



To Foothill Knolls Homeowners

When we moved into Foothill Knolls we all signed and received very poor copies of our neighborhood CC&R's. As our neighborhood ages and the need for either cosmetic or major remodel investment comes up the Homeowners Association is frequently consulted (by homeowners) for guidelines to insure that their work is done properly and is in line with the "neighborhood look".

Over the years many homeowners have made improvements to their homes and kept with the original design of the home colors, roof and landscaping in an effort to continue with the neighborhood concept. Some work has been done that might be considered "outside the CC&R's" and this has some neighbors asking for a clearer definition of the Association Policy. Since we all live "side-by-side" in this neighborhood, Homeowners want the Association to act as the "third party" and help establish and enforce CC&R guidelines so we have a common consistent policy that is followed by all and protects the investment of those who attempt to maintain the original look (and desire) of Foothill Knolls.

According to 14.16.9 Rules and Regulations, "The Architectural Committee may from time to time, in its sole discretion, adopt, amend and repeal reasonable rules and regulations interpreting and implementing the provisions hereof and establishing reasonable architectural standards over the Property. These rules and regulations shall state that the Architectural Committee will immediately report all violations of its rules and regulations to the Board, whereupon the Board shall take the matter into immediate consideration. All remedial and enforcement powers of the Board, including injunctive powers, shall be available to the Board to remedy violations of, and compel compliance with, the rules and regulations of the Architectural Committee."

As such, the following Architectural Standards are being implemented; **HOWEVER, THE ARCHITECTURAL COMMITTEE MUST BE GIVEN AT LEAST TWO WEEKS NOTICE FOR ANY APPROVAL. IF THE HOMEOWNER DOES NOT COMPLY WITH ANY OF**

THE REQUIREMENTS, THEY ARE FULLY RESPONSIBLE FOR ANY ADDITIONAL COSTS ASSOCIATED WITH DELAYS AND/OR CHANGES TO THEIR PROJECT.

ROOFS:

- ® New roofs (replacements) can be replaced in one of four styles:
 - Original Spanish Tile
 - Original Shake
 - Tile Shake
 - Composite Shingle **provided they are a minimum of 480 lbs. per square**

Color and material selection need approval from Architectural Review Committee.

FENCES:

- ® Original style, material, height and color are to be maintained.
- ® Lattice is required for all fences adjacent to the street.
- ® Side fences are not to extend beyond the front of the home.
- ® Fences that are a change in material, height or location require neighbor notification and approval from the Architectural Review Committee.

LANDSCAPE:

- ® Routine plantings (softscape changes) that are visible from the street do not require approval as long as they are consistent with the current property landscape.
- ® All hardscape property changes require neighbor notification and approval from the Architectural Review Committee.

PAINT:

- ® Exterior paint other than the current color requires neighbor notification and approval from the Architectural Review Committee.

Please note: If paint color is to be changed, earth tones only will be approved.

REMODELS AND ADDITIONS:

- ® Neighbor notification on ALL sides including behind.
- ® City Permits obtained and approved
- ® Comply with required variances
- ® Add any softscape that was stipulated by the Architectural Review Committee
- ® Approval by the Architectural Review Committee

COMPLIANCE: Non-compliance will be documented by the Architectural Committee and a certified letter will be sent to the homeowner and the Board.