
*EAST LAKE VILLAGE SHORES
COMMUNITY ASSOCIATION*

November 24, 2010

ADOPTED ADDITION TO THE EAST LAKE VILLAGE SHORES ARCHITECTURAL GUIDELINES

On November 23, 2010, at a special meeting of the the East Lake Village Shores Community Association, the Board of Directors adopted the following addition to the Shores Architectural Guidelines related to non-standard gates and fences. There is no fiscal impact to the Association. The implementation of said rule addition is effective December 1, 2010.

ARC STANDARDS & GUIDELINES FOR NON-STANDARD GATES & FENCING

The following standards and guidelines (S&G) have been developed to **ASSIST** East Lake Village Shores homeowners in designing enhancements or replacements for gates, walls, and fences that will be **at the homeowners' expense**. These S&G are proposed by the **ELV Shores Board of Directors** and are intended to streamline and facilitate required Architectural Review Committee (ARC) approvals. Please note that all requests for any exterior changes or enhancements still require the **submittal of the homeowners' plans to the ARC and receipt of approval by the ARC before any work can commence**. The ongoing maintenance and repair of projects utilizing these S&G will be the **responsibility of the homeowners** and the Shores HOA may assess for any increased painting costs associated with new custom gates or fencing.

Consideration must be given in any new design of entry gates, entry pilasters, entry fencing, and entry walls regarding proximity to the street, blocking an existing view and continuity and consistency of the look and feel within the community, especially where there are adjacent entry gates with neighbors. Communication and collaboration and planning with adjacent neighbors and with the ARC are essential. (For example, a homeowner could submit plans to ARC using these guidelines to install a new entry gate and river rock clad pilasters to support the new gate and ARC may not approve it because it deviates substantially from the continuity and consistency of the look and feel of the community. It is generally felt that some gate and entry enhancements that are in close proximity to your neighbors where no enhancements are planned, detract from the look of the community and present an imbalance in improvements as desired by the community as a whole).

1. ENTRY GATES: White Wrought Iron (WI) only to maintain openness throughout the community (see Illustrations 1 to 6)
 - A. Original design plus 6 to 8 alternatives (both standard and non-standard widths).
 - B. To be attached completely to either WI fences or pilasters (see #2 below).
 - C. Adjacent homeowner gates must be coordinated in size and design.

2. ENTRY PILASTERS: (see Illustrations 7-10)
 - A. Must use full-height pilasters (standard 5' height and 12" to 18" square) for full-height gates.
 - B. Must include flat caps made of stucco or other masonry materials, i.e. brick or pre-cast concrete. Any additional enhancements to the tops of pilasters may be approved only at the discretion of the ARC.
 - C. Consideration may be given to the following cladding options:
 1. Stucco
 2. Brick
 3. River Rock
 4. Stacked Stone

(over)

3. ENTRY FENCING:
 - A. White WI fencing to include standard WI, Ameristar brand (cast aluminum product), or other like-type fencing to match the look and theme of the existing gate and fencing.

4. ENTRY WALLS: (see Illustrations 11-12)
 - A. Pony/partial-height concrete block (12" minimum to 30" maximum height) must be topped with white WI to a total maximum height of 5'.
 - B. Consideration may be given to the following cladding options:
 1. Stucco
 2. Brick
 3. River Rock
 4. Stacked Stone

5. SHARED GARDEN WALLS & FENCING - ALL INTERIOR WALLS & FENCES: (see Illustrations 11-13)

Approval of the adjoining property owner is required whether or not the cost is shared.

 - A. Standard WI fencing - white WI to match existing fencing to water's edge. (This option is for those homeowners who want to replace their existing WI with new WI.)
 - B. Standard party/privacy walls - 5' solid full-height block with flat stucco caps or flat caps of other masonry material, i.e., brick or pre-cast concrete.
 1. May be clad with same material as entry walls listed on page 1 in 4. B.
 2. Cannot extend to within 15' of water's edge including the standard 3' easement at the waterline or a proportionate distance based on individual lot sizes ~ white WI must continue to water's edge to maintain openness.
 - C. Shared walls & fencing (the walls that separate lakeside yards of attached homes) are subject to the same S&G that apply to standard party/privacy walls outlined above in 5.B.
 - D. Pony/partial-height walls - concrete block 12" minimum to 30" maximum plus white WI to a 5' maximum total height with cladding and cap options listed on page 1 in 4.B.
 1. Pony walls that are higher than 12" with white WI to a 5' maximum height cannot extend to within 15' of water's edge including 3' easement. Balance of fencing from the pony wall to water's edge must be 5'-high white WI.
 2. Pony walls that are limited to 12" with white WI to a 5' maximum total height may extend to water's edge.

6. PRIVATE INTERNAL FENCING & GATES:
 - A. Standard white WI, Ameristar, or other material may be approved at the discretion of the ARC.
 1. Fence and gate design and material must be submitted to and approved by the ARC before any work commences.
 2. If white WI or cast aluminum product is selected, it must match existing surrounding white WI fencing.
 3. Gates are subject to the same design and S&G as entry gates outlined on page 1 in 1.A. through 1.C.

7. PAINT COLORS & TEXTURING - ALL GATES, FENCING, AND INTERIOR WALLS:
 - A. All gates & fencing must be standard pella white.
 - B. All interior stucco walls may match house stucco paint colors or may be standard white with standard white stucco cap.

(Note: All structures must be designed and constructed per the applicable City of Yorba Linda building codes and all must be approved by the ELV Shores Architectural Review Committee.)

Illustration 1



Illustration 2



Illustration 3

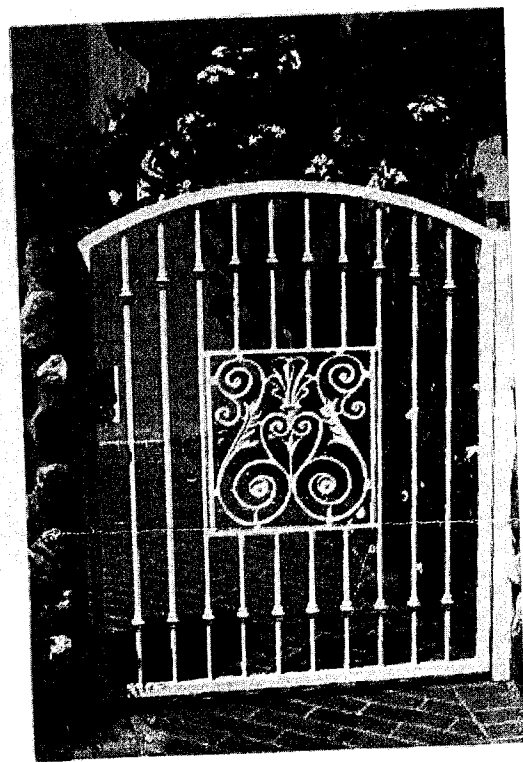


Illustration 4

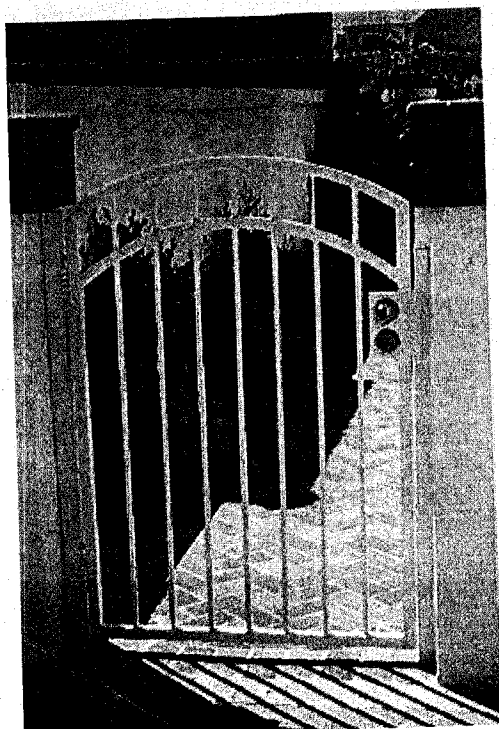


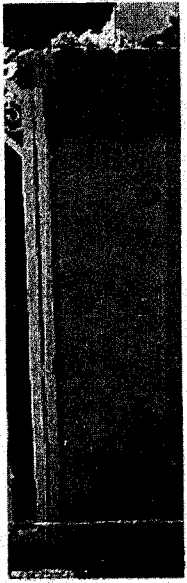
Illustration 5



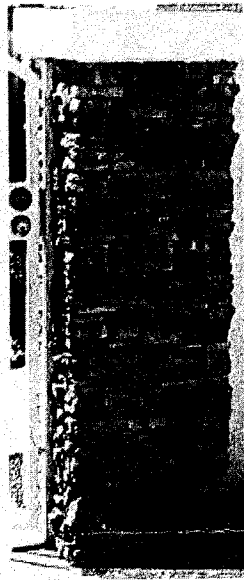
Illustration 6



#7



#8



#9



#10

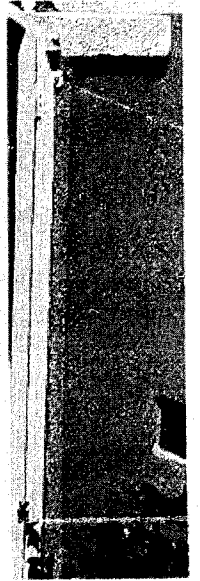


Illustration 11

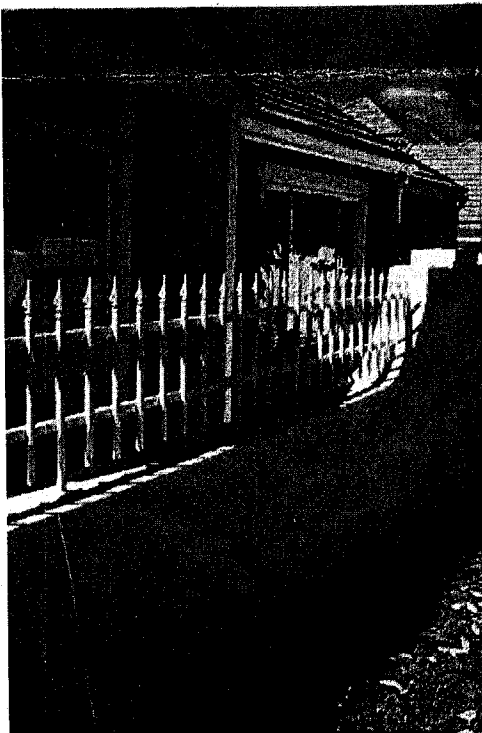


Illustration 12

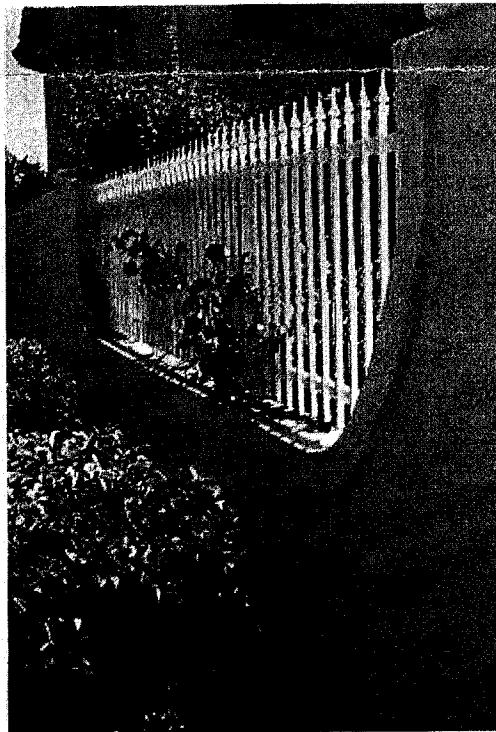


Illustration 13

