (6') in height and eight feet (8') in width.
  - c.** All trellis installation will be a minimum of six inches (6") from the structure or off the property line and a minimum of eighteen inches (18") in the ground. Trellis cannot be secured by fence or any structure.
- 99** **Variances.** Refer to **Section 5.11** of the Design Guidelines.
- 100** **Vegetable Garden.** See **Checklist #16**. Refer to **Section 6** of the Design Guidelines. Individual plantings of annuals, vegetables and other plantings which are seasonal in nature do not require approval of the ARC, however, those areas which are intended for seasonal planting of annuals, vegetable and other plantings do require approval by the ARC.

- 100.1** Vegetable gardens visible from neighboring property shall be maintained to keep weeds, debris, uncontrolled vines and dead plants to a minimum.
- 100.2** Plant supports, such as poles, cages and trellises shall be in good condition.
- 100.3** Garden implements, equipment and supplies shall be stored out-of-sight.
- 101** **Vines.** See **Checklist #16.** Refer to **Section 6** of the Design Guidelines. Vines and trellis structures require approval of the ARC. Except for concrete masonry unit (block) walls, vines shall not be allowed to grow on any party wall or fence.
- 102** **Walkways.** See **Checklist #14.** Refer to **Hardscape.** Approval is required for a change in an existing walkway or the construction of a new walkway. Materials to be used should be compatible with existing materials.
- 103** **Walls.** See **Checklist #28.** Refer to **Section 7** of the Design Guidelines.
- 104** **Wall Art.** See **Checklist #29.** Wall decorations are allowed with ARC approval on the front of the property and may be viewable from any direction.
- a. Decorative wall objects will be evaluated in terms of size, location, number, and compatibility with the architectural design of the community.
  - b. Size and number of decorative objects must be appropriate to the location.
  - c. Wall decorations must be of metal, natural or ceramic materials and may not contain a pot.
  - d. Permitted colors are bronze, black, gray or dark green and must be compatible with house body color. Size must be appropriate to the location.
- 105** **Welcome Sign.** Refer to **Section 2.4.5.**
- 106** **Water Features, Pond, Waterfall.** See **Checklist #12. Fountain, Water Feature, Pond.** Water features include, but are not limited to, ponds, waterfalls, and any other installation using water as a garden feature. The minimum setback to the waterline is three feet (3'). Other setbacks and equipment issues will be reviewed by the ARC when application is made for these projects.
- a. All water features are limited to fifty four inches (54") above the grade of the lot.
  - b. Water features shall be installed in backyards only.
  - c. Any feature shall be of natural material, color and design, each of which is compatible with the overall architectural theme of the Community.
  - d. The pump equipment should not provide a nuisance to any neighbors.
  - e. City of Lincoln permits shall be obtained as required.
- 107** **Windows.** Refer to **Section 2.7.** Application and approval is required for replacement windows which are not similar in size and appearance to the original windows.

- 108** **Window Coverings.** As stated in 8.15 of the CC&Rs, commonly accepted window coverings such as drapes, curtains, mini-blinds, shutters and vertical blinds may be installed as window covers. Window coverings must be neutral in color from the public view. All window coverings shall be neat, clean and present an attractive appearance.
- a. Reflective window films are expressly prohibited.
  - b. Non-reflective window tinting may be used in windows where necessary. This material must be kept in good condition.
  - c. Aluminum, cardboard, bed sheets, newspaper or other such materials placed in windows are prohibited.
- 109** **Window Screens.** See *Section 2.2 of the Design Guidelines*.
- 110** **Yard decorations.** See **Checklist #29**. Refer to Design Guidelines **Section 2** and ***Benches, Birdhouses, Fountains, Holiday Decorations, Patio Furniture, Pots and Planters, Wall Art, and Welcome Sign***. Yard decorations include, but are not limited to, benches, wall art, patio furniture, garden statues, sculptures, gazing balls, weather vanes, plaques, driftwood, free standing poles of all types, and other similar natural or man-made items. Holiday decorations and some objects in Private Space do not require review. All other yard decorations, if visible from neighboring property, require ARC approval and will be evaluated in terms of their size, location, and harmony with the community.
- a. Yard decorations are not allowed in the front of the home if visible from neighboring properties, unless in the private space and/or approved by the ARC.
  - b. All decorative objects, including wall art, will be evaluated in terms of their size, location, and compatibility with the architectural design of the community.
  - c. Yard decorations may be added, without ARC approval, in the backyard of an interior lot if enclosed by a solid fence and not visible from neighboring property.
  - d. No yard decoration in any location may be higher than fifty four inches (54") in height.
  - e. The yard decoration shall be setback a minimum of five feet (5') from all property lines.



## **SUN CITY LINCOLN HILLS COMMUNITY ASSOCIATION DESIGN GUIDELINES**

The Design Guidelines has been adopted by the Board of Directors of the Sun City Lincoln Hills Community Association (the "Community Association"), revised February 1, 2005, and revised and restated March 5, 2009 pursuant to the Master Declaration of Covenants, Conditions and Restrictions for Sun City Lincoln Hills Community Association, recorded as Instrument No. 99-06621 on January 26, 1999 with the Placer County Recorder (the "Declaration").

### The Sun City Lincoln Hills Community Association 2009 Architectural Review Committee

Carole Dummett, Chair  
Robert (Rob) Boobar  
John Combes, Vice Chair  
Wally Delabarre  
Alain Girard  
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