

TENAJA COMMUNITY SERVICES DISTRICT GUIDELINES FOR COMMUNITY DEVELOPMENT

PREFACE

The Tenaja Community Services District has been specifically empowered to enforce all Covenants, Conditions, and Restrictions (C. C. & R.'s) within its boundaries. Unfortunately, however there are at least five (5) such documents, the contents of which vary substantially, giving rise to the possibility of a disparate development of the community. The Board of Directors of the Tenaja Community Services District believes that all of the property within District boundaries should be uniformly developed for the benefit of all residents and landowners. It has, accordingly, adopted a uniform set of rules and regulations to be applied to building and other land use activity on all real property within the boundaries of the District. These guidelines do not have the force of law; they are, however, derived, in large measure, from provisions contained in one or more of the existing C. C. & R.'s.

PURPOSE

The purpose of these guidelines is to encourage the uniform use and development of property within the Tenaja Community Services District. These Guidelines are intended to protect the owner of each parcel against such use and development of surrounding parcels that will depreciate or interfere with the beneficial use and enjoyment of the parcel. The Tenaja Community Services District wishes to prevent haphazard and unsightly improvements and in general provide for the planned use and responsible development of the area. Conformance to these guidelines will ultimately result in the mutual benefit of all property owners within the district.

I ARCHITECTURAL CONTROL COMMITTEE (ACC) AND ROADS COMMITTEE (RC) REVIEWS

- A. An Architectural Control Committee consisting of Five (5) members appointed by the Board of Directors of the Tenaja Community Services District, has been charged to "enforce the covenants, conditions and restrictions adopted for each tract within the District and to assume the duties of the Architectural Control Committee for each tract within the District for the purpose of maintaining uniform standards of development within each tract as adopted in the Covenants, Conditions and Restrictions". [S61601.10 Gov't Code] To establish such standard of uniformity throughout the District, the Board of Directors has accordingly, adopted these guidelines.

A Roads Committee consisting of Five (5) members appointed by the Board of Directors of Tenaja Community Services District has been

charged to enforce the road right of way encroachment restrictions, adopted within the District.

No grading or excavation should be performed and no building, garage, patio, outbuilding, fence or other structure should be constructed, erected, altered or remodeled, placed, maintained or permitted to remain on any parcel within the district, unless and until all required information has been submitted to and reviewed by both the Architectural Control Committee (ACC) and the Roads Committee (RC) for conformance to the applicable C. C. & R.'s and these guidelines. Two (2) sets of grading plans and two (2) sets of house plans, which include the following, should be submitted to the Architectural Control Committee and RC:

1. Plot plan showing location of structures, driveways, pools, septic tanks, leach fields, fences and other proposed improvements on the parcel.
2. Existing trees and contour lines; to include a full description of provisions for replanting or replacing trees and vegetation and for stabilizing slopes during and after construction.
3. Existing and proposed drainage plan.
4. Floor plan and roof plan of proposed structures.
5. Exterior elevations.
6. Sections and salient exterior details and color scheme, including type and location of hedges and walls.
7. The owner's proposed construction schedule.

B. Preservation of Trees

No Oak trees with a trunk diameter exceeding 6" (six inches) now or hereafter located on any property should be cut, damaged, destroyed or removed without the prior approval of the Architectural Control Committee.

- C. The Architectural Control Committee will require a filing fee as determined by the Board of Directors.

II GENERAL CONDITIONS

A. Privies

1. No privy should be erected, maintained or used upon any lot except a chemical privy during construction only.

B. Homes – Compatibility

1. Residential dwelling should contain at least two thousand (2,000) square feet, exclusive of open porches, patios and garages. All construction to be in accordance with the Uniform Building Code.
2. All roofs should be covered with either clay tile, composite, slate or cement shingles or tiles, or fiberglass shake or any other material approved by the Architectural Control Committee. A sample of roofing materials must be submitted with plans. Roof pitch should be 3" in 12" or greater if visible from surrounding areas.
3. Exterior walls should be of brick, stone, adobe concrete block, stud, or stucco construction or other approved material.

C. TEMPORARY RESIDENCES

1. Residence in temporary structures such as trailers, mobile or motor homes will be allowed only during the course of permanent residential construction while a valid building permit exists and not to exceed a period of eighteen (18) months. Temporary structures should be shielded so that they will not be visible from streets or adjoining properties.

III EXPOSED EQUIPMENT & MISCELLANEOUS ACTIVITIES

- A. All tanks for the storage of fuel, water, or water softening equipment installed outside any building should be screened to the satisfaction of the Architectural Control Committee by fencing or shrubbery. (Check with your propane supplier for proper screen requirements) Outdoor receptacles for ashes, trash, rubbish or garbage should be screened or so placed and kept as not to be visible from any street or adjacent properties to the satisfaction of the Architectural Control Committee. Storage of all hazardous material must meet the requirements of the County and the State of California.
- B. All parcels should be properly maintained. Rubbish and debris should be promptly removed. No stripped down, wrecked or junk motor vehicle should be kept, parked, stored or maintained on any lot (except inside a closed building). No materials, supplies, trailers or equipment should be stored in any area on a parcel except inside a closed building, or behind a visual barrier screening such areas from the view of traveled ways and

public streets or adjacent properties to the satisfaction of the Architectural Control Committee.

- C. Locations of basketball backboards, targets, clotheslines, satellite dishes, special antennas and other such equipment exposed to public view are subject to Architectural Control Committee review.
- D. No noxious or offensive activity will be permitted on any lot, nor should anything be done or placed thereon which may be or become a nuisance, disturbance or annoyance to other owners in the enjoyment of their lots. Without limiting any of the forgoing, no exterior noise producing machinery, speakers, horns, bells, or other sound devices, except security and devices used exclusively to protect the security of the lot and improvements located thereon, should be placed or used upon any lot without prior review by the Architectural Control Committee.

E. Firearms; Discharging

No gun, rifle, pistol or other firearm should be used or discharged in a manner likely to endanger life or property.

F. Fire Prevention and Precautions

Fireworks, open fire pits, and other hazardous activities should be prohibited. Controlled uses of enclosed charcoal or wood burning will be permitted provided that embers and remains are completely extinguished after use.

IV FENCES

- A. No wall or fence should be erected, altered or maintained unless plans for such fence or wall are first reviewed by the Architectural Control Committee. It is the responsibility of the property owner to determine the exact boundaries of the property line. No wall or fence should have color applied unless the color has been reviewed by the Architectural Control Committee. Location of all fencing should be indicated on submitted plot plans.
- B. Acceptable Fencing Materials
 - 1. Wood, wrought iron, plastic, and masonry or stucco fences are acceptable subject to Architectural Control Committee review.
 - 2. V-Mesh or chain link or wire fencing, appropriately installed, is acceptable by special provisions in areas of difficult access or inside an area fenced by a previously accepted material. All descriptions of the fencing material must be submitted for review.

C. Generally Unacceptable Fencing Materials

1. Aluminum or sheet metal, plastic webbing, reed or straw like material, corrugated or flat plastic or fiberglass sheets or panels, rope or other fibrous strand elements, glass block, wood pallets and tires are not acceptable.

D. Fences for Containment of Domestic Animals

1. All parcels on which domestic animals are present should be adequately fenced so as to keep the animals on that parcel and protect crops and property on the other parcels. The existence of wildlife corridors should be considered in the design and layout of fencing. It is suggested that fences be set back 3 (three) feet from the property line for trails.

V OTHER STRUCTURES AND ACTIVITIES

- A. No commercial uses should be permitted without the prior approval of the County of Riverside and the Tenaja Community Services District.

VI PATIO STRUCTURES, SUNSHADES, ARBORS, TRELISES & GAZEBOS

- A. These structures must conform to the original architectural character of the existing dwellings. Plans must be submitted for review by the Architectural Control Committee.

VII SIGN

- A. A sign is permitted only for residence identification and sale of land. The sign should be no larger than a total of 6 square foot, located inside the setback line and no less than 25 feet from any street intersection. No signs should be placed in the road easement. The top of the sign should be not more than five feet above finished grade.

VIII LAND DIVISION

- A. No land divisions/subdivisions will be processed until such splits have been submitted to and reviewed by the Architectural Control Committee.

IX OVERHEAD UTILITIES

- A. No overhead utility lines should be placed upon any parcel or easement in the Tenaja Community Services District.

X CONDITIONS NOT DEFINED

- A. Any condition or material not defined within this guideline should be submitted for review in writing to the Architectural Control Committee.

XI OWNER'S RESPONSIBILITIES

- A. It is the responsibility of the owner to submit two (2) sets of house plans to the Architectural Control Committee and two (2) sets of grading plans to the Roads Committee.
- B. After receiving written notification of review from the Architectural Control Committee and/or the Roads Committee, it is the owner's responsibility:
1. To obtain necessary building permits and approvals required by the County of Riverside or any other governing body.
 2. To return to the Architectural Control Committee for review, all changes in plans required by the County of Riverside or any other governing body.
 3. To see that the work progresses in an orderly fashion with minimum disruption or inconvenience to the neighborhood.
 4. To see that work performed is in strict compliance with the approved plans, specifications and drawings.
 5. To restore any damaged common or private property (e.g., streets, driveways, turf, sprinklers, etc.) to its former condition.

XII MAINTENANCE GUIDELINES FOR ROADS NOT MAINTAINED BY THE DISTRICT

- A. All work performed must:
1. Stay within the road easement.
 2. Maintain the existing water flow. Changing the contour of a parcel cannot change the water flow line. All work performed may not reduce the carrying capacity or increase the flow of the existing water flow line.
 3. Material placed on the non-maintained road should be D.G. (decomposed granite), Class II road base, or ¾" (three quarter inch) gravel.

XIII VERIFICATION OF COMPLIANCE

The Architectural Control Committee and the Tenaja Community Services District Roads Committee may from time to time make field inspection to verify compliance.

XIV CAVEATS

1. Notwithstanding any of the provisions contained in these Guidelines, all property owners and/or residents are required to comply strictly with the specific requirements of applicable C. C. & R.'s as well as regulations, ordinances, and laws of all local, state or federal governmental agencies.
2. No more than 50 yards of material can be moved. If more than 50 yards of material is moved, then the owner must check with the County of Riverside for permit regulations.
3. Although this is a guidelines document, please be aware that the Tenaja Community Services District is one of the agencies WHOSE APPROVAL IS REQUIRED before the County of Riverside will approve any grading plans. Therefore, for maximum efficiency, it is suggested that grading plans be submitted to the Tenaja Community Services District for approval, BEFORE submitting those plans to the County. Upon Tenaja Community Services District approval, a compliance letter will be sent to the County.

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