

**A SUMMARY OF THE CC&Rs,
ARCHITECTURAL REVIEW PROCEDURE,
AND ARCHITECTURAL GUIDELINES**

(updated Nov, 2010)

In 1982, covenants, conditions and restrictions (CC&Rs) were established in order to protect the environmental quality of the *Point Loma Woods Community* when it was created. All owners and residents are obligated to follow the rules of the CC&Rs. Simple observance of these common sense constraints will be mutually beneficial to all. This booklet highlights some of the most often referred to CC&Rs. Please review actual CC&R documents carefully to insure that you understand all restrictions contained therein, as follows:

- (1) Declaration of Restrictions for Point Loma Woods recorded in the Office of the County Recorder on March 27, 1982 file number 81-093366;
- (2) The Declaration of Annexation for Point Loma Woods Phase 2 on March 31, 1982 file number 82-086652;

- (3) The Articles of Incorporation of Point Loma Woods Homeowners Association filed March 20, 1981 in the office of the Secretary of State of the State of California; and
- (4) The By-Laws for Point Loma Woods Homeowners Association dated March 31, 1981 and duly adopted by the Unanimous Written Consent of the Board of Directors, dated April 3, 1981.

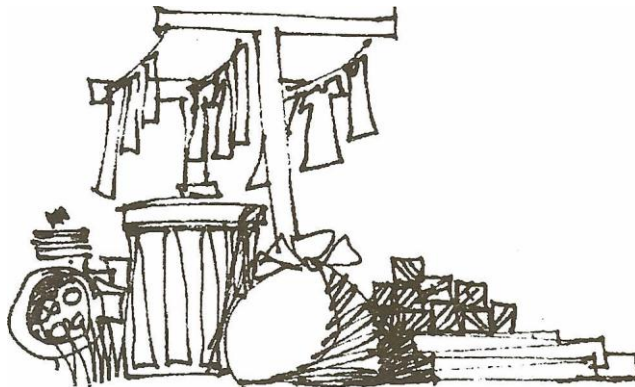
Architectural control is also provided for within the CC&Rs. This booklet outlines the procedure required when making any architectural or landscape improvements or alterations.

GENERAL

These rules apply to each owner and each occupant of Point Loma Woods.

No public or private nuisance or activity that may become an annoyance or nuisance to the neighborhood shall be permitted on any lot. Each homeowner shall keep the exterior of his/her home maintained in a neat and orderly manner. There shall be no accumulation of trash or rubbish. All equipment, woodpiles and other storage shall be kept concealed from view of neighboring properties and streets.

Each homeowner has to comply with San Diego Municipal Code §86.09.06 which prohibits street parking in excess of 72 hours.

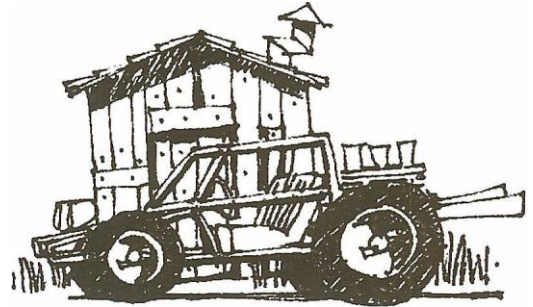


Each homeowner shall place and keep all trash containers and garbage within the garage or within fenced areas where they cannot be viewed from neighboring properties or from the street. Trash containers should be placed on the street for pick-up after 6:00 pm the night before and retrieved within 6 hours after trash pick-up.

No exterior drying yards are permitted on any lot unless adequately screened from all views exterior to the lot by fence, hedge or shrubbery. Adequacy of screening shall be subject to the approval of the Architectural Committee.

Point Loma Woods is a residential community; no commercial uses of any kind are permitted

No tent, shack, trailer, basement, garage or outbuilding shall at any time be used on any lot as a residence either temporarily or permanently, nor shall any residence of temporary character be constructed, placed or erected on any lot. No commercial truck, camper, trailer, boat of any kind or other single or multi-purpose engine powered

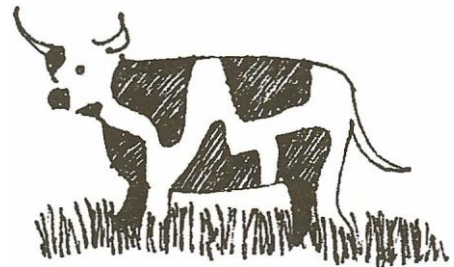


vehicle, other than a standard automobile or an approved golf cart, shall be parked on any lot except temporarily and solely for the purpose of loading and unloading.



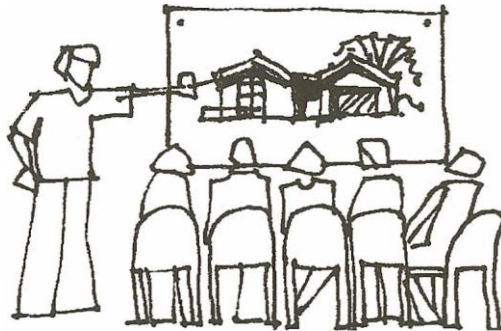
No outside radio or television antennae are permitted.

Only a limited number of usual and ordinary household pets may be kept on any lot. The raising of dogs or cats for commercial purposes is prohibited. No livestock, poultry, rabbits or other animals usually termed "farm animals" shall be kept on any lot.



No signs other than one sign measuring no more than 9 by 12 inches advertising a home for sale or for lease shall be erected or displayed on any lot. All signs must conform to applicable City of San Diego ordinances.

ARCHITECTURAL REVIEW



Architectural control is provided by means of an Architectural Review Committee created by the Board of Directors. No building or other structure or improvement, including fence and landscaping, shall be erected, placed or altered upon any lot, nor shall the exterior of any dwelling be changed or altered unless the Architectural Committee has reviewed and approved the changes in accordance with the guidelines adopted by the Architectural Committee. It should be noted that Architectural Committee approval does not indicate governmental agency approval. All improvement shall comply with all applicable governmental codes and ordinances and zoning regulations

Prior to starting construction of improvements the owner or his designated agent must have written approval by the Architectural Committee. Architectural Committee Review is accomplished through the following procedure.

- A. Homeowner submits to the Architectural Committee an application (obtainable from the Secretary of the Board of Directors) and detailed plans showing proposed Improvements, their location dimensions and color, etc.
- B. A quorum consisting of the members of the Architectural Committee reviews application and plan on its individual merits and consistency with approved standards and guidelines.
- C. Upon completion of review the Architectural Committee will notify, in writing, within 60 days, the homeowner as to approval or disapproval of submitted plans as solely determined by the Architectural Committee.

GUIDELINES

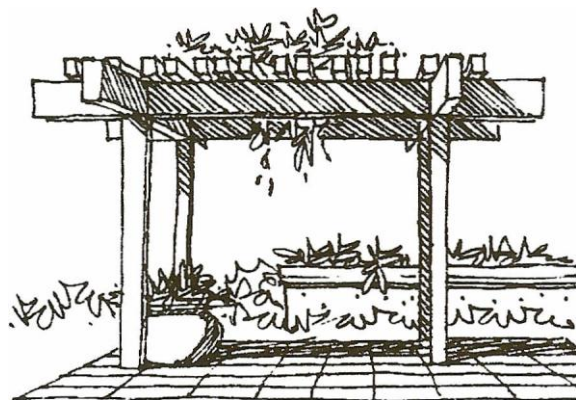
Brief guidelines are presented below as to what is considered appropriate. These guidelines should help simplify the task of achieving Architectural Committee approval.

All Materials shall be new. No use of second-hand materials will be allowed unless specifically approved by the Architectural Committee.

All new stucco and wood surfaces shall receive 2 coats of paint or stain, generally colored to match adjacent surfaces or materials, as the particular situation demands, unless otherwise approved by the Architectural Committee. The Architectural Committee must approve all colors.

All new construction shall be completed in a neat and orderly manner.

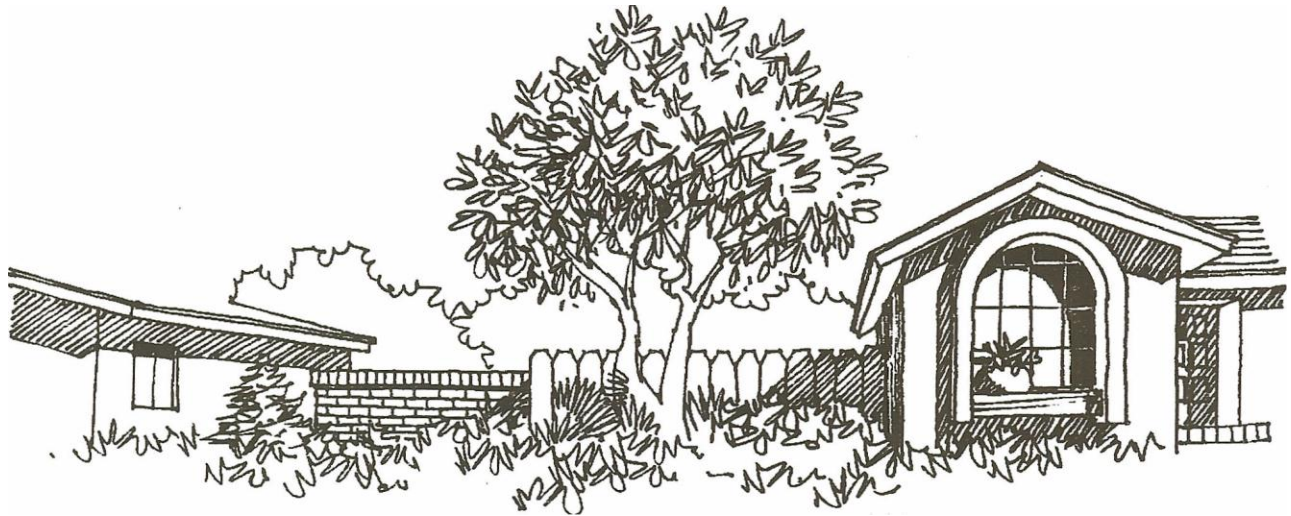
Construction shall be completed in a reasonably short time period. Construction site shall be reasonably free of debris at the end of each workday.



Wood trellises make attractive patio covers. A wood trellis usually looks best when it has an intricate yet substantial appearance. Spacing of trellis members should not appear sparse. Solid wood decking may be placed directly on top of trellis when additional weather protection is desired. No aluminum, fiberglass or plastic patio covers are allowed.

All members shall be sized to adequately support their loads, visually as well as structurally. No supporting wood columns shall be less than 4 by 4 inch dimension. Supporting beams shall not be less than 4 by 8 inch dimension. 2 by 2 inch trellis members can span short distances, accordingly larger members shall be used for longer spans

Quarry tile paving, brick paving and wood decking make particularly attractive outdoor patio floor surfaces. Textured or patterned stamped concrete paving may be equally appropriate.



Fences up to 6 feet in height above the adjacent grade level may be erected on each lot in order to give privacy between individual dwellings. In order to retain a feeling of openness and spaciousness for the Point Loma Woods community it is strongly recommended that privacy fences be restricted to the rear portions of each lot. Low walls or fences up to 3 feet in height above the adjacent ground plane may be effectively placed to further define or separate areas. In no instance shall a fence or wall higher than 3 feet above the adjacent ground plane be placed forward of the front face of the dwelling as originally constructed.

Fences may be constructed of wood, wood frame and stucco, wrought iron, or masonry. No chain link fencing that can be viewed from neighboring dwellings or from the street is permitted. All fencing shall be designed to be unobtrusive and to be in harmony with the original dwelling construction. All fences shall have a substantial and professionally built appearance. The Architectural Committee will review all designs for fences and walls with regard to their location, appearance, and with respect to unreasonable infringement of views from neighboring properties.

MISCELLANEOUS

All plans for landscaping including alternative and artificial ground cover, specific types of trees and other vegetation, and their location, shall be approved in writing by the Architectural Committee. The Architectural Committee maintains the right by their discretion to direct a homeowner to have particular trees, ground cover and other vegetation on the homeowner's property, trimmed or thinned in order to prevent obstruction of views from other lots. Some degree of interference of views by trees or other vegetation will be considered to be appropriate view framing.

Each homeowner shall permit free access by owners of adjacent or adjoining lots to slopes or drainageways located on his/her lot when such access is necessary for the maintenance of slopes or drainage facilities. No homeowner shall in any way interfere with the established drainage pattern of his lot without the prior written consent of the Architectural Committee.

All plans for solar panel installations shall be approved in writing by the Architectural Committee.

There shall be no exterior newspaper tubes or freestanding mailboxes unless specifically approved by the Architectural Committee or as may be required by the United States Postal Service.

ARCHITECTURAL CHANGE APPLICATION FORM INSTRUCTIONS

Please use the attached form to submit any planned improvements for approval from the HOA Architectural Committee.

The following details must be furnished with all applications presented to the Architectural Committee for approval. Lack of any items or insufficient data on any items will cause delay in checking and applicants plans. Please describe all improvements in the space provided on the form, addressing all the items listed below. It should be understood that **NO IMPROVEMENT CAN PROCEED WITHOUT PRIOR WRITTEN APPROVAL OF THE COMMITTEE.**

1. **STRUCTURES** - Including but not limited to patio covers, room additions fences.
 - a. **PLOT PLAN** - Must include property lines and dimensions: site of proposed new construction and its relationship to property lines and existing structures: location and dimensions of existing structures.
 - b. **EXTERIOR ELEVATION** - An exterior elevation or rendering which fully explains the structure.
 - c. **BUILDING PLAN** - Construction details to assist in evaluating the project: include dimensions, material, and colors.
2. **LANDSCAPING** - Landscape plan must show location, type and size of each plant: ground covers must be clearly specified with irrigation indicated.
3. **EXTERIOR PAINTING** - Color chips must be submitted.
4. **SOLAR HEATING** - Request a copy of the Solar Heating Guidelines from the Architectural Committee. The type of improvement requires special approval.

Point Loma Woods Homeowners Association
**APPLICATION FOR ARCHITECTURAL COMMITTEE APPROVAL
OF EXTERIOR IMPROVEMENTS**

Owners Name _____ Phone _____

Owner's Address _____

Applicant's Name _____ Phone _____

Applicant's Address _____

Project Address _____

I would like to request approval for the following improvements:

(See instructions included in the Architectural Review section of the Capsulized CC&Rs – attach pages if necessary)

(Type of Improvement as per attached drawing)

It should be understood that NO IMPROVEMENT CAN PROCEED WITHOUT PRIOR WRITTEN APPROVAL OF THE COMMITTEE.

NOTE: It is required that signatures be obtained from neighbors on each side and to the rear of the lot before improved, indicating they are aware of the proposed improvements.

The undersigned neighbors have been informed of the above planned improvements. (Signature does not imply approval or disapproval)

Date _____

NAME Street & Number

Homeowner's Signature

(1) _____

Advisory Committee Approval

(2) _____

Committee Preliminary Approval

(3) _____

Committee Final Approval

(4) _____

Point Loma Woods

**APPLICATION FOR ARCHITECTURAL COMMITTEE APPROVAL
OF EXTERIOR IMPROVEMENTS**

IMPORTANT NOTICE

**ORIGINAL DRAINAGE PATTERNS MUST NOT
BE DISTURBED OR AN ALTERNATE
PATTERN MUST BE APPROVED BY THE
ARCHITECTURAL COMMITTEE**

FOR YOUR PROTECTION

**INQUIRE ABOUT PERMIT REQUIREMENTS
BEFORE STARTING ANY WORK ON
PROPERTY THAT INVOLVES ADDITIONS,
ALTERATIONS OR MODIFICATIONS TO
STRUCTURAL, ELECTRICAL, HEATING,
WATER, GAS, OR SANITARY PLUMBING
SYSTEMS.**

**NEW INSTALLATIONS OR REPLACEMENT
OF GASBURNING OR ELECTRICAL
EQUIPMENT OR PROPERTY IMPROVEMENTS
(Fence, Garden Wall, Retaining Wall, Patio Cover,
Carport, Garage, Swimming Pool, Yard Sprinkler,
Water Softener)**

**CALL THE CITY OF SAN DIEGO INSPECTION
DEPARTMENT**