

DESIGN REVIEW GUIDELINES

FOR

FAIRWAY AT REDHAWK ASSOCIATION

Adopted by the Board of Directors
January 8, 2018

**FAIRWAY AT REDHAWK ASSOCIATION
DESIGN REVIEW GUIDELINES**

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**DESIGN REVIEW GUIDELINES
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I. PURPOSE

As set forth in the Declaration of Restrictions, the Design Review Committee is vested with the power to review and approve architectural proposals or plans for all residential Lots and Dwellings for Fairway at Redhawk Association. Such improvements include, without limitation, painting, additions, modifications and alterations to residential Dwellings, signs, fences, walls, landscaping, screens, patios and patio covers, awnings, window treatments, air conditioning units and attic fans, and any other modifications to the exterior of a Dwelling or other improvements or alterations to your Lot or the exterior portions of your home.

The Design Review Committee seeks to assure continuity in design, which will help preserve and improve the appearance of the Community.

The Design Review Committee shall be composed of three (3) members. Members of the Design Review Committee receive no compensation for services rendered other than reimbursement by the Association for any expenses that might be incurred in performing their duties. The Design Review Committee has the right to retain architects or other construction specialists as may be necessary to perform its duties.

Prior to the commencement of any addition, alteration or construction work of any type on any residential Lot or Dwelling in Fairway at Redhawk Association, an owner must first make application to the Design Review Committee for approval of such work. Failure to obtain approval from the Design Review Committee prior to beginning work constitutes a violation of the Declaration of Restrictions and **may require modification or removal of unauthorized work or improvements at owner's expense**. In addition, a building permit or other permit may be required by the City of Temecula, or other governmental agencies prior to the commencement of any work. Neither the Design Review Committee, nor the Association assumes any responsibility for failure to obtain such permits. Also, obtaining such permits does not waive the Owner's obligation to obtain written Association approval.

Each residence, as a result of its location, enjoys a particular view; however, that view is not guaranteed nor protected. Future development of other property, construction of public facilities, and/or growth of trees or other vegetation may change, obstruct, impair or otherwise affect the view from a residence at any time. The governing instruments of the Fairway at Redhawk Association do not contain any provisions intended to protect the current view from any residences or guarantee that such views will not be impaired or obstructed in the future by changes to other property.

These revised Guidelines shall have an effective date of September 14, 2015 supersede all prior versions and have retroactive application.

II. GUIDELINES

A. Submission Procedure and Requirements

1. All requests (“Requests”) for Design Review Committee approval are to be made on the standard Fairway at Redhawk Home Improvement Form (Exhibit A).
2. Submission of Requests. All Requests are to be submitted to the Fairway at Redhawk Design Review Committee, c/o Avalon Management, 43529 Ridge Park Drive, Temecula, California 92590.
3. Construction Drawings. Plans and specifications for the work of improvement must be prepared in accordance with the applicable building codes, and with sufficient clarity and completeness to enable the Design Review Committee to make an informed decision on your request.
4. Submission of Application or Improvements. Please forward three (3) sets of your proposed plans and specifications, together with the standard Fairway at Redhawk Home Improvement Form (Exhibit A) and the Impacted Neighbor Statement (Exhibit B) along with the following information to the Design Review Committee to constitute a complete Application. Please mail this information to the address noted above in item #2. One (1) set will be returned to you after completion of the review upon request. The following information constitutes a complete application package.
 - a) Plot plan drawn to scale showing the following:
 - i) All proposed improvements and relevant elevations, including existing or planned “slopes” together with the desired location of such improvements to dwelling and property lines.
 - ii) Complete dimensions of the proposed improvements.
 - iii) Streets, with the names that are contiguous to the property.
 - b) Description of materials to be used, including the proposed color scheme and pattern. Material samples should be provided; color samples must be provided.
 - c) Grading plans (if applicable) must establish where the drainage pattern might be altered by the proposed improvements. Note: All grades and drains must comply with CC&Rs Section 2.11.
 - d) Floor plans (if applicable) showing overall dimensions and area of improvements reflecting your preliminary design concept.
 - e) Description of proposed construction schedule.
 - f) Landscape plan and working drawings (if applicable).
 - g) If proposed improvements require access over the Common or Community Areas or Community Facilities for purposes of transporting labor or materials, prior written permission shall be required from the Association. Any such

requests must be filed with the Community Board prior to the commencement of your improvements.

- h) Any other information or documentation deemed to be necessary by the Design Review Committee in evaluating your request.

B. Failure to Comply with Required Procedures

An owner's failure to comply with the requirements and procedures set forth herein and in the CC&R's shall automatically cause the owner to toll the time period in which the Community Board and Design Review Committee have to act pending submission of further information and documentation to the Design Review Committee.

C. Notification of Committee Decision

The Committee will have 45 days to provide a written decision concerning the application from the latter of (a) the date it receives all documentation/information initially or (b) the date it receives all additional information/documentation requested, provided that the request for this additional information/documentation is made before the initial deadline has expired. In the event the Committee fails to approve or disapprove the application with this time frame, the Owner requesting approval may submit written notice to the Committee and/or the Board advising of the failure to act. If the Committee fails to approve or disapprove of the plans with 15 days after receipt of the second notice, the Owner may submit its plans directly to the Board.

D. Construction Time Limits

Construction must be completed within the number of days indicated on the approval. Requests for extensions may be submitted to the Design Review Committee and will be considered on a case-by-case basis.

E. Appeal

If Plans submitted by an Owner are disapproved by the Design Review Committee, the party or parties making such submission may appeal in writing to the Community Board. The written request must be received by the Community Board not more than thirty (30) days following the final decision of the Design Review Committee. Within forty-five (45) days following receipt of the request for appeal, the Community Board shall render its written decision. The failure of the Community Board to render a decision within said forty-five (45) day period shall be deemed a decision in favor of the appellant.

F. Enforcement

Failure to obtain the necessary written approval from the Design Review Committee, or failure to complete the improvements in conformity with the plans, time limits and specifications approved by the Design Review Committee, constitutes a violation of the Declaration of Restrictions and may require modifications, removal of any work of improvement, at your expense, and/or monetary fines and legal costs. Pursuant to the provisions of the Declaration, the Board shall have the right to record against your home a

Notice of Non-compliance which shall identify the reason(s) for such notice. If necessary, the City of Temecula will be contacted to assist in enforcement of this policy.

G. Violations

All Owners in Fairway at Redhawk Association shall have the right and responsibility to bring to the attention of the Board of Directors or Design Review Committee, any violations of the Standards set forth herein.

H. Notice of Completion

Upon completion of the work of improvement, the owner shall submit a written notice of completion (Exhibit D) to the Design Review Committee.

I. Preemption

These Design Guidelines and the Community Declaration shall preempt and supersede any inconsistent provision of any rules or restrictions of any Neighborhood Declaration or Neighborhood Rules which are in conflict with the provisions of these Design Guidelines or the Community Declaration. If the restrictions of any Neighborhood Declaration or Neighborhood Rules are more restrictive than these Design Guidelines or the Community Declaration, there shall be no preemption unless the Community Board determines in its sole discretion that preemption is warranted under Article VII of the Declaration.

III. ARCHITECTURAL STANDARDS

A. Structural or Material Additions or Alterations.

Exteriors of any building shall conform to the material, colors, character and detailing as established on existing Lots and Dwellings within the respective Tract.

1. Structures in this section shall conform to the original structural character of the existing Dwelling.
2. No second-hand materials shall be used in the construction of any building or other structure without the prior written consent of the Design Review Committee.
3. Patio trellises, sun shades, arbors or gazebos, and all type of structures shall require approval by the Design Review Committee.
4. Structures under this section shall have either flat or shed roofs, or a form consistent with the existing roof line.
5. Structures under this section will be stained or painted to match or be complimentary with colors used on the original Dwelling.
6. In designing any addition, intrusion upon a neighbor's privacy, or the passage of light or air to a contiguous Lot or Dwelling, should be kept to a minimum. Aesthetic appearance as well as impact on a contiguous Lot(s) or dwelling(s) will be given consideration.

7. Hardscape, decorative lighting and landscaping are allowed on rear yard slopes. No (structural) improvements shall be allowed. (Structural) under this section shall include, but not be limited to, extended decks, patio covers, gazebo's or any other covered structure. All slope improvements will be reviewed by the Design Review Committee on a case by case basis.
8. Applications for walls, fences or gates will be evaluated on an individual basis.

B. Landscaping and Other Related Improvement

1. Each Owner shall install (unless landscaping is installed by the Merchant Builder) and thereafter maintain landscape in a clean, safe and attractive condition according to any rules promulgated by the Community Board. All portions of a Lot which are not within an enclosed fence or otherwise visible from any other Lot which are improved with a Dwelling or Structure, shall be landscaped by the Owner thereafter in accordance with the Community Association Rules promulgated by the Community Board on or before a date which is ninety (90) days from the original conveyance of such Lot by a Merchant Builder.
2. Removal of trees from Owner's lot does not require approval from the Committee. However, the planting of trees must be approved by the Committee prior to installation.
3. The installation of artificial turf, decorative rocks, boulders and other drought tolerant landscaping is welcomed subject to compliance with the governing documents and will be evaluated by the Committee on an individual basis for its aesthetic acceptability. Small rocks or pebbles cannot be used to cover large areas.
4. Water features and fountains require approval from the Committee prior to installation. The application must include a picture or brochure of the proposed improvement, as well as a drawing that shows the location of the improvement.

C. Terrace Drains

If any drainage culverts or terrace drains are situated on an Owner's Lot, such Owner shall clean and maintain such terrace drains or drainage culverts so as to ensure that no debris obstructs the flow of water on the Owner's Lot or any other Lot through which the drainage culvert runs.

D. Drainage and Fill

There shall be no interference with the established drainage patterns over any Lot, Common Area or Community Facilities, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Design Review Committee.

E. Gutters and Downspouts

No gutters, downspouts or scuppers to control water shed from roofs shall be installed without prior approval of the Design Review Committee. Such improvements shall be primed and painted to match the surface color of its appurtenant dwelling.

F. Unsightly Items

All weeds, rubbish, debris, unsightly materials or objects of any kind shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. All clotheslines, refuse containers, wood piles, air conditioners, water softeners, storage areas, machinery and equipment shall be prohibited upon a Lot unless obscured from view of adjoining streets, lots, alleys, Community Common Area nearest such portion of the Lot from a height of six (6) feet or less and shall comply with any restrictions or standards promulgated by the Community Board or the Design Review Committee.

G. Flag Poles

All flag pole installations must be approved in advance in writing by the Design Review Committee.

A permanent flag pole may be installed in the backyard no less than 10 feet set back from the rear property line and no less than 10 feet set back from the side property lines, or from a wall or fence, whichever is nearest to the house. Permanent backyard flag poles may be of metal, aluminum or thick walled PVC material, to be no larger than 6 inches in diameter at the base and no higher than 20 feet above the ground.

A temporary (removable) flag pole may be installed in the front yard, no less than 20 feet set back from the street curb line and no less than 10 feet set back from the side property lines, or from a wall or fence, whichever is nearest to the house. Temporary (removable) front yard flag poles must be of thick walled PVC material, to be no larger than 3 inches in diameter and no higher than 20 feet above the ground.

Flag pole brackets installed on the front or rear of the house may display the American Flag and/or seasonal banners provided they are maintained in good condition, and are not unreasonably offensive in nature.

H. Window Coverings

Only curtains, drapes, shutters or blinds may be installed as window covers. No aluminum foil, paint, newspaper or similar covering deemed to be inappropriate for a window covering by the Board of Directors or Design Review Committee shall be applied to the windows or doors of any dwelling. Window coverings which are visible to the exterior must be maintained in good condition.

I. Temporary Structures

No trailer, mobile home, tent, shack or other outbuilding shall be kept upon any Lot, the Community Common Area or Neighborhood Common Area or in any street within the Fairway at Redhawk Community, except with prior written approval from the Board of Directors and in connection with work or construction diligently pursued.

J. Skylights and Other Solar Energy Equipment

The installation of rooftop structures or a system to accommodate solar energy equipment or skylights must be reviewed and approved by the Design Review Committee before

installation. Solar energy equipment is encouraged but should be designed to integrate with the structure and minimize the visual effect of the equipment on the Common Areas and other residents. Pipes must be painted to match the surface on which they are installed.

All systems must be operable. Should the system become inoperable for any reason, the entire roof system must be removed within sixty (60) days from the date the system becomes inoperable. Owners are responsible for the maintenance, repair, and replacement of any solar energy systems, and installers of solar energy systems must indemnify or reimburse the Association and/or its members for loss or damage caused by the installation, maintenance, or use of said systems.

K. Landscape Maintenance Standards

- Slopes and/or planters shall be planted with live plants and bare areas shall not be greater than a 3' x 3' area upon plant maturity.
- Slopes and/or planters (areas other than lawns) shall be kept free of weeds and grasses.
- Lawns shall be regularly watered and fertilized to maintain a green appearance.
- Lawns shall be kept free of weeds, clover, dandelions, and broadleaves. All bare spots in the lawn shall be re-seeded.
- If an extended absence is expected (vacation, business trip, etc.) or if the property will be vacated for any reason, it is the owner's responsibility to see that the property continues to be maintained.
- All major landscape modification plans, and tree removals with a trunk diameter greater than 6 inches require prior DRC approval with the exception of tree failure or major structural damage requiring emergency removal.
- Unaesthetic tree trimming is not permitted. If trees are not properly and attractively trimmed, the association may require correction of the problems at the homeowner's expense including possible removal and replacement. Members are encouraged to use the services of a qualified arborist for tree trimming work in order to protect their trees and keep them healthy and attractive.
- No plants, trees or seeds infected with insects or plant disease shall be brought upon, grown or maintained upon any lot.
- When an owner removes a tree, the stump shall be removed also.
- All trees, hedges and other plant material shall be trimmed and well maintained by the lot owner or resident. The Association will perform site inspections to determine whether owners are properly maintaining their lots and such inspections and photographs from such inspections may be used in the event of a dispute as to whether a lot or improvements thereon are well maintained, and the Board of Directors may make a determination at a duly noticed hearing.
- Trees, hedges and shrubs that restrict sight lines for vehicular traffic shall be trimmed back or removed.
- Drought tolerant plant material and landscaping is permitted provided your plans and application is approved by the DRC.

L. Height of Trees, Hedges and Other Plant Material

All trees, hedges and other plant material shall be trimmed by the owner of the Lot upon which same are located so that the same shall appear well maintained. In the event of a dispute as to whether an item is considered well maintained, the final determination of the level of maintenance required will be rendered as a result of a site inspection by the Board of

Directors, and/or its appointed agent. Before a homeowner plants any trees, hedges or other plant material that may exceed the height of the closest fence, the proposed location of such items shall be approved in writing by the Design Review Committee. For all builder planted slopes; the homeowner is to review with the builder, prior to the close of escrow on their home, and approve the landscaping to be provided by the builder on their property and/or slopes adjacent to their property and the acceptability of same. Any discrepancy is to be handled between the builder and the homeowner.

M. Drought Tolerant Landscape and Hardscape Guidelines

- Desert-type landscapes consisting of cactus or similar true desert plants or any designs consisting of large expanses of rock, decomposed granite or mulch with minimal number of plants are not permitted.
- All plants, trees, ground cover, hardscape, etc must be chosen based on an approved plant pallet.

1. Landscape Plan

A plan, including drawings of the proposed landscape design is required. It should show enough detail so the Design Review Committee can clearly decide if the criteria and requirements are met. An effective plan is:

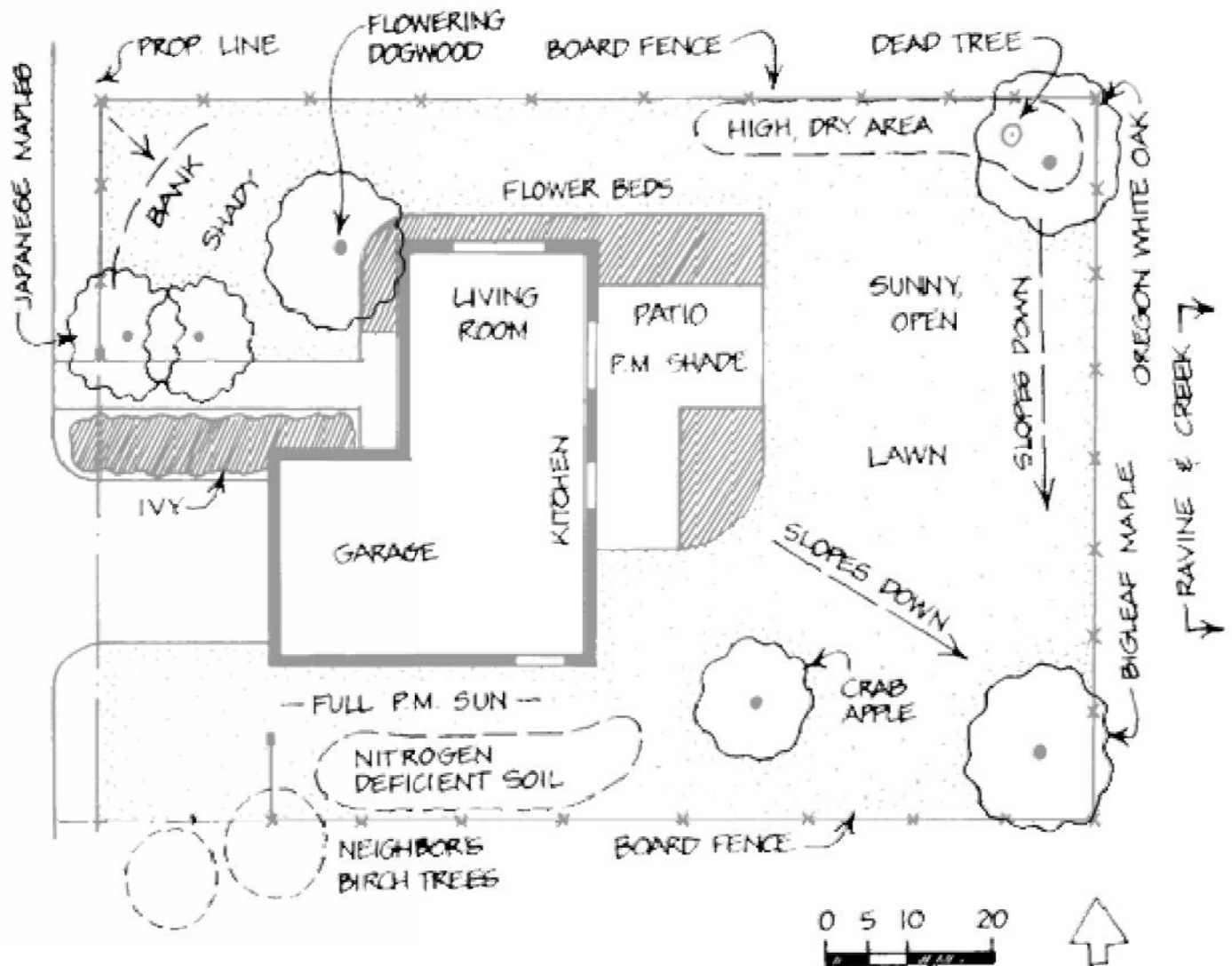
- **Prepared to scale**
- **Writing is clear and legible.**
- **Lists the names and show locations of all plants in the landscape**
- **Specifies the material that will be used to cover bare soil after planting to prevent weed infestation until the new landscape is established.**
- **Has a drawing that identifies plant name and planting location (see examples of drawings below.)**

A lot of careful observation and thoughtful planning go into creating a landscape that will be a functional and pleasing part of your home. Make sure you provide the Fairway Community Drought Tolerant Landscape Guidelines whenever you hire someone to perform landscaping projects on your property.

Ideas for developing a Landscape plan can come from several sources such as:

- A Professional Service (Architect, Designer or Engineer)
- A Professional Landscaper
- A Contractor
- Computer Landscaping software
- Do It Yourself (see examples of landscape drawing below)

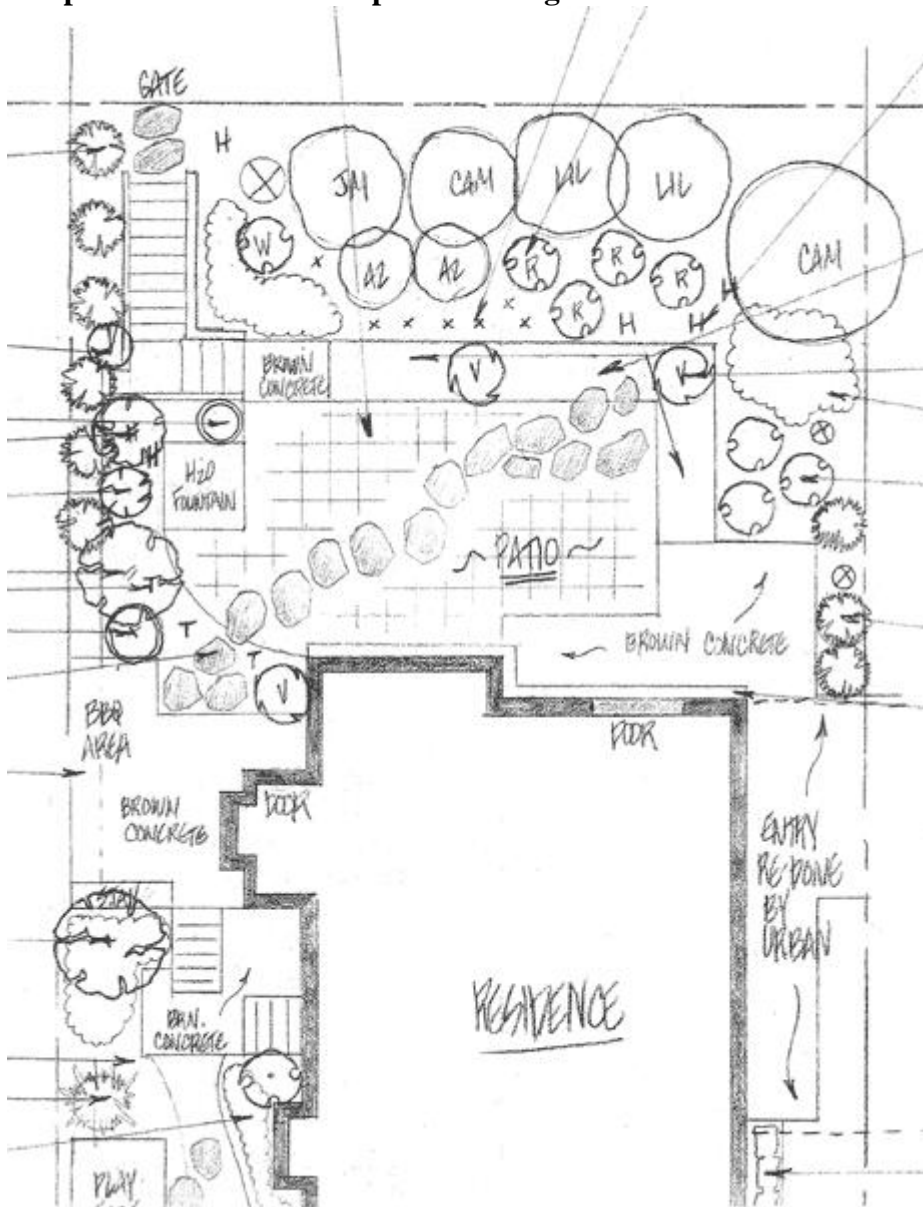
Sample Sketch #1 –Completed drawing



*This plan provides details of **plant names** and shows **locations**. Please include lot **dimensions!***

Approved landscape drawing

Sample Sketch # 2 – Incomplete drawing



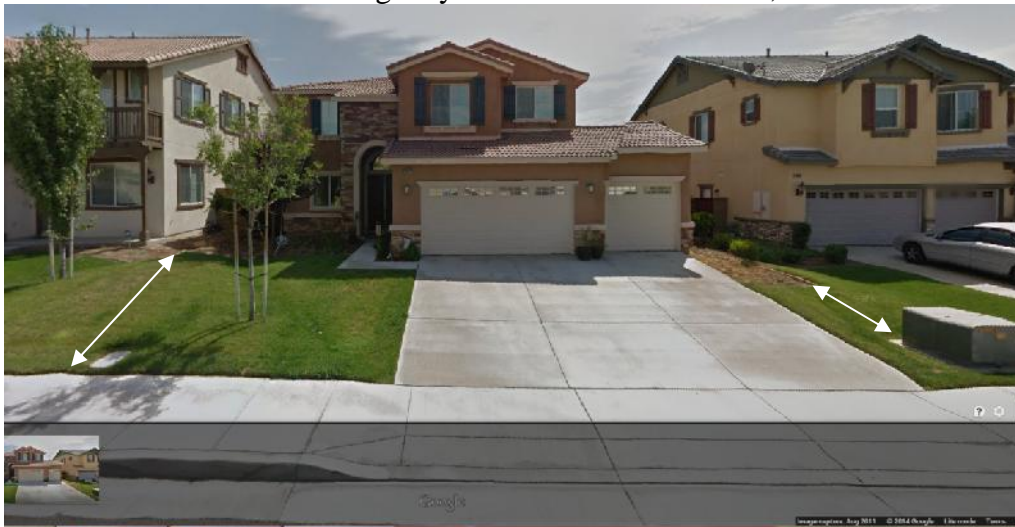
*This drawing shows **location** but has no details of **plant names**.*

Denied landscape drawing and plan for incomplete information.

2. Site Design

- Plants must be arranged, planted in sufficient number and density, and specifies the minimum sizes to assure the landscape has 60% coverage when plants are mature.

- Shrubs are normally planted in groupings with plants spaced according to plant specifications and/or recommendations.
- Groundcover plantings normally require plants to be spaced according to plant specifications and/or recommendations.
- Use of large boulders may be approved if the Design Review Committee determines their presence suits the intended design and their placement and approximate sizes of boulders must be noted on the landscape drawing. Boulder shall be naturally weathered or a color that is consistent with the aesthetics of the community. Ensure that the rock must have the appearance of being buried in the ground and does not have the appearance of simply being laid on top of the ground. Please provide a representative picture of the proposed boulder.
- There shall be no large or a continuous area of bare soil in the landscape after the initial planting or after the landscape is established.
- Areas of bare soil must be covered with a 2 to 4 inch layer of mulch or other approved soil covering (see Mulches and Soil Coverings Sections below) at the time of planting.
- No hedges or similar continuous plant screens over 18 inches in height are permitted along front property lines. Plants can't be installed in such a way as formed into a hedge along the property lines.
- There shall be a 1-ft minimum setback from adjacent property lines in the front of the house for shrubs and similar plants and a 4-ft setback for trees.
- The design must provide plant-based remedies for erosion of soil, mulch, or other landscape debris onto public sidewalks and driveway caused by rainfall, wind, irrigation, or foot traffic. This normally will require a continuous low-growing (12-inch or less height) plant material cover immediately adjacent to these paved areas.
- Raised cement curbing may be used 1" above mulch, must not be made of wood.



- Adding pavement, such as by widening driveways, so that it creates solid paving across adjacent property lines is not permitted.
- A functioning irrigation system tailored to the planting scheme and site design is required. The irrigation system must be hooked up to an automatic timer; a drip irrigation system is preferred.

3. Site Preparation

The planting process should begin with a weed free site. The original site slope and grading should remain intact. If either is altered, the owner must specify the measures that will be taken to assure runoff does not affect neighboring properties, i.e., retaining walls.

Plant recommendations may be selected from the following:

- Per approved plant pallet, the plants should be in five (5) gallon size or larger, of a perennial nature.
- Groundcover and similar plants may be 1-gallon containers or from flats. Flats must be planted 6 inches on center and 1 gallon, 18 inches on center.
- Groundcover plants from flats are recommended to be planted 6 inches on center (oc) apart; those from containers may be spaced according to plant specifications and/or recommendations.

4. Artificial Turf

The use of Artificial Turf may be approved provided that the property owner:

- Submits a product sample of artificial turf to be used, and other product information requested by the Design Review Committee.
- Maintains it by keeping it clean and free of dirt and debris; this may require occasional rinsing with water and removing fallen leaf dander.
- Agrees to replace it when the Fairway Community determines its appearance no longer meets community standards due to the lack of appropriate or normal maintenance or normal deterioration. (Note that most artificial turf products currently sold may have an anticipated life expectancy of 10 years.)
- Turf must allow ring around trees and utility boxes.
- Turf must be laid with grain so appears to be one even mat and must be installed per manufacturer's specifications so that there are no bumps. Turf must be permeable in nature.

5. Mulches & Soil Coverings

A sample of the soil covering material that will be applied to cover bare soil areas must be submitted with the application and must be approved before use other than approved, sample must be provided.

- The material used shall be brown earth tone in color and 2 to 4 inches deep. ("Natural and unpainted")
- Shredded bark, bark nuggets, or similar coarse forest products **(Must provide samples)**
- Coarse or rounded pebble at least 1/2 inch in diameter in size **(Must provide samples)**
- River rock at least 1/2 inch in diameter in size **(Must provide samples)**
- Lava Rock **(Must provide samples)**
- Synthetic mulch must be brown earth tone in color. **(Must provide samples)**

The following and similar materials are NOT permitted:

- **Road based gravel**
- **Artificially colored rock or granite**
- **Ground stones**
- **Uncovered weed control or landscape fabric**
- **Artificial color wood chips, (No Red)**

A weed control fabric is required under mulches when the area is intended to be a permanently mulched open space within landscape. Weed control fabric is not required in the portions of the landscape where mulch is used as a temporary soil cover until the plant material grows over it.

6. Completion Notice & Inspection

Upon completion of the project, the applicant **must** submit a completion notice with photographs documenting that the project followed the **approved** plan.

As stated, homeowners are required to submit a complete application and receive written approval prior to beginning any modifications.

N. Screen Doors

Any homeowner interested in installing a screen door onto the front door of their home must submit a written application to the Association prior to this work being started. The submittal should include a completed Homeowner Improvement (Exhibit A) form with plans, pictures, manufacturer brochures, samples of color or any other information that could assist the Design Review Committee in determining if the proposed screen door installation is consistent with existing architectural style and colors.

N. Swimming Pools/Spas

The Design Review Committee must approve all swimming pools and spas. Sound dampening enclosures are required on all spa/pool equipment which have decibel readings in excess of 70 decibels at a distance of 3 feet.

O. Wall/Fence Painting and Construction Policy

1. Approval Required

Design Review Committee approval is required for the staining, painting or weatherproofing of homeowner's wood fences or stucco walls with the exception of front and side yard wood fencing visible from the street which must be painted Sherwin Williams color SW2808 Rockwood Dark Brown and the painting of white stucco walls (Sherwin Williams color, SQ 13943).

2. No Construction on Association Property

Owners shall not be permitted to construct any fences or walls upon any portion of a slope being maintained by the Association, or upon Association property.

3. Wall/Fence Repair, Maintenance and Installation

The Perimeter Walls/Fences shall not be removed, re-located, reconstructed or modified as to structure, finish or color without the prior written consent of the Design Review Committee. Each Owner shall repair or reconstruct that portion of any damaged or destroyed Perimeter Wall/Fence that is contiguous to his residence to a condition approved by the Design Review Committee. If you move a gate or fence or install new fencing you need Design Review Committee approval.

4. Vinyl Fencing Specifications

Vinyl fencing may be constructed within Fairway at Redhawk . However, architectural approval must still be obtained before the start of construction. The following specification is the preferred specification for the construction of vinyl fencing within Fairway at Redhawk :

- a) Style & type: Tongue and Groove Privacy Fencing
- b) Color: Manufacture: Ply Gem – Color: Chestnut Brown
- c) Height: Shall be five (5') feet, but not greater than six (6') feet
- d) Capping: External flat cap.

5. Wood Fence Color Requirement

The Association requires that all current and future wood fencing in Fairway at Redhawk shall be Sherwin Williams color SW2808 Rockwood Dark Brown. Prior Architectural approval is not required if you are going to repaint wood fencing with Sherwin Williams color SW2808 Rockwood Dark Brown.

6. Perimeter Walls and Fences

Any perimeter walls or fencing situated on an Owner's Lot shall be repaired and maintained in good condition by the Owner of the Lot. Additionally, the Owner is responsible for the replacement of decorative view fencing, and must first obtain approval from the Committee before replacing.

P. Exterior Painting

Approval is required for any changes to the exterior color of a home. All exterior color change requests should utilize the approved Sherwin Williams color palettes. If you choose color(s) outside of the approved color palette, the Committee will consider your submission on a case-by-case basis. A Paint Diagram (Exhibit C) must be submitted with applications for exterior paint. If your property has decorative iron on the exterior, you may select Tricorn Black or Iron 2.

When selecting new exterior colors the Design Review Committee would like you to **strongly** consider the color and style of your roof tile and architectural style of your home. Additionally, please note that the Committee will not approve an exterior paint scheme that closely matches a residence in a three (3) home proximity to your property.

Prior to commencing any painting please contact Avalon Management (951-699-2918) or visit your community website www.fairwaycommunity.com for a list of approved colors for your neighborhood. You may review the color schemes online via the website, at Avalon's Temecula office or any local Sherwin Williams store.

NOTE: You may obtain your paint from any supplier, vendor or store. The color manufactures are provided as a reference for your vendor to obtain the correct color formula.

Q. Miscellaneous

1. Grass only installed in the rear yard does not require plan approval.
2. Holiday lights and decorations are permitted without approval from Thanksgiving through January 31.
3. Installation of garage doors and changes to existing garage doors such as changes in color require prior approval from the Design Review Committee.
4. The use of wire mesh or chicken wire, which exceeds 3 feet in height measured from the ground level is prohibited.

5. Tarps or fabric type materials over fencing to provide screening is not permitted. Homeowners are to provide other screening such as solid wood fencing or plant material which is to be approved by the Design Review Committee prior to installation.
6. Patio umbrellas, sunshades, playhouses/structures and other temporary items not otherwise identified in the governing documents do not require approval provided they are maintained in good condition, and are not unreasonably offensive in nature.
7. Sheds and other similar structures may not be visible from the street. Prior approval from the Design Review Committee is required for sheds and other similar structures.
8. The installation of any exterior lighting requires prior approval from the Design Review Committee. Exterior lighting whether wall, post or ground (landscape) mounted must be low wattage and wiring must be installed discreetly and in conduit.

IV. GENERAL CONDITIONS

- A. Fairway at Redhawk Association Design Review approval does not constitute waiver of any requirements required by applicable governmental agencies, or by applicable Fairway at Redhawk Neighborhood Associations. Architectural approval of plans does not constitute acceptance of any technical or engineering specifications, and Fairway at Redhawk Association assumes no responsibility for such. The function of the Design Review Committee is to review submittals as to aesthetics. All technical and engineering matters are the responsibility of the Lot owner.
- B. An oversight of a Covenant, Condition or Restriction, these Guidelines, or a Committee policy does not constitute waiver of that rule and therefore, must be corrected upon notice.
- C. City of Temecula ordinances require homeowners to maintain correct grades of lots so that water drainage does not flow into adjoining properties or does not prevent off flow from same.
- D. Access for equipment used in construction must be through your property only. Access over Community Property will not be permitted without prior written approval from the Design Review Committee.
- E. Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, dumpsters, sand and building materials may not be stored on streets, sidewalks or Community Property. Owners are responsible for the cleanliness of the surrounding streets during and after any construction.
- F. Building permits may be required for certain improvements from the City of Temecula.
- G. Any damage to Fairway at Redhawk Association Property arising out of or relating to construction of homeowner improvements shall be replaced or repaired by a contractor. All applicable charges for restoration will be charged back to the homeowner by Fairway at Redhawk Association and are due and payable within 30 days from notification or assessment of penalties.

- H. Approval of plans is not authorization to proceed with improvements on any property other than the Lot owned by the applicant.
- I. Approved plans are not to be considered authorization to change the drainage plan as installed by the developer and approved by the County of Riverside or City of Temecula.

NOTICE OF COMPLETION

Upon completion of any work for which approval has been given, the Owner shall submit written notice of completion (Exhibit D) to the Design Review Committee. Within sixty (60) days thereafter, a representative of the Committee or designated agent may inspect such improvement. If such work was not done in substantial compliance with the approved plans, the owner will be notified in writing of such noncompliance within this sixty (60) day period and require the Owner to correct the matter within the time limit in the notice, not to exceed 30 days.

If the owner has failed to remedy the noncompliance, the Design Review Committee shall notify the Community Board of the Association of such failure. After affording such owner notice and hearing, the Board shall determine whether there is a noncompliance of the CC&Rs and, if so, the nature thereof and the estimated cost of correcting or removing the same. If a noncompliance exists, the owner shall remedy or remove the same within a period of time determined by the Community Board. If the owner does not comply with the Board ruling within such period, the Board may levy an Enforcement Assessment against the Owner and/or may record a Notice of Noncompliance and/or commence a lawsuit for damages, injunctive relief, and/or declaratory relief.

VARIANCE

The Community Board may authorize variances from compliance with any architectural provisions contained in these Guidelines, including, without limitation, restrictions upon height, size, or placement of structures, or similar restrictions when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require such variances. The granting of a variance must be evidenced in writing and must be approved by a majority of the Community Board.



Fairway at Redhawk Association

Architectural Submission Procedure and Requirements

1. All requests (“Requests”) for Design Review Committee approval are to be made on the standard Fairway at Redhawk Home Improvement Form (Exhibit A).
2. Submission of Requests. All Requests are to be submitted to the Fairway at Redhawk Design Review Committee, c/o Avalon Management, 43529 Ridge Park Drive, Temecula, California 92590.
3. Construction Drawings. Plans and specifications for works of improvement must be prepared in accordance with the applicable building codes, and with sufficient clarity and completeness to enable the Design Review Committee to make an informed decision on your request.
4. Submission of Application or Improvements. Please forward three (3) sets of your proposed plans and specifications, together with the standard Fairway at Redhawk Home Improvement Form (Exhibit A) and the Impacted Neighbor Statement (Exhibit B) along with the following information to the Design Review Committee to constitute a complete Application. Please mail this information to the address noted above in item #2. One (1) set will be returned to you after completion of the review upon request. The following information constitutes a complete application package.
 - a. Plot plan drawn to scale showing the following:
 - i) All proposed improvements and relevant elevations, including existing or planned “slopes” together with the desired location of such improvements to dwelling and property lines.
 - ii) Complete dimensions of the proposed improvements.
 - iii) Streets, with the names that are contiguous to the property.
 - b. Description of materials to be used, including the proposed color scheme and pattern. Material samples should be provided; color samples must be provided.
 - c. Grading plans (if applicable) must establish where the drainage pattern might be altered by the proposed improvements. Note: All grades and drains must comply with CC&Rs Section 2.11.
 - d. Floor plans (if applicable) showing overall dimensions and area of improvements reflecting your preliminary design concept.
 - e. Description of proposed construction schedule.
 - f. Landscape plan and working drawings (if applicable).
 - g. If proposed improvements require access over the Common or Community Areas or Community Facilities for purposes of transporting labor or materials, prior written permission shall be required from the Association. Any such requests must be filed with the Community Board prior to the commencement of your improvements.
 - h. Any other information or documentation deemed to be necessary by the Design Review Committee in evaluating your request.

EXHIBIT A (Page 1 of 2)
HOME IMPROVEMENT FORM

Send to: Fairway at Redhawk Association
 43529 Ridge Park Drive
 Temecula, CA 92590
 PH: 951-699-2918 FX: 951-699-0522
 tarc@AvalonWeb.com

Lot # _____
 Tract # _____
 Close of Escrow: _____

Owner Information:

Name _____ Home Phone _____
 Work Phone _____
 Site Address _____ Has work already been started? _____

PROJECTS BEING SUBMITTED: (Please check all appropriate items)

- | | |
|--|---|
| <input type="checkbox"/> Air Conditioner (Relocation) | <input type="checkbox"/> Shed or Green House |
| <input type="checkbox"/> Awnings | <input type="checkbox"/> Solar Panels |
| <input type="checkbox"/> Slabs/patio/walkways | <input type="checkbox"/> Trees |
| <input type="checkbox"/> Driveway Extension <i>(not to exceed 2' on either side of dw)</i> | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Wood Deck | <input type="checkbox"/> Side ___ Front ___ Back ___ |
| <input type="checkbox"/> Drains (if altering existing grade) | <input type="checkbox"/> Patio Cover |
| <input type="checkbox"/> Gutters | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> Fence(s) or | <input type="checkbox"/> Play Set or Playhouse |
| <input type="checkbox"/> Walls (Retaining, Sitting, Etc) | <input type="checkbox"/> Spa and Equipment * |
| <input type="checkbox"/> ___ Front ___ Side ___ Rear | <input type="checkbox"/> Pool and Equipment* |
| <input type="checkbox"/> BBQ, Fire Pit, Fireplace | <input type="checkbox"/> Water Features (Fountain, Waterfall, Pond) |
| <input type="checkbox"/> Other: _____ | |

- *All pool and spa equipment must have a sound barrier if the noise level exceeds 60 decibels at a distance of 3 feet from equipment.*

PLEASE FILL IN DETAILS BELOW IF NOT SHOWN ON PLANS:

Are existing improvements shown on plans? _____
 Names of plants _____
 Type of materials used _____
 Type of wood surfaces _____
 Color scheme _____
 Impacted Neighbor Statement attached? _____ Three copies of plans attached? _____

NOTE: Plans that are approved are not to be considered authorization to change the drainage plan as installed by the developer and approved by the County of Riverside or City of Temecula. The review is intended to consider aesthetic appearance of the drains, pipes and coring and other applicable aspects of drainage. Owner may also need to acquire approval from the City of Temecula for permission to encroach within the City's easement.

The applicant has been provided with copies of all the Fairway at Redhawk 's CC&Rs, Rules, Guidelines and agrees to be bound by and comply to the same.

If this application is for work that has already been started or completed, the Owner hereby forever agrees to indemnify, defend, and hold harmless the Fairway at Redhawk Association, it's Committees and managing agent for any and all claims, without limitation against any and all claims or challenges regarding such work.

Signature of Owner/Applicant _____ Date: _____

DO NOT WRITE BELOW THIS LINE



- ___ Sound baffle to be constructed around entire pool/spa equipment.
- ___ Do not pour concrete against existing fences.
- ___ Do not backfill against existing fences.
- ___ Core drill through curbs for drainage.
- ___ Submit originally reviewed plans with revised drawings.
- ___ Maintain existing drainage pattern or provide alternative drainage method.
- ___ _____ must be painted to match existing stucco or trim.
- ___ Solid patio covers must match style and/or color of existing roof of house.
- ___ Resubmit patio cover with additional dimensions and elevation.
- ___ All lighting must be low wattage or low voltage.
- ___ Add root barriers to all fence line trees.
- ___ BBQ, Fire Pit or Fireplaces must be gas. No wood burning permitted.
- ___ Front yard must be maintained during work and/or must be landscaped immediately following completion of all work.
- ___ Recommend Concrete installed in front yard match existing color of driveway.
- ___ Driveway extensions may not exceed 2 feet on either side.
- ___ Block walls placed in front yard must be one color and must match color of STUCCO / EXISTING WALLS
- ___ Walls in front yard may not exceed 3 feet in height.

THE DESIGN REVIEW COMMITTEE HAS DETERMINED THAT THE ABOVE SUBMITTED IS:

___ Approved as submitted.

___ Approved with the following conditions:

Work must be completed within _____ Days

___ Disapproved as submitted.

Additional Comments: _____

DESIGN REVIEW COMMITTEE

DATED: _____

INITIALS: _____, _____, _____, _____, _____, _____,

EXHIBIT B Page 1 of 2
IMPACTED NEIGHBOR STATEMENT

It is the intent of the Design Review Committee to notify neighbors on any improvements which may impact their use and enjoyment of their property. The Committee and/or the Board may waive the requirement for neighbor notification on an individual basis. Neighbor approval or disapproval of a particular improvement shall only be advisory and shall not be binding in any way on the Design Review Committee's decision.

1. Definitions: Facing Neighbor, Adjacent Neighbor, and Impacted Neighbor.

 Facing Neighbor: Means the three (3) homes most directly across the street.

 Adjacent Neighbor: Means all homes with adjoining property lines to the Lot in question.

 Impacted Neighbor: Means all homes in the immediate surrounding area which would be affected by the construction of any improvements.

2. Improvements Requiring Notification

Any exterior improvements including but NOT limited to exterior painting.

3. Statement

The Facing, Adjacent and Impacted Neighbor Notification Statement set forth on the next page (Exhibit "B") must be provided to the Design Review Committee to verify the neighbors have been notified about the proposed improvements.

EXHIBIT B Page 2 of 2
FAIRWAY AT REDHAWK ASSOCIATION
FACING, ADJACENT AND IMPACTED NEIGHBOR NOTIFICATION STATEMENT

The attached plans were made available to the following neighbors for review:

Impacted Neighbor	Impacted Neighbor
Name _____	Name _____
Address _____	Address _____
Signature _____ Date _____	Signature _____ Date _____

Common Area or Back Yard - Rear of Home

Adjacent Neighbor		Adjacent Neighbor
Name _____	Name _____	Name _____
Address _____	Address _____	Address _____
Signature _____ Date _____	Name _____ Address _____	Signature _____ Date _____

Your Street - Front of Home

Facing Neighbor	Facing Neighbor	Facing Neighbor
Name _____	Name _____	Name _____
Address _____	Address _____	Address _____
Signature _____ Date _____	Signature _____ Date _____	Signature _____ Date _____

My neighbors have seen the plans I am submitting for Design Review Committee approval (see above verification). If any neighbor has a concern, they should notify Avalon Management in writing. Please note that neighbor objections do not in themselves cause denial of the plans, however, those concerns may be considered by the Committee. All above boxes must be filled out whether or not a signature has been obtained.

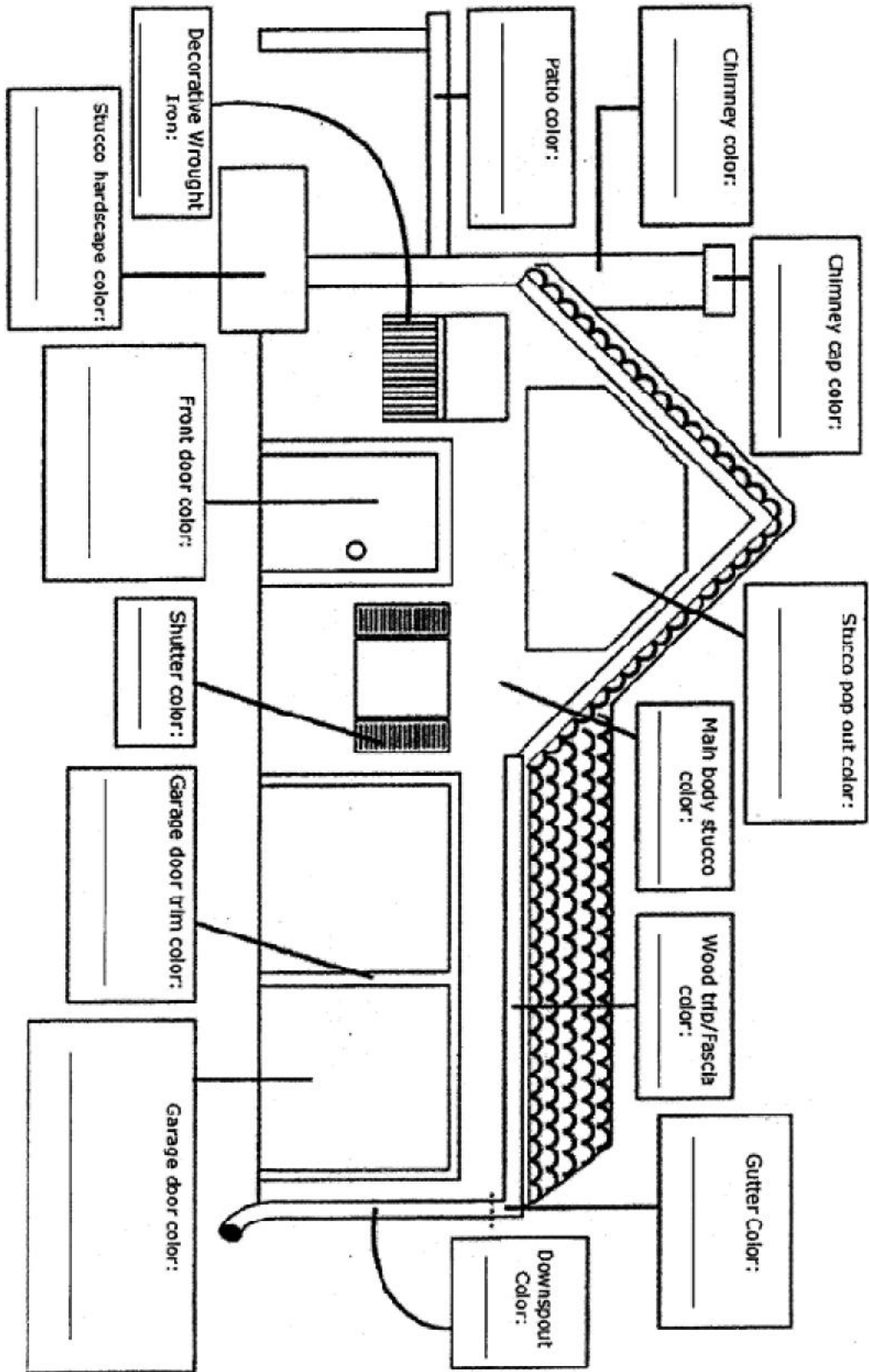
SUBMITTED BY:

Name: _____ Date: _____

Address: _____

Home Phone: _____

**FAIRWAY AT REDHAWK ASSOCIATION
EXHIBIT C
PAINT COLOR DIAGRAM**



**FAIRWAY AT REDHAWK ASSOCIATION
EXHIBIT D
NOTICE OF COMPLETION**

*Please **DO NOT** submit this form with your initial application. This form is to be completed and submitted upon completion of your approved improvements.*

Fairway at Redhawk Association
43529 Ridge Park Drive
Temecula, California 92590
PH: 951-699-2918 FX: 951-699-0522
tarc@AvalonWeb.com

Re: Application #: _____

Notice is hereby given that:

The undersigned is the owner(s) of the property located at:

(Street Address)

(City)

The work of improvement on the described property was COMPLETED ON THE ____ day of _____, 20__ in accordance with the Design Review Committee's written approval of the above owner's plans and submitted package.

Signature of Owner: _____

Dated: _____

Phone #: _____

Email: _____

Best Time to Contact
For Final Inspection: _____

**FAIRWAY AT REDHAWK ASSOCIATION
EXHIBIT E
APPROVED PAINT COLOR PALETTE**

*Note: Approval from the Design Review Committee is required if you are making ANY change to the exterior color of your home. You may obtain your paint from any supplier, vendor or store. The Sherwin-Williams colors are provided as a reference for your vendor to obtain the correct color formula. **These colors are also available by clicking the “Find Your Paint Colors” link on FairwayCommunity.com under the Association Info page.***

1. Scheme One

- a. Body: SW 6148 Wool Skein
- b. Trim (Option 1): SW 6385 Dover White
- c. Trim (Option 2): SW 6170 Techno Gray
- d. Accent (Option 1): SW 6069 French Roast
- e. Accent (Option 2): SW 7675 Sealskin
- f. Wrought Iron: SW 6258 Tricorn Black
- g. Wrought Iron (Accent): SW 6148 Wool Skein

2. Scheme Two

- a. Body: SW 6154 Nacre
- b. Trim (Option 1): SW 7026 Griffin
- c. Trim (Option 2): SW 7037 Balanced Beige
- d. Accent (Option 1): SW 6174 Andiron
- e. Accent (Option 2): SW 6258 Tricorn Black
- f. Wrought Iron: SW 6258 Tricorn Black
- g. Wrought Iron (Accent): SW 6154 Nacre

3. Scheme Three

- a. Body: SW 6149 Relaxed Khaki
- b. Trim (Option 1): SW 6159 High Tea
- c. Trim (Option 2): SW 6109 Hopsack
- d. Accent (Option 1): SW 7027 Well-Bred Brown
- e. Accent (Option 2): SW 7069 Iron Ore
- f. Wrought Iron: SW 6258 Tricorn Black
- g. Wrought Iron (Accent): SW 6149 Relaxed Khaki

4. Scheme Four

- a. Body: SW 6134 Netsuke
- b. Trim (Option 1): SW 6153 Protégé Bronze
- c. Trim (Option 2): SW 7038 Tony Taupe
- d. Accent (Option 1): SW 7737 Meadow Trail
- e. Accent (Option 2): SW 6096 Jute Brown
- f. Wrought Iron: SW 62588 Tricorn Black
- g. Wrought Iron (Accent): SW 6134 Netsuke

5. Scheme Five

- a. Body: SW 7517 Casa Blanca
- b. Trim (Option 1): SW 7032 Warm Stone
- c. Trim (Option 2): SW 7549 Studio Taupe
- d. Accent (Option 1): SW 7525 Tree Branch
- e. Accent (Option 2): SW 7510 Chateau Brown
- f. Wrought Iron: SW 6258 Tricorn Black

- g. Wrought Iron (Accent): SW 7571 Casa Blanca

6. Scheme Six

- a. Body: SW 7008 Alabaster
- b. Trim (Option 1): SW 7027 Well-Bred Brown
- c. Trim (Option 2): SW 6089 Grounded
- d. Accent (Option 1): SW 2845 Bungalowhouse Gray
- e. Accent (Option 2): SW 7514 Foothills
- f. Accent (Option 3): SW 6173 Cocoon
- g. Wrought Iron: SW 6258 Tricorn Black
- h. Wrought Iron (Accent): SW 7008 Alabaster

7. Scheme Seven

- a. Body: SW 7543 Avenue Tan
- b. Trim (Option 1): SW 7545 Pier
- c. Trim (Option 2): SW 7568 Neutral Ground
- d. Trim (Option 3): SW 7566 Westhighland White
- e. Accent (Option 1): SW 7593 Rustic Red
- f. Accent (Option 2): SW 6174 Andiron
- g. Wrought Iron: SW 6258 Tricorn Black
- h. Wrought Iron (Accent): SW 7543 Avenue Tan

8. Scheme Eight

- a. Body: SW 7521 Dormer Brown
- b. Trim (Option 1): SW 7567 Natural Tan
- c. Trim (Option 2): SW 6102 Portabello
- d. Trim (Option 3): SW 7566 Westhighland White
- e. Accent (Option 1): SW 7594 Carriage Door
- f. Accent (Option 2): SW 6055 Fiery Brown
- g. Wrought Iron: SW 6258 Tricorn Black
- h. Wrought Iron (Accent): SW 7521 Dormer Brown

9. Scheme Nine

- a. Body: SW 7695 Mesa Tan
- b. Trim (Option 1): SW 6089 Grounded
- c. Trim (Option 2): SW 6062 Rugged Brown
- d. Trim (Option 3): SW 7566 Westhighland White
- e. Accent (Option 1): SW 6121 Cardboard
- f. Accent (Option 2): SW 7069 Iron Ore
- g. Wrought Iron: SW 6258 Tricorn Black

- h. Wrought Iron (Accent): SW 7695 Mesa Tan

10. Scheme Ten

- a. Body: SW 7638 Jogging Path
- b. Trim (Option 1): SW 7739 Herbal Wash
- c. Trim (Option 2): SW 7010 White Duck
- d. Accent (Option 1): SW 7622 Homburg Gray
- e. Accent (Option 2): SW 6172 Hardware
- f. Accent (Option 3): SW 7675 Sealskin
- g. Wrought Iron: SW 6258 Tricorn Black
- h. Wrought Iron (Accent): SW 7638 Jogging Path

11. Scheme Eleven

- a. Body: SW 6108 Latte
- b. Trim (Option 1): SW 7040 Smokehouse
- c. Trim (Option 2): SW 7535 Sandy Ridge
- d. Trim (Option 3): SW 7020 Black Fox

13. Scheme Thirteen

- a. Body: SW 6109 Hopsack
- b. Trim (Option 1): SW 6099 Sand Dollar
- c. Trim (Option 2): SW 6101 Sands of Time
- g. Wrought Iron (Accent): SW 6109 Hopsack

14. Scheme Fourteen

- a. Body: SW 7532 Urban Putty
- b. Trim (Option 1): SW 6160 Best Bronze
- c. Trim (Option 2): SW 6109 Hopsack
- d. Accent (Option 1): SW 7593 Rustic Red
- e. Accent (Option 2): SW 6223 Still Water
- f. Accent (Option 3): SW 6041 Otter
- g. Wrought Iron: SW 6258 Tricorn Black
- h. Wrought Iron (Accent): SW 7532 Urban Putty

15. Scheme Fifteen

- a. Body: SW 7530 Barcelona Beige
- b. Trim (Option 1): SW 7571 Casa Blanca
- c. Trim (Option 2): SW 7038 Tony Taupe
- d. Trim (Option 3): SW 6104 Kaffee
- e. Accent (Option 1): SW 6167 Garden Gate
- f. Accent (Option 2): SW 6041 Otter
- g. Wrought Iron: SW 6258 Tricorn Black

- e. Accent (Option 1): SW 7054 Suitable Brown
- f. Accent (Option 2): SW 7069 Iron Ore
- g. Wrought Iron: SW 6258 Tricorn Black
- h. Wrought Iron (Accent): SW 6108 Latte

12. Scheme Twelve

- a. Body: SW 7525 Tree Branch
- b. Trim (Option 1): SW 6089 Grounded
- c. Trim (Option 2): SW 7038 Tony Taupe
- d. Trim (Option 3): SW 7005 Pure White
- e. Trim (Option 4): SW 7516 Kestrel White
- f. Accent (Option 1): SW 7595 Sommelier
- g. Accent (Option 2): SW 6055 Fiery Brown
- h. Wrought Iron: SW 6258 Tricorn Black
- i. Wrought Iron (Accent): SW 7525 Tree Branch
- d. Accent (Option 1): SW 6202 Cast Iron
- e. Accent (Option 2): SW 7592 Crabby Apple
- f. Wrought Iron: SW 6258 Tricorn Black
- h. Wrought Iron (Accent): SW 7530 Barcelona Beige

16. Scheme Sixteen

- a. Body: SW 7038 Tony Taupe
- b. Trim (Option 1): SW 6385 Dover White
- c. Trim (Option 2): SW 7520 Plantation Shutters
- d. Accent (Option 1): SW 6041 Otter
- e. Accent (Option 2): SW 7675 Sealskin
- f. Wrought Iron: SW 6258 Tricorn Black
- g. Wrought Iron (Accent): SW 7038 Tony Taupe

17. Fence/Wall Colors:

- a. Front Facing Wood Fence: SW 6055 Fiery Brown
- b. Block Walls – SW 7009 Pearly White (Frazee Exterior Flat “White Shadow 181”
- c. Wrought Iron: SW 6258 Tricorn Black

DISCLAIMER

THE MATERIAL CONTAINED WITHIN THIS PACKET IS NOT INTENDED TO BE SUBSTITUTED FOR THE SERVICES OF AN ATTORNEY. THE LAW AND ITS INTERPRETATION ARE CONSTANTLY CHANGING.

PLEASE CONSULT YOUR PROFESSIONAL ADVISOR REGARDING YOUR INVOLVEMENT IN A COMMUNITY ASSOCIATION.