GREEN RIVER HOMEOWNERS ASSOCIATION

ARCHITECTURAL STANDARDS POLICY

PREAMBLE

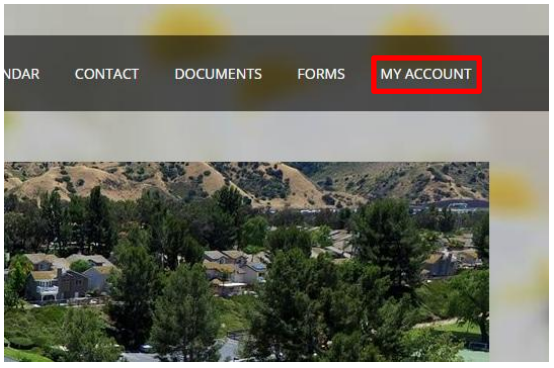
To maintain the architectural character and integrity of the community and preserve home values, the following Architectural Preferences are established. The authority for the Architectural Review Committee (ARC) to require plans and specifications for any exterior addition, change, or alteration to be submitted and approved in writing is provided in the Association's CC&Rs pursuant to Article VI.

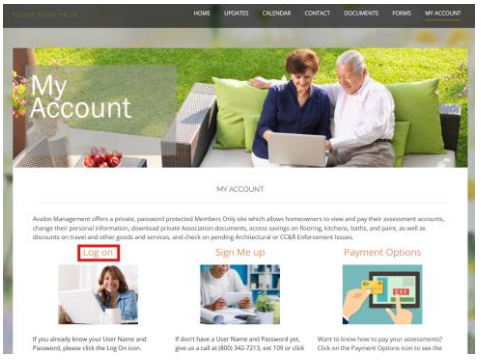
A. PURPOSE

No building, wall, fence, or other structure or landscaping shall be commenced, painted, repainted, erected, refurbished, remodeled, maintained, or installed upon your property, nor shall any exterior addition or change be made until complete plans and specifications have been submitted to the ARC and approved in writing (see CC&R's Article VI Section 1). This review is in no way intended to approve architectural requests for structural engineering or required governmental permits or inspections, including all City/County building code requirements.

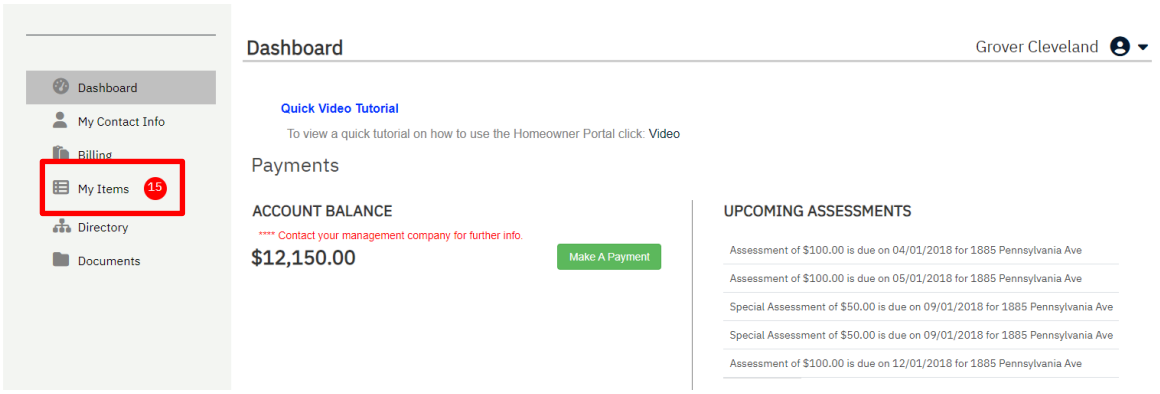
B. PROCEDURES

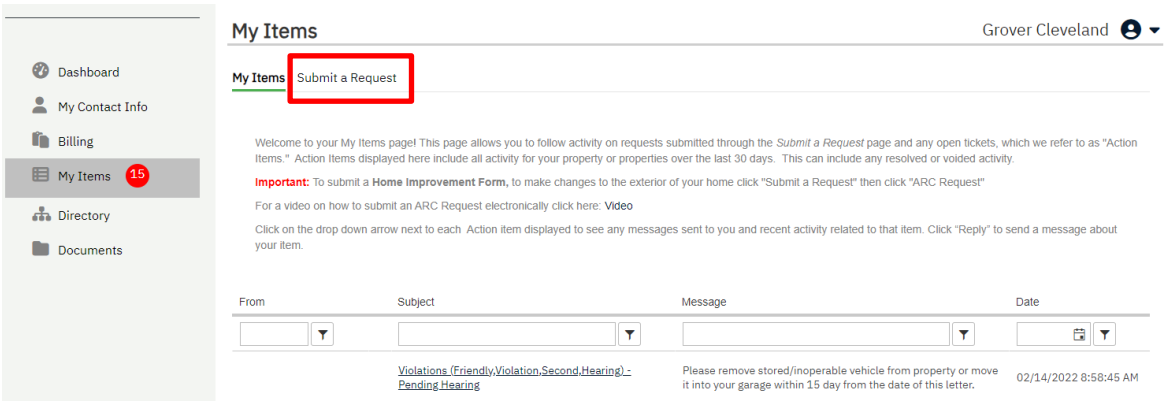
1. **Application and Required Copies**
    - At least thirty (30) days before work begins, homeowners shall submit a completed Architectural Approval Application detailing the proposed work.
    - The application must include drawings of any proposed fence, structure, exterior addition, or alteration.
    - Submit application via the management's online portal or by regular mail to the provided address. To submit an application, go online to https://www.greenriverhoa.com/my-account.html and click the "Log on" icon.

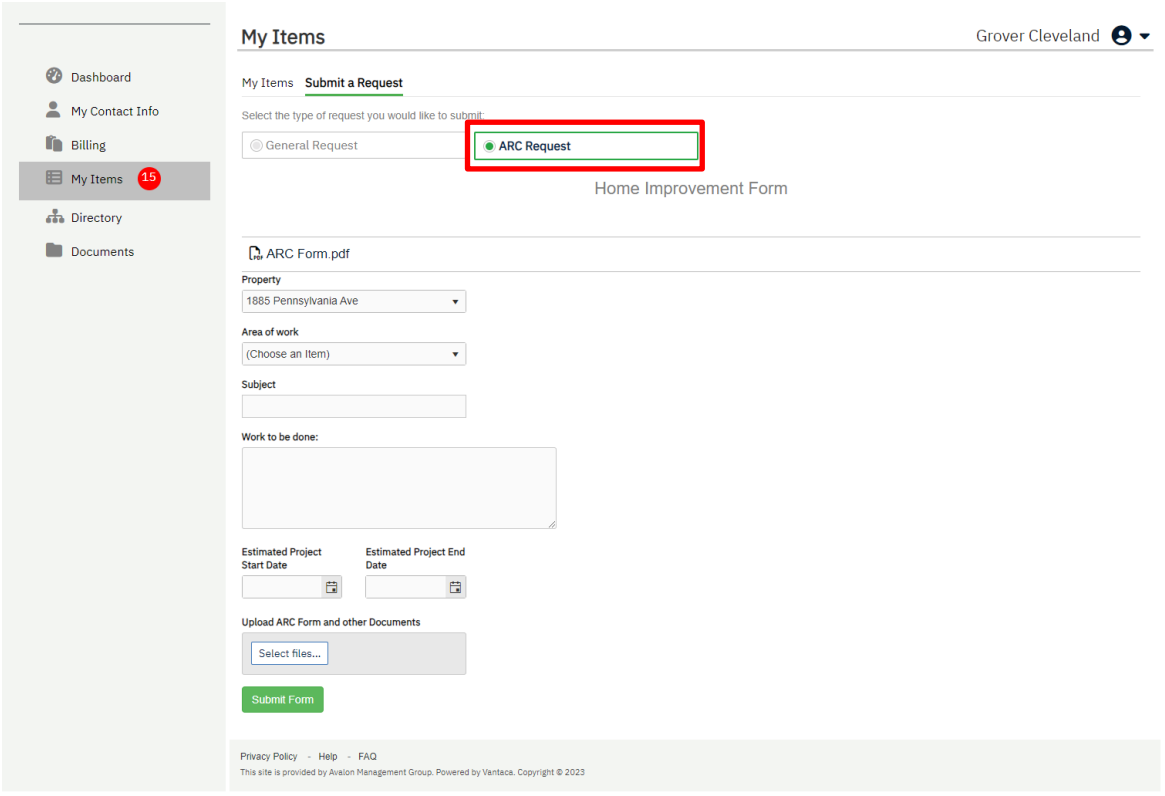




    - Once logged in click "My Items" then "Submit a Request", then "ARC Request".

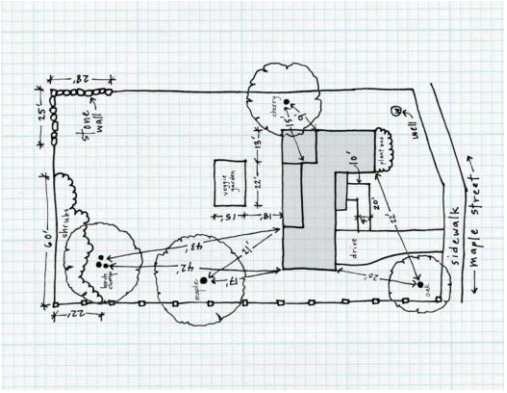






- On the ARC request page be sure to complete the PDF application. The completed PDF application form can then be submitted online, or alternatively can be printed out and sent via regular first class mail to the address provided on the architectural application form.
- The ARC shall respond in a timely manner to these requests for review. The ARC reserves thirty (30) days from the receipt of all materials related to the proposed improvements to complete this review.

2. **Drawings**
    - **Plot Plan**: Show all lot lines, dimensions, adjacent unit facing walls, slopes, sprinklers, drains, trees, shrubs, fences, patio covers, walls, spa, and all other structures. Indicate the direction of water flow and drainage.
    - **Example Drawing**:

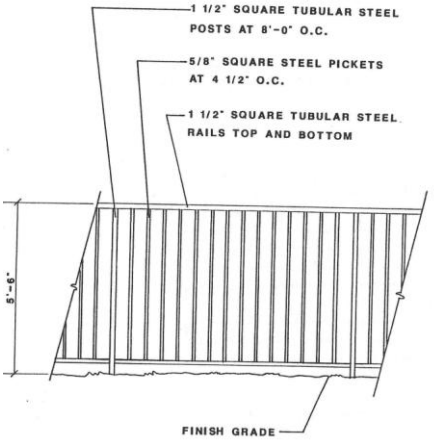


    - **Roof Plan**: For structural additions, show the plan of all existing and new roofs with pitches noted.
    - **Floor Plan**: Indicate all walls, columns, openings, and any feature affecting the exterior design.
3. **General**
    - Obtain written acknowledgement from adjoining property owners for all work.
    - Work must be consistent with the general dwelling construction and community appearance.
    - **Failure to obtain ARC approval constitutes a violation and may require modifications or removal at the homeowner's expense.**
    - All work must be diligently pursued and completed within **120 days** from the ARC's approval date.

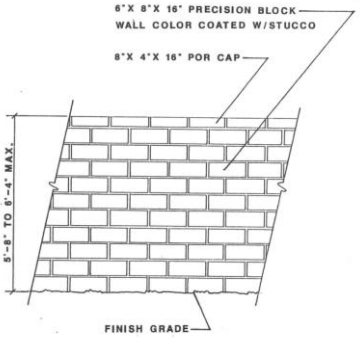
C. ARCHITECTURAL MATERIAL STANDARDS

1. **Painting**
    - Approval is required for all painting, including painting existing colors.
    - Sample paint chips of the desired color scheme must be included with the application.
    - Changes should be chosen from the approved color scheme notebook in the HOA clubhouse, also found on the community website.
2. **Fences**
    - **Decorative Planter Walls**: Constructed with masonry materials, for the purpose of sectioning off planting areas, may be used along entry way steps, as borders around planter beds, and stepping down side yard garden walls, and may not to exceed twenty inches in height. If holding back dirt from a slope (retaining wall) or exceeds thirty inches (garden wall), it must conform to HOA and City of Corona guidelines. If a decorative planter wall exceeds 30 inches in height, it then becomes classified as a “garden wall” and must conform to the “Overall Fencing Plan” as set forth by the Board of Directors.
    - Decorative Planter Walls that extend across the front of a lot must be set back a minimum of three feet from the sidewalk. This will allow for a planting strip in front of the wall for plant material. If this type of planter wall is to be used to level off or extend a front yard, then a planting strip may be required to be used behind the planter.
    - Materials for decorative planters must complement the style of the home and are subject to approval.

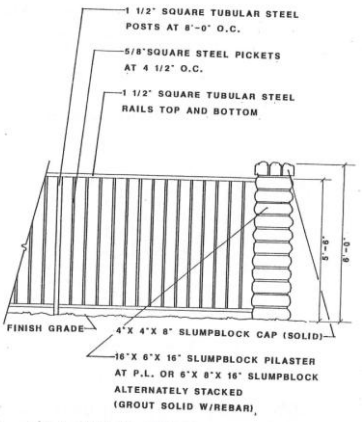
- **Rear Yard Walls and Returns:**
  Rear yard walls and fence returns *may* be wrought iron, and may also be constructed of vinyl or wood. Any wood fencing must not be attached to the residence itself, and must be free-standing. All materials must conform to the "Overall Fencing Plan" as adopted by the Association, including approved finishes such as La Paz-colored slump stone or gray precision block with stucco color coat. If used, brick caps must match the existing masonry.
- **Side/Rear Yard Fencing and Gates:**
  - Single gates for pedestrian access must be between 5 and 6 feet in height and no wider than 4 feet.
  - Double gates for vehicle access must be no wider than 10 feet and between 5 and 6 feet in height.
  - Gates may be made from vinyl, composite or redwood or cedar with galvanized nails and heavy-duty hinges, stained to harmonize with the home's colors.
  - **Perimeter Walls**: Must follow the developer's standards: precision block with a stucco finish and painted the same color as the main stucco of the home, wrought iron (black or brown) or an approved combination.



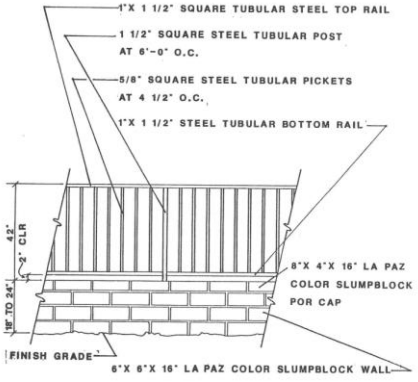
WROUGHT IRON FENCE
1/2"=1'-0"



HIGH SCREEN WALL
1/2"=1'-0"



W.I FENCE W/PILASTER 1/2"=1'-0"
ALL SLUMPBLOCK IS LA PAZ COLOR ALL W.I. IS BLACK



LOW WALL WITH WROUGHT IRON
1/2"=1'-0"
WROUGHT IRON TO BE PAINTED BLACK

  - **Party Walls**: Constructed of durable material such as wood, masonry, stucco, wrought iron, or vinyl. Vinyl fencing should blend in with the community fencing and have flat caps on all posts. No fence should exceed six feet in height.

3. **Cement Slabs and Walkways**
    - ARC approval is not required for cement slabs or walkways located in the rear or side yard behind the owner's fencing. All other cement work must be submitted for approval.
    - Driveway Enlargements or Step-Outs: Step-outs are limited to the width of two courses of face brick (approximately 20 inches) on each side of the driveway.
4. **Patio Covers**
    - Must comply with ARC preferences and be of wood, composite, or Alumawood construction, matching the color of the house or house trim, or white.
    - Unacceptable materials include unfinished metal, corrugated plastic, or fiberglass.
    - City permits must be acquired by the homeowner and proper permitting is the homeowner's responsibility.
5. **Pools**
    - Pools, spas, and related equipment require neighbor notification and ARC approval.
    - Drainage and pool construction standards shall conform to the overall development grading and drainage standards and to all applicable state, county, and city ordinances.
    - It is strongly recommended that the services of a soils engineer be retained to review pool plans and specifications prior to executing a construction contract. The soil in your lot may be expansive and the pool should be designed accordingly.
    - All swimming pool heaters shall be of the stackless type.
    - All pool equipment shall be screened from view of adjacent or nearby properties. All pool equipment shall be located or sound attenuated in such a manner so as not to disturb occupants of adjacent or nearby properties.
6. **Awnings**
    - Permitted if they are of wood or canvas material and blend in with the home. Must be maintained or removed if unsightly.
7. **Flag Poles**
    - Flag poles shall be allowed on a lot when plans are properly submitted and duly approved by the Architectural Committee, but in no case shall the height of the pole exceed the highest point of the existing dwelling on the lot.
8. **Screen Doors**
    - Made of wood or metal with a matching finish to the home's aluminum window framing. Must be consistent with the community's appearance.
9. **Storage Sheds**
    - Constructed of wood or metal, painted to match the house. Must be approved by adjacent property owners and conform to County/City building codes.
    - Roof color shall closely match the color of the roof on the house.
10. **Miscellaneous**
    - Dog runs require adjacent neighbor notification.
    - Security bars on windows and doors, exterior rolled shutters, and sun shades must have ARC approval.
    - Rooftop appliances are not permitted, except approved solar panels.
    - All garbage and trash must be in sanitary covered containers and not visible from neighboring property.
    - Air conditioning equipment, water softeners and other such equipment exposed to public view, shall require approval from the Architectural Committee.
    - Antennae of any description installed outside of the dwelling require approval from the Architectural Committee.
    - Exterior lighting must not cause unreasonable glare.
    - **Acceptable Mailbox Post and Color Standards**
        - Mailbox posts must conform to community-approved styles and be maintained in good condition. Acceptable materials include wood, composite or metal, and the

design must be consistent with the original installation. The only color for both posts and mailboxes is white.
    - Any replacement or repainting of mailbox posts must be like-for-like in both style and color unless otherwise approved in writing by the Architectural Review Committee. Posts or boxes that are damaged, leaning, rusting, or have peeling paint must be repaired or replaced promptly to avoid violation notices.
- **Curb Address Number Painting**
    - Curb address numbers must be maintained in a legible and sightly manner. Any repainting must be "like-for-like" with the original style, color, and format. Custom designs, graphics, or unapproved fonts or colors are not permitted. Homeowners are encouraged to use professional curb painting services familiar with HOA standards.

D. LANDSCAPE MAINTENANCE STANDARDS

1. No landscaping of any kind, including, but not limited to, trees, shrubs, flora, masonry borders, or lawn shall be installed or initiated until complete plans and specifications have been submitted to and approved in writing by the Architectural Committee.
2. **Turf Management**
    - Turf areas should be mowed weekly during the growing season and maintained for a neat appearance. Edging around sidewalks and obstacles must be done regularly.
3. **Shrub Bed Maintenance**
    - Regularly remove weeds, litter, and debris. Prune shrubs to maintain size and promote healthy growth. Excessive watering with runoff must be avoided.
4. **Weed and Pest Control**
    - Keep areas free of weeds and inspect for pest infestations regularly. Take appropriate measures to control vermin and pests.
5. **Irrigation Equipment and Operation**
    - Periodically clean and adjust sprinkler systems for proper coverage. Monitor and control irrigation to avoid excessive watering.
6. **Tree Maintenance Standards**
   To preserve community aesthetics, safety, and reduce fire and nuisance risks, all homeowners are responsible for maintaining trees on their lot in accordance with the following standards:

    a. Health and Appearance
        - Trees must be kept in healthy condition, free from dead wood, disease, and significant dieback.
        - Overgrown, unsightly, or severely leaning trees should be trimmed or removed.
    b. Fire Safety
        - All trees must be maintained in compliance with local fire codes, including required clearances from structures and removal of excessive dry or dead branches.
        - No tree should contribute to overhanging or ladder fuels that pose a wildfire risk.
    c. Height and Clearance
        - Branches must be trimmed to maintain safe clearance from rooftops, chimneys, fences, sidewalks, streets, and neighboring properties.
        - Trees may not obstruct street signs, lighting, or emergency access routes.
    d. Encroachment and Nuisance
        - Tree roots or branches must not damage or intrude upon sidewalks, neighboring lots, or HOA common areas.
        - Trees must not drop excessive debris that causes a nuisance to adjacent properties.
    e. Removal and Replacement
        - Tree removals must be approved through the HOA architectural application process unless deemed hazardous and requiring emergency removal.

- Homeowners may be required to replace removed trees to preserve the landscape character of the community.

7. **UNACCEPTABLE DESIGN ELEMENTS ARE:**
   - Extensive use of crushed gravel or loose rock for decorative landscape use (i.e. more than 50% of total front yard.)
   - Extensive use of desert community plant material such as yucca, cactus, lantana, agave, aloe, fougeria, and palms. Mexican feather grass is invasive and will not be approved.
   - Rear yard unattached/unauthorized structures, visible above fencing.
   - Metal structures and supports.
   - Plastic and fiberglass panels.
   - Plastic webbing, bamboo, reed, or straw-like materials.

E. COMPLETION OF WORK

Homeowners must commence work within 120 days after receipt of any approved plans, and work must be performed diligently to completion within a reasonable time, and in any event before the expiration of such period as may be specified by the Architectural Committee or County Building and Safety Department.

E. REMEDIES AND VARIANCES

- If an owner fails to remedy non-compliance within thirty (30) days of notification, the Board of Directors may take action, including fines.
- The Board may authorize variances for height, size, floor area, or placement of structures due to topography, natural obstructions, hardship, or aesthetic considerations.

F. APPEAL PROCEDURE

In the event that plans and specifications submitted to the ARC are disapproved, the owner filing such application may appeal in writing to the Board of Directors. The appeal must be received by the Board not more than thirty (30) days following the final decision of the Committee for review, whose written recommendations will be submitted to the Board. Within thirty (30) days following receipt of the request for appeal, the Board may agree with the ARC and uphold disapproval or the Board may disagree with the ARC and approve the plans and specifications. The failure of the Board to render a decision within thirty (30) days shall be deemed a decision in favor of the owner filing the appeal.

G. VARIANCE

The Board of Directors may authorize variances from compliance with any architectural provision contained in the Guidelines on height, size, floor area or placement of structures or similar restrictions when circumstances such as a topography, natural obstructions, hardship, aesthetic or environmental consideration may require such variances.

H. NO WAIVER OF FUTURE APPROVALS

The approval by the Architectural Committee of any plans or specifications for use on any lot, shall not set precedent nor be deemed to be a waiver by the Architectural Committee of its right to object to any of the same features or elements embodied in any subsequent plans submitted for approval as provided for use on other lots.