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**CARMEL MOUNTAIN RANCH
RESIDENTIAL COMMUNITY ASSOCIATION
MASTER ARCHITECTURAL COMMITTEE**

***DESIGN & REVIEW
MANUAL***

January 2019

Objectives

This document is a guide for the members of the Master Architectural Committee (MAC), the various Sub-Association Architectural Committees and the Carmel Mountain Ranch property owners. It is hoped that this booklet will increase the homeowners' awareness of the ways in which the integrity of the Community Plan is preserved and the responsibilities the homeowners must assume in the process. The guidelines are broad-based and address exterior improvements for which homeowners most commonly submit applications. It is not intended to be all inclusive. The specific objectives of this manual are to:

- Provide uniform guidelines to be used by the MAC in reviewing applications in conformance to the standards set forth in the Covenants, Conditions and Restrictions (CC&Rs) of Carmel Mountain Ranch.
- Assist residents in preparing an acceptable application to the MAC.
- Increase residents' awareness and understanding of the CC&Rs.
- Maintain and improve the quality of living environment in Carmel Mountain Ranch.
- Illustrate basic design principles which will aid residents in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.

All residents benefit from planning and design that have been an important part of the development of Carmel Mountain Ranch. The intent of design controls is not to inhibit individuality and creativity but to assure residents of a continuity of design which will help preserve or improve the appearance, protect property values and enhance the overall environment of Carmel Mountain Ranch. The manual is directed only to exterior alterations, including landscaping, made by homeowners to their property. However, the MAC also reviews plans for all new construction by builders and developers subject to the CC&Rs.

CC&Rs

Basic control for maintaining the quality of design in Carmel Mountain Ranch comes through the CC&Rs, which are a part of every deed of ownership. When you purchased your property, you agreed to comply with the CC&Rs and should have received a copy of them. The CC&Rs are available for viewing on the CMR Residential Community Association Website. <http://cmrrca.org/index.php/governing-documents>.

1 The CC&Rs establish the Carmel Mountain Ranch Residential Community Association and the MAC.
2 The MAC ensures that proposed exterior alterations comply with the general design concepts by regularly
3 reviewing all applications for exterior alterations submitted by residents. “Exterior alterations” applies to
4 the front yard, back yard, side yards, and the building structure itself.
5

6 **Master Architectural Committee Approval**

7

8 Homeowners are reminded that approval from the MAC is required on all exterior structures, alterations
9 and landscape plans including fences and walls. Any change to the exterior appearance of one’s property
10 must be approved by the MAC. Once a plan is approved, it must be abided by. Any modification must be
11 approved by the MAC prior to installation.
12

13 It is important to understand that MAC approval is not limited to major alterations such as adding a room
14 or deck to a house, but also includes such items as changes in color and material, installing a new front
15 door, etc.
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17 MAC Application forms and instructions can be found on the MAC Page of the Carmel Mountain Ranch
18 Residential Community Association website. [http:// cmrrca.org/index.php/design-and-review/master-
19 architectural-committee](http://cmrrca.org/index.php/design-and-review/master-architectural-committee)
20

21 Each application submitted is reviewed by the MAC on an individual basis. There are no automatic
22 approvals, except as outlined in the guidelines. For example, a homeowner who wishes to construct a
23 deck identical to one that has already been approved by the MAC is still required to submit an application
24 and obtain approval prior to starting the project.
25

26 In every case, an application must be submitted and reviewed in order to consider specific implications of
27 location and impact on surroundings.
28

29 **Sub-Association Architectural Committees**

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31 Many sub-associations have developed their own guidelines for exterior alterations. Quite often these
32 guidelines are more specific than those contained in this booklet and in some cases more restrictive. When
33 sub-association guidelines are less restrictive than the Master Community Guidelines, the Master
34 Community Guidelines will prevail.
35

36 If residence is located within a sub-association, the resident must submit an application to the sub-
37 association architectural committee.
38

39 **Amendments**

40

41 These guidelines may be amended. It is anticipated that the changes will be primarily additions and
42 clarifications and will not involve substantive changes of existing guidelines. However, the existing
43 guidelines may also be amended to reflect changed conditions or technology.
44

45 The MAC may conduct a yearly evaluation of the guidelines to determine if amendments are required.
46 Homeowners may submit requests for additions or changes to these guidelines.
47
48
49

1 **Disruption of Community Common Area and Adjoining Landowners**

2
3 Community Common Area that is damaged or disrupted due to installation/construction of an individual
4 owner’s improvement must be restored to its original state at the owner’s expense. Any improvement plan
5 requiring placement of work over or under the Community Common Area must fully detail the exact
6 location of such work in relation to the owner’s lot or unit. Proper authorization for work on any adjacent
7 property must be obtained from the owner of said property.
8

9 **City and County Permits**

10
11 Approval by the MAC for any improvements does not waive the necessity of the homeowner to obtain
12 required city and county permits. Conversely, obtaining city and county permits does not waive the need
13 for Architectural Committee approvals, at either sub-association or Master community level.
14

15 **Master Architectural Committee (MAC) Review Criteria**

16
17 When the MAC evaluates applications, in addition to the particular design proposal, it considers the
18 characteristics of the housing type and the individual site. Specifically:

- 19 1. The proposed improvements must be compatible with the architectural characteristics of the
20 applicant’s house, adjoining houses and the neighborhood setting. Compatibility is defined as
21 similarity in architectural style, quality of workmanship, similar use of materials, color and
22 construction details.
23 2. Beyond compatibility, the other concerns are views, access, sunlight, and appearance when viewed
24 from other properties.
25

26 ***Procedures***

27
28 **I. Procedural Standards**

- 29
30 A. MAC Application requirements, procedures, forms and instructions can be found on the MAC
31 Page of the Carmel Mountain Ranch Residential Community Association website.
32 <http://new.cmrrca.org/index.php/design-and-review/master-architectural-committee>
33 Approval of any project by the MAC does not waive the necessity of the owner to obtain the
34 required City and County permits, such as pool permits, right-of-way permits, and building
35 permits. Conversely, obtaining a city or county permit does not waive the need for MAC approval.
36 1. All requests are to be submitted to the Carmel Mountain Ranch Residential Community
37 Association, through the property management company, to the attention of the MAC.
38 2. All requests for approval or must be made on the standard Carmel Mountain Ranch
39 Residential Community Association, home and landscape improvement application form.
40 Owners should retain a copy of the application form upon submittal.
41 3. Construction drawings: one copy of plan is required for review. Drawings shall be to scale.
42 4. Applications will be approved, approved with conditions, denied or returned for more
43 information within 60 days of receipt by the MAC. If the homeowner is not contacted
44 within the 60-day period, it is the homeowner’s responsibility to contact the property
45 management company as to the status of the plans prior to beginning work. Incomplete or
46 faulty applications are likely to delay the approval process.
47 5. Approved plans will be retained by the MAC and will be kept by the property management
48 company.
49 6. Specifications:

- a. List materials, dimensions, quality and finishes.
- b. Indicate method of installation or application of the material.
- c. Provide a fully dimensioned plot plan with enough detail to clearly show proposed improvements, and existing features to remain.
- d. Submit photographs of affected area.

7. Color:

- a. Indicate the color of stain or paint by manufacturer's number, respective to building parts or surfaces.
- b. Samples of materials having inherent colors such as masonry and stone, may be required if they are to be used in their natural finish.

8. Neighbor Notification: The intent is to advise your neighbors who own property adjacent to your lot (and/or are affected by your project) of proposed work in order to avoid future conflicts. This often includes neighbors across the street and to each side of your property. In the case of backyard improvements, this includes your neighbors behind you. Obtain signatures of neighbor(s) on the application form. If a neighbor(s) disagrees, ask neighbor to complete the comment section on the application form. Disagreement of neighbor(s) will be considered; however, will not bind the MAC decision. **No application will be considered complete or reviewed until the neighbor notification condition has been satisfied.**

9. Right of Entry: If construction work requires the use of common area, or access from property not owned by the applicant for purposes of transporting labor and materials or for the temporary storage of materials for the work, the applicant shall obtain written permission from the Carmel Mountain Ranch Residential Community Association or the property owner for the right to enter during construction. A copy of the letter granting permission shall be submitted to the MAC prior to commencement of construction. A security deposit or bond, as deemed necessary by the Architectural Committee, may be required for the contractor. Unused deposits will be refunded after completion of work.

B. Construction

1. Time Period: Work shall be completed within sixty (60) days of the date of approval. If it is known that the project will take more than 60 days, this should be disclosed with the application. If the scope of the job warrants more time, the MAC may extend the construction period as necessary. The applicant must submit a construction phasing plan for projects lasting more than 60 days. Should the project be prolonged, the applicant shall submit a modified schedule to the MAC.
2. Provisions must be made to prevent runoff to adjacent properties.
3. Materials for construction, trash dumpsters and portlets shall be stored in the least conspicuous area feasible. Excess debris and material shall be removed from the site daily.

II. General

- A. Appeals: In the event plans and specifications submitted to the MAC are disapproved, the party or parties making such submission may appeal in writing and in person to the Carmel Mountain Ranch Residential Community Association Board of Directors. The written request must be received by the Board not more than thirty (30) days following the final decision of the MAC. Within thirty (30) days following the receipt of the request for appeal, the Board shall render its written decision.
- B. Enforcement: Improvements which are installed without the necessary approval from the Carmel Mountain Ranch Residential Community Association will constitute a violation of the Declaration of CC&Rs and may require modifications or removal of work at the expense of the homeowner.

- 1 Remedies will be pursued to the fullest extent permitted by the CC&Rs. Remedies may include
2 fines and hearings.
- 3 C. Violations: All residents have the right to bring to the attention of the property management
4 company, any violations of the Carmel Mountain Ranch Design Guidelines.
- 5 D. Damage: Homeowners shall be responsible for any damage caused to the streetscape or open
6 space areas as a result of construction improvements. This includes construction debris and other
7 materials used in making said improvements. All refuse must be removed from the premises.
- 8 E. Variances: The MAC may authorize variances from MAC guidelines, when circumstances such as
9 topography, natural obstructions, aesthetics or environmental considerations warrant.
- 10 F. No Waiver of Future Approvals: The approval by the MAC of any proposals, plans, specifications
11 or drawings will not bind the MAC to approve the same or similar plan in the future. The MAC
12 specifically reserves the right to reject the same or similar plans, specifications, or proposals
13 subsequently submitted.
- 14 G. The applicant shall notify the CMR Residential Community Association when the project is
15 completed.
- 16 H. MAC Inspections: The MAC may at any time inspect any improvement, changes or alterations for
17 which the owner has applied for MAC approval. Inspection for installation of improvements not
18 previously approved by MAC may be conducted at any time.
19

Guidelines

I. AIR CONDITIONERS

- A. Visible units extending from windows, doors, or through the wall of the structure are not permissible.
- B. Compressors and equipment are to be screened from view by fencing or landscaping.
- C. If air conditioning was offered as an option and was not installed by builder at the time of purchase, equipment must be located in same area in which the optional unit would have been installed.
- D. Screens for noise may be required.

II. ANTENNAS AND SATELLITE DISHES

- A. The provisions of Article X, Section 10.01 of the Associations CC&R's prohibit antennas of any type. Section 10.01 has to some degree been superseded by State and Federal law. Guidelines and procedures have been adopted by the Board of Directors to comply with those State and Federal laws allowing antennas in certain defined situations. Other than antennas allowed by the guidelines, the prohibition on antennas of Article X, Section 10.01 remains in effect.
- B. The location of the antenna or satellite dish must be approved by the MAC. The antenna or satellite dish must be placed in the location that is least visible from the street so long as such restriction does not cause an undue burden on the cost or functionality of the system. Backyard locations are preferred.
- C. Cables and wires leading to and from the antenna must be neatly secured to the building and hidden or painted to match the surface that they are attached to whenever possible.

III. ATTIC VENTILATION

- A. Ventilators or other mechanical apparatus requiring roof installation are to be as small as is functionally possible and painted to match roof color. Units should be located on the least visible side of the roof and may not extend above the roof line.

IV. AWNINGS

- A. Canvas or retractable metal awnings of design and color complimentary to the house may be permitted with MAC approval.

V. REMOVED

VI. BARBEQUES / FIREPITS – PERMANENT

- A. Permanent barbecues and fire pits are not permitted in the front yard.
- B. Only gas barbecues and firepits will be approved (no wood, charcoal, etc.)
- C. Applications should include the following information:
 - 1. Dimensions.
 - 2. Material and color.
 - 3. Elevations drawings.
 - 4. Location of barbecue / fire pit in relation to the house and property lines.

VII. BASKETBALL HOOPS

- A. Backboards must be mounted flush to the house and centered above the garage. Backboards and edges may be of the following two types:
 - 1. Clear Lucite or comparable material.

- 1 2. Painted white or to match the house color. Backboard must be repainted as often as necessary
- 2 to maintain color.
- 3 B. The hoop must be standard size with a net.
- 4 C. The net must be kept in good repair at all times.
- 5 D. A portable basketball stand is considered a toy. It must be stored out of sight when not in use.
- 6 They are subject to removal if not stored properly when not in use.
- 7 E. Portable basketball stands must be clearly labeled with the owner's address.

8

9 **VIII. CLOTHESLINES**

- 10 A. In accordance with California Law, clotheslines and clothes drying racks are permitted provided
- 11 they:
- 12 1. Are placed in the backyard only (not in front or side yards)
- 13 2. Do not create a health or safety hazard or interfere with maintenance of the property.
- 14 3. Do not block doorways or walkways.

15

16 **IX. DOGHOUSES AND DOG RUNS**

- 17 A. Dog Houses:
- 18 1. Doghouses are to be located in side and rear yards only (behind fence parallel to the street), in
- 19 an area that is visually obstructed from the public street.
- 20 B. Dog Runs:
- 21 1. Dog runs are permissible in detached housing only.
- 22 2. Vinyl covered chain link fencing may be used for a dog run only in conjunction with a solid
- 23 privacy fence (see FENCES for details on solid fencing).

24

25 **X. DRAINAGE**

- 26 A. The owner is responsible for designing proper drainage into any proposed improvement project
- 27 and maintaining proper, positive drainage at all times. The MAC is not responsible for reviewing
- 28 drainage for regulatory or technical compliance.
- 29 B. If a drain is constructed under the city sidewalk and through the curb, the homeowner is
- 30 responsible for obtaining a city permit.

31

32 **XI. FENCES**

- 33 A. Replacement fence style, materials and finished color must be similar to the existing fence unless
- 34 specific MAC approval is obtained.
- 35 B. Homeowners should refer to city codes and requirements as they relate to pool and spa fencing.
- 36 C. Specific fence requirements:
- 37 1. Solid Wood Fence – Privacy Fence
- 38 a. Maximum height is 5 feet unless specifically approved by the MAC.
- 39 b. Front fence height shall be consistent with adjacent properties.
- 40 c. For front-facing fences no design review is required if the fence is sealed with clear or
- 41 stained with M#418 (natural pine/fir) or M#611 (gray/monterey) (for M#418 and M#611
- 42 stains, see Sherwin-Williams Miramar location).
- 43 d. MAC approval is required if fence is painted to match the house or house trim color.
- 44 e. Contrasting posts or trim boards are not allowed. They must be the same color as the fence
- 45 body.
- 46 f. Side lot fences which are visible from the street require MAC approval for fence type and
- 47 color selection in order to coordinate with adjoining and nearby fences.
- 48 2. Masonry Walls: concrete, block, brick and slump stone
- 49 a. Concrete walls must be stuccoed.

- 1 b. Solid block walls shall not exceed 5 feet in height. Front wall height must be consistent
2 with adjacent property walls and fences.
- 3 c. Color must match existing structure or adjacent boundary fence. The wall and pilasters
4 must be a single color, decorative caps may only be a complimentary color if it matches a
5 corresponding color on the main structure and is approved by MAC.
- 6 d. Brick, slump stone and split faced block may be left natural upon approval by the MAC.
- 7 e. Walls built in the front yard must be at least 5 feet from the back edge of the sidewalk and
8 may be no more than 3 feet tall. The purpose of this restriction is to keep pedestrians from
9 feeling walled off from the houses on the street. MAC may approve a short-wrought iron
10 or tubular steel fence topping a fronting wall.
- 11 3. Acceptable material for fencing (if architecturally compatible):
- 12 a. Wood.
- 13 b. Wrought iron or tubular steel may be approved by the MAC with a signed agreement that
14 any visible areas will be kept free of clutter, trash containers, or any other items not
15 consistent with front yard public view policies.
- 16 c. Masonry or stucco, if materials conform to type, quality, color and character of masonry or
17 stucco used elsewhere in the respective neighborhoods.
- 18 This list is not all inclusive.
- 19 4. Unacceptable fencing materials:
- 20 a. Aluminum or sheet metal.
- 21 b. Chicken wire or wire mesh.
- 22 c. Galvanized or plastic chain link.
- 23 d. Plastic webbing, reeded, bamboo, or straw-like materials.
- 24 e. Corrugated or flat plastic or fiberglass sheets or panels.
- 25 f. Rope or other fibrous strand elements.
- 26 g. Miniature type fencing such as pre-manufactured plastic or metal garden edge fences
27 available at home improvement stores.
- 28 h. Barbed wire.
- 29 This list is not all inclusive.
- 30

31 **XII. FIREPLACES, CHIMNEYS, FLUES**

- 32 A. The exterior appearance of a fireplace and chimney must match the existing or new structure.
- 33 B. When metal flues are used for pre-fabricated fireplaces the roof vent must conform to standards
34 listed under the section ATTIC VENTILATION.
- 35 C. Outdoor fireplaces tall enough to be offensive to neighboring properties shall not be constructed.
- 36

37 **XIII. FLAGPOLES**

- 38 A. Wall-mounted flagpoles are not subject to review and approval by the MAC. Ground-mounted
39 flagpoles must receive MAC approval prior to installation.
- 40

41 **XIV. GARAGE DOORS**

- 42 A. Garage doors shall be architecturally compatible with the home and neighborhood. MAC
43 approval is required regardless of color.
- 44 B. The color of garage doors shall be white, off-white, or match the wood trim color for the color
45 palette of the home. Other colors may be considered by the MAC if architecturally compatible
46 with the home and the surrounding community.
- 47

48 **XV. GUTTERS AND DOWNSPOUTS**

- 49 A. Gutters and downspouts must match the existing trim or stucco color.

- 1 B. Run-off from gutters must not affect adjacent property and should be directed to the site's
2 drainage system.

3
4 **XVI. LANDSCAPE AND IRRIGATION**

- 5 A. MAC approval is required for all landscaping changes.
6 B. Trees and shrubs should be selected and placed in a manner that does not unreasonably obstruct
7 adjacent homeowner's views.
8 C. Plants may not be attached to the Association-maintained fencing.
9 D. Plants are not to encroach on sidewalks or walkways and must not block walkway lighting.
10 E. Irrigation lines (with the exception of drip emitter lines) must be subterranean. Drip emitter lines
11 must be covered with mulch or rock, or otherwise be not visible.
12 F. Appropriate drainage shall be installed and directed to the street in order to prevent runoff onto
13 adjacent or common area properties.
14 G. Sprinklers shall be adjusted so as not to spray adjacent properties or public sidewalks.
15 H. Refer to Landscape Guidelines and Artificial Turf Guidelines for further information about design
16 and restrictions. Artificial Turf installations are not exact replacements for existing natural turf
17 and require landscape design changes to prevent drawing attention to their man-made nature.
18 Those changes must be approved by the MAC.
19 I. Refer to Landscape Guidelines for information on materials not allowed for landscaping. The
20 following materials are not allowed, as they are clearly artificial or not found naturally in Carmel
21 Mountain Ranch. (List is not all-inclusive)
22 1. Mulch or bark that is dyed red or black.
23 2. Non-native rocks such as white granite or lava
24 J. Applications for landscaping must include several photos showing current landscaping, full listing
25 of materials, colors, and finishes and a scaled drawing that includes, but is not necessarily limited
26 to:
27 1. A listing and depiction of proposed plant materials.
28 2. Location of plants on overall site plan showing house (plot plan).
29 3. Hardscape such as concrete paving, walkways, and patios.
30 4. Planters, retaining walls, decks, and patio covers with an elevation sketch (side view) and
31 construction details.

32
33 **XVII. LIGHTING**

- 34 A. Lights are to be directed onto applicant's property and screened to prevent light from falling onto
35 adjacent properties.
36 B. Proposed fixtures are to be compatible with applicant's house in style and scale.
37 C. Applications for lighting should include the following:
38 1. Location of lights and area they will illuminate.
39 2. A sketch or picture of fixture.
40 3. Lamp type and brightness information (LED vs. Incandescent, Wattage or Lumens).

41
42 **XVIII. PATIOS, BALCONIES, DECKS, AND GAZEBOS**

- 43 A. Materials shall be compatible with applicant's house.
44 B. The design of a deck or patio should ensure a minimum of intrusion upon neighbor's privacy.
45 C. Balconies (second floor decks) may not exceed an 8-foot projection from the home. Check city
46 zoning for setback requirements. The total length shall be governed by the MAC based upon
47 proportions and aesthetics. Balconies shall be accessible from the interior of the house through a
48 suitable door from the second story. Exterior stairways can be approved if not located in the
49 setback and do not block views. Balconies must be painted white or to match the trim or house
50 color.

- 1 D. Adequate drainage shall be installed to prevent standing water and run off onto adjacent
2 properties. Drainage shall be directed to the street.
- 3 E. Applications for patio or deck must include the following information:
- 4 1. Site plan indicating location of patio or deck in relation to existing house and property
5 boundaries.
- 6 2. Listing of materials, colors and finishes.
- 7 3. Dimensions.
- 8 4. Elevation drawings.

9

10 **XIX. PATIO COVERS**

- 11 A. Must be compatible with form and materials of existing house.
- 12 B. Flat patio covers must be of open construction on top. If a solid patio cover is desired it must be
13 constructed similar to the roof of the house (i.e., pitch and roof tiles).
- 14 C. Patio covers must be painted white or to match the house or trim color.
- 15 D. Obstruction of view from adjacent properties must be considered when constructing a patio cover.
- 16 E. Unacceptable construction materials for structures in this section include the following:
- 17 1. Metal or pre-fabricated structure of metal (except for quality metal products made to look like
18 wood such as embossed aluminum)
- 19 2. Corrugated plastic.
- 20 3. Vinyl or plastic.
- 21 4. Corrugated fiberglass.
- 22 5. Plastic webbing, split bamboo, reeded or straw like materials.
- 23 6. Asphalt or composition shingles.
- 24 These materials are not all inclusive.
- 25 F. Application for patio covers must include:
- 26 1. Location of patio cover in relation to the house.
- 27 2. Materials and color.
- 28 3. Dimensions.
- 29 4. Elevations drawings.

30

31 **XX. ROOM ADDITIONS AND SUNROOMS**

- 32 A. Additional rooms must be compatible in scale, materials and color with the applicants existing
33 structure and neighborhood.
- 34 B. Location of the addition is not to impair view, sunlight or natural ventilation to adjacent
35 properties.
- 36 C. Pitched roofs must match or be complimentary to the existing structures in slope and form.
- 37 D. No improvement (unless second story improvement or chimney) shall exceed the roof heights of
38 the existing structure.
- 39 E. New windows and doors are to relate well with existing exterior openings.

40

41 **XXI. SCREEN DOORS AND SECURITY DOORS**

- 42 A. Screen doors with excessive scroll work or bars shall not be allowed.
- 43 B. Security doors shall be black or a dark color to match the door color. Light colors must be
44 approved by the MAC. In all cases the screen material shall be black.
- 45 C. Custom design screen and security doors may be approved by the MAC if compatible with overall
46 design of the house and neighboring houses.

47

48 **XXII. SECURITY SIGNS**

- 49 A. Security signs shall be no larger than 12" x 12" (one square foot), placed not more than three (3)
50 feet away from the house and no more than three (3) feet above the foundation level. A maximum

1 of one sign shall be permitted in the front yard. Signs shall be freestanding, not attached to the
2 house or garage. Two additional 4" x 4" decals may be attached to the rear windows of the house.
3

4 **XXIII. SOLAR ENERGY EQUIPMENT**

5 A. Plans for solar equipment shall include location of roof panels and must conform to the following
6 guidelines:

- 7 1. Solar panels/collectors are to be placed flush with and in the same plane as the roof slope.
- 8 2. All plumbing lines from collectors to tank must be concealed.
- 9 3. Water heating collectors must be non-reflective in nature.
- 10 4. Electrical conduit must be painted to match the surface it is attached to.

11 12 **XXIV. REMOVED**

13 14 **XXV. SWIMMING POOLS AND SPAS**

- 15 A. Permanent above-ground pools are prohibited. Portable or above ground spas are permitted.
- 16 B. Pool or spa equipment must be placed to minimize disturbance to adjacent properties. MAC may
17 require screening to mitigate noise. Pools/spas may not be placed in the front yard.
- 18 C. Plumbing lines to spa or pool must be subterranean or concealed.
- 19 D. Application for a swimming pool or spa should include the following information:
 - 20 1. Location of the spa or pool in relation to the existing structure and property boundaries.
 - 21 2. Dimensions of pool or spa.
 - 22 3. Drainage detail.
 - 23 4. Material for decking.
 - 24 5. Location of equipment and screen (noise and view) detail.
 - 25 6. Detail of fencing to surround pool or spa.
 - 26 7. Means to access proposed construction.

27 28 **XXVI. SHEDS AND ACCESSORY STRUCTURES**

- 29 A. Sheds must be designed to a height less than or equal to the fences surrounding the property or
30 screened from view in an acceptable manner, and not visible from the street.
- 31 B. The location of the shed is subject to review and approval by the MAC.
- 32 C. The MAC may reject accessory structures in accordance with the CC&Rs (no temporary
33 structures).

34 35 **XXVII. WINDOWS AND WINDOW TREATMENT**

- 36 A. Wrought iron bars are prohibited on windows.
- 37 B. Forward-facing replacement windows must feature grids similar to the windows removed.
38 Window grids must be consistent with the house, and with neighboring houses.
- 39 C. Windows may be tinted in all homes, however tinting which appears black is not allowed. No
40 reflective materials may be used to create a mirror effect from the outside. No temporary materials
41 such as sheets, paper, cardboard, or foil shall be used for shading purposes.
- 42 D. Curtains visible from the street shall be white or off-white, or otherwise screened by another
43 feature (i.e. shutters or blinds).

44 45 **XXVIII. PORTABLE STORAGE UNITS**

- 46
47 A. Portable storage units may be placed on or adjacent to the premises for a maximum of seven (7)
48 calendar days. Placement for longer than 7 days will require an application to the Board, and
49 approval will only be granted for extenuating circumstances (i.e. remediation for fire or flood,
50 extensive remodel, etc.).

CARMEL MOUNTAIN RANCH – RESIDENTIAL COMMUNITY ASSOCIATION

DESIGN AND REVIEW TABLE OF CHANGES*

Page	Line	Type	What has been inserted or deleted
2	29	Inserted	When you purchased your property, you agreed to comply with the CC&Rs and should have received a copy of them.
3	30	Inserted	Rs are available for viewing on the CMR Residential Community Association Website. http://cmrrca.org/index.php/governing-documents . The CC&Rs
3	1	Deleted	Master Architectural Committee (
3	2	Deleted	. This involves the regular review of
3	2	Inserted	concepts by regularly reviewing
3	3	Inserted	“Exterior alterations” applies to the front yard, back yard, side yards, and the building structure itself.
3	14	Inserted	, installing a new front door
3	16	Inserted	MAC Application forms and instructions can be found on the MAC Page of the Carmel Mountain Ranch Residential Community Association website. http://cmrrca.org/index.php/design-and-review/master-architectural-committee
3	21	Inserted	submitted
3	21	Inserted	by the MAC
3	24	Inserted	prior to starting the project.
3	35	Inserted	If residence is located within a
3	36	Deleted	guidelines can be useful, particularly in establishing design continuity. The
3	37	Deleted	which will be forwarded to the MAC for approval.
3	42	Inserted	clarifications and
4	1	Inserted	and Adjoining Landowners
4	11	Inserted	the homeowner to obtain
4	12	Inserted	Conversely, obtaining
4	13	Deleted	Approval must be obtained prior to construction.
4	16	Inserted	When the
4	17	Deleted	on the individual merits of the application. Besides evaluation of
4	17	Inserted	applications, in addition to
4	17	Deleted	this includes consideration of

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4	17	Inserted	it considers
4	18	Deleted	, since what may be an acceptable design of an exterior in one instance may not be acceptable for another.
4	18	Inserted	. Specifically:
4	23	Inserted	, sunlight, and appearance when viewed from other properties
4	29	Deleted	A. Application Procedure and Requirements:
4	29	Inserted	A. MAC Application requirements, procedures, forms and instructions can be found on the MAC Page of the Carmel Mountain Ranch Residential Community Association website. http://new.cmrrca.org/index.php/design-and-review/master-architectural-committee
4	33	Deleted	Master Architectural Committee (MAC)
4	33	Inserted	MAC
4	33	Deleted	obtaining
4	33	Inserted	the owner to obtain
4	34	Inserted	, right-of-way permits,
4	35	Deleted	Obtaining
4	35	Inserted	Conversely, obtaining
4	40	Inserted	Owners should retain
4	41	Inserted	Drawings shall be to scale.
4	45	Inserted	prior to beginning work. Incomplete or faulty applications are likely to delay the approval process
5	4	Inserted	, and existing features to remain.
5	9	Inserted	and stone
5	12	Inserted	(and/or are affected by your project)
5	13	Inserted	This often includes neighbors across the street and to each side of your property. In the case of backyard improvements, this includes your neighbors behind you.
5	18	Inserted	considered
5	18	Inserted	or reviewed
5	24	Inserted	property
5	31	Inserted	If it is known that the project will take more than 60 days, this should be disclosed with the application.

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5	34	Inserted	The applicant must submit a
5	35	Inserted	for projects lasting more than 60 days. Should the project be prolonged, the applicant shall submit a modified
5	36	Deleted	indicating a longer construction period shall be submitted by the applicant.
5	36	Inserted	to the MAC.
5	38	Inserted	Materials for construction, trash dumpsters and portlets shall be stored in the least conspicuous area feasible
5	50	Deleted	Covenants, Conditions and Restrictions (CC&R's)
5	50	Inserted	CC&Rs
6	1	Inserted	Rs. Remedies may include fines and hearings
6	9	Deleted	may require
6	9	Inserted	warrant
6	14	Deleted	Notice of Completion:
6	14	Deleted	will forward a notice of completion (of approved proposed improvements) to
6	14	Inserted	shall notify
6	14	Inserted	when the project is completed
6	17	Deleted	The right of inspection shall terminate sixty (60) days after the owner has given written notice of completion.
7	4	Inserted	, doors, or through the wall of the structure
7	18	Deleted	Master Architectural Committee.
7	18	Inserted	MAC.
7	19	Inserted	so long as such restriction does not cause an undue burden on the cost or functionality of the system. Backyard locations are preferred
7	22	Inserted	Cables and wires leading to and from the antenna must be neatly secured to the building and hidden or painted to match the surface that they are attached to whenever possible.
7	32	Deleted	Master Architectural Committee
7	32	Inserted	MAC
7	34	Deleted	BALCONIES
7	34	Inserted	REMOVED
7	35	Deleted	A. Balconies may not exceed an 8 foot projection from the home.
7	35	Deleted	Balconies should be accessible from the exterior

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7	36	Inserted	/ FIREPITS –
7	37	Inserted	and fire pits
7	37	Deleted	to be located
7	37	Inserted	not permitted
7	37	Deleted	rear yards only
7	37	Inserted	front yard
7	38	Inserted	Only gas barbeques and firepits will be approved (no wood, charcoal, etc.)
7	43	Inserted	/ fire pit
8	5	Deleted	and is not subject to MAC approval provided that it is put away
8	5	Inserted	. It must be stored out of sight
8	5	Inserted	They are subject to removal if not stored properly when not in use.
8	7	Inserted	Portable basketball stands must be clearly labeled with the owner's address.
8	10	Deleted	A. Clotheslines are not permitted.
8	10	Inserted	In accordance with California Law, clotheslines and clothes drying racks are permitted provided they: Are placed in the backyard only (not in front or side yards) Do not create a health or safety hazard or interfere with maintenance of the property. Do not block doorways or walkways.
8	19	Deleted	. Doghouses are to be located out of sight
8	26	Inserted	designing proper drainage into any proposed improvement project and
8	28	Inserted	for regulatory or technical compliance
8	29	Inserted	the homeowner is responsible for obtaining
8	30	Deleted	may be required
8	33	Inserted	unless specific MAC approval is obtained
8	38	Inserted	unless specifically approved by the MAC.
8	39	Inserted	Front fence height shall be consistent with adjacent properties. For front-facing fences no
8	40	Deleted	painted to match the house trim or house color,

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8	41	Deleted). The adjacent (neighbor) fence
8	41	Inserted	/monterey) (for M#418 and M#611 stains, see Sherwin-Williams Miramar location). MAC approval
8	43	Deleted	to be treated
8	43	Inserted	required if fence is painted to match the house or house trim color. Contrasting posts or trim boards are not allowed. They must be
8	44	Inserted	color as the fence body
8	46	Inserted	Side lot fences which are visible from the street require MAC approval for fence type and color selection in order to coordinate with adjoining and nearby fences.
9	1	Inserted	. Front wall height must be consistent with adjacent property walls and fences
9	3	Inserted	The wall and pilasters must be a single color, decorative caps may only be a complimentary color if it matches a corresponding color on the main structure and is approved by MAC.
9	7	Deleted	3. Acceptable material for fencing:
9	7	Inserted	Walls built in the front yard must be at least 5 feet from the back edge of the sidewalk and may be no more than 3 feet tall. The purpose of this restriction is to keep pedestrians from feeling walled off from the houses on the street. MAC may approve a short-wrought iron or tubular steel fence topping a fronting wall. Acceptable material for fencing (if architecturally compatible):
9	13	Deleted	Wrought iron or tubular steel.
9	13	Inserted	Wrought iron or tubular steel may be approved by the MAC with a signed agreement that any visible areas will be kept free of clutter, trash containers, or any other items not consistent with front yard public view policies.
9	26	Inserted	such as pre-manufactured plastic or metal garden edge fences available at home improvement stores
9	34	Deleted	in this booklet.
9	35	Inserted	Outdoor fireplaces tall enough to be offensive to neighboring properties shall not be constructed.
9	38	Deleted	A. The installation of
9	38	Inserted	Wall-mounted
9	38	Deleted	shall be
9	38	Inserted	are not
9	38	Inserted	Ground-mounted flagpoles must receive MAC approval prior to installation.
9	42	Deleted	A. If

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9	42	Inserted	Garage doors shall be architecturally compatible with
9	42	Inserted	home and neighborhood. MAC approval is required regardless of color. The color of
9	44	Deleted	door is replaced with a similar door that is the same color as the original or existing garage door, or is cream or
9	44	Inserted	doors shall be
9	44	Inserted	, off-white, or
9	44	Deleted	house color or
9	44	Inserted	wood
9	44	Deleted	, MAC approval is not required.
9	44	Inserted	color for the color palette of the home. Other colors may be considered by the MAC if architecturally compatible with the home and the surrounding community.
10	1	Inserted	site's drainage system
10	5	Inserted	MAC approval is required for all landscaping changes.
10	7	Deleted	homeowner's views. See list of acceptable and unacceptable tropical plants and recommended trees for front yards at the end of this booklet.
10	7	Inserted	homeowner's views.
10	9	Inserted	sidewalks or
10	10	Inserted	(with the exception of drip emitter lines)
10	10	Inserted	Drip emitter lines must be covered with mulch or rock, or otherwise be not visible.
10	15	Inserted	Refer to Landscape Guidelines and Artificial Turf Guidelines for further information about design and restrictions. Artificial Turf installations are not exact replacements for existing natural turf and require landscape design changes to prevent drawing attention to their man-made nature. Those changes must be approved by the MAC. Refer to Landscape Guidelines for information on materials not allowed for landscaping. The following materials are not allowed, as they are clearly artificial or not found naturally in Carmel Mountain Ranch. (List is not all-inclusive) Mulch or bark that is dyed red or black. Non-native rocks such as white granite or lava
10	24	Deleted	: Listing

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10	24	Inserted	several photos showing current landscaping, full listing
10	25	Inserted	materials, colors, and finishes and a scaled drawing that includes, but is not necessarily limited to: A listing and depiction of proposed
10	29	Deleted	Planters and retaining walls with dimensions, materials, color and finish.
10	29	Inserted	paving
10	29	Inserted	and
10	29	Inserted	Planters, retaining walls
10	40	Deleted	Wattage of lights. 7
10	40	Inserted	3. Lamp type and brightness information (LED vs. Incandescent, Wattage or Lumens).
10	42	Inserted	BALCONIES,
10	45	Inserted	Balconies (second floor decks) may not exceed an 8-foot projection from the home.
10	47	Inserted	Balconies shall be accessible from the interior
11	3	Deleted	Second story wooden decks must be painted white or to match the house or trim color.
11	17	Inserted	(except for quality metal products made to look like wood such as embossed aluminum)
11	20	Inserted	Vinyl or plastic.
11	31	Inserted	AND SUNROOMS
11	41	Deleted	Materials for construction shall be stored in the least conspicuous area
11	41	Deleted	Major features of the existing house must be reflected in the design of the proposed addition such as the vertical and horizontal lines, projections and trim details.
11	43	Deleted	8 No design review is required if the screen door is installed within the existing door jamb or a suitable trim is provided which matches the existing dwelling unit trim. Multiple panel screen doors are acceptable and encouraged. Screen doors other than multi-paneled must be reviewed by the MAC.

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11	43	Deleted	white in
11	43	Inserted	black or a dark
11	43	Deleted	, except where door trim and
11	43	Inserted	to match the
11	43	Deleted	are dark
11	43	Inserted	. Light colors must be approved by the MAC. In all cases the screen material shall be black
11	45	Inserted	Custom design screen and security doors may be approved by the MAC if compatible with overall design of the house and neighboring houses.
12	8	Deleted	can not be flush mounted then supports must be solid and painted to match the roof.
12	9	Deleted	Collectors
12	9	Inserted	Water heating collectors
12	10	Inserted	Electrical conduit
12	10	Deleted	SUNROOMS
			A. The location
12	10	Deleted	reviewed and approved by MAC
12	10	Inserted	painted to match the surface it is attached to
12	12	Inserted	REMOVED
12	17	Inserted	Pools/spas may not be placed in the front yard.
12	28	Inserted	AND ACCESSORY STRUCTURES
12	30	Inserted	, and not visible from the street
12	31	Inserted	and approval
12	32	Inserted	The MAC may reject accessory structures in accordance with the CC&Rs (no temporary structures).
12	37	Inserted	Forward-facing replacement windows must feature grids similar to the windows removed. Window grids must be consistent with the house, and with neighboring houses.
12	39	Inserted	, however tinting which appears black is not allowed
12	41	Inserted	, cardboard,
12	42	Deleted	Carmel Mountain Ranch COMMUNITY ASSOCIATION

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			PRIVATE RESIDENTIAL PLANTING
12	42	Inserted	Curtains visible from the street shall be white or off-white, or otherwise screened by another feature (i.e. shutters or blinds). XXVIII. PORTABLE STORAGE UNITS A. Portable storage units may be placed on or adjacent to the premises for a maximum of seven (7) calendar days. Placement for longer than 7 days will require an application to the Board, and approval will only be granted for extenuating circumstances (i.e. remediation for fire or flood, extensive remodel, etc.).

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