

**SUNSET HILLS**  
**ARCHITECTURAL GUIDELINES**  
**(June 6, 2005)**

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**1. INTRODUCTION**

These architectural and design guidelines (Guidelines) were written to assist you in the process of constructing your new home (or adding to or remodeling an existing home). Please read the Guidelines thoroughly before you begin planning your home and provide a copy to your architect and contractor. We also recommend that you familiarize yourself with the Declaration of Covenants, Conditions, and Restrictions (the Declaration) that apply to your property (Lot).

The Guidelines set forth the considerations that the Architectural Review Committee (Committee) will apply in reviewing the architectural design, site planning and landscaping plans for your home in Sunset Hills, as well as explain the design review process. The Guidelines also set forth requirements that your contractor must observe while constructing any improvements (e.g., home, decking, patios, outbuildings, landscaping, fencing, swimming pools, etc.) on your Lot. It is the Committee's intention to assure a harmony of design and location in relation to the surrounding properties, in furtherance of the goals and objectives of the Sunset Hills Estates Homeowner's Association.

**2. SITE PLANNING**

- A. **Views.** Sunset Hills enjoys a variety of terrain and many home sites are located in areas with considerable visibility. As such, home sites may be viewed from above, below, or adjacent to roadways. Homeowners and designers should take care to filter views to the home, improvements and service areas from surrounding properties and roadways.
- B. **Building Envelope.** The building envelope is that portion of a Lot within which all of the buildings, decks, patios, driveways, walkways and similar improvements are located. The building envelope may not encroach upon any minimum setback or easement required for the Lot. No existing trees may be removed from within

- the building envelope, except as necessary to construct the driveway access and approved improvements. Trees located outside of the building envelope may not be removed without prior approval from the Committee or Association.
- C. **Building Location.** No building or structure shall be located nearer than thirty (30) feet from any Lot line. Wherever possible, all structures should be a minimum of seventy-five (75) feet from any adjacent roadway.
- D. **Site Preparation.** The Committee must approve all grading, excavation and fill. Significant effort should be made to balance cut and fill, with minimal use of retaining walls and engineered building pads.
- E. **Grading and Drainage.** Excessive grading is discouraged. All grading should maintain the natural softness of the terrain in natural, rounded and varied contours. Care should be taken to avoid disrupting root systems of trees by activity within the dripline. Drainage swales or washes should not be interrupted by construction of improvements and additional drainage created by such improvements shall be constructed (or reconstructed, as the case may be) of natural material placed for positive operation. Artificial structures, such as drainage pipe, must not be exposed and should be avoided where reasonably possible. Erosion must be controlled and minimized throughout construction. Prior to grading any portion of a Lot or depositing fill material into (or otherwise disturbing) any streambed, waterway, drainage, wetland, or other potentially jurisdictional feature located on a Lot, the Owner is required to contact the appropriate agency (ies) for any necessary permits, restrictions, etc.
- F. **Access Drives.** Access drives and entries will have a significant impact on a Lot as seen from the adjacent roadway. Consequently, considerable care should be given to the planning and design of your driveway and entry. The residence and improvements should be oriented so as to provide indirect access and garage openings should not directly face the roadway. One driveway access to the property is desired. However, at the discretion of the Committee, a second driveway access to an outbuilding (workshop, barn, RV barn, etc) will be allowed if the terrain of the property prohibits the utilization of the main drive. Driveways should follow the existing terrain and be meandering in nature; long, straight runs should be avoided. Roadbeds should be cut into the slope to avoid the use of fill material, and should drain to rock-lined ditches on the uphill side. Cut banks should have a natural and rolling character and be replanted with native material unless other material is approved in the landscape plan. Drainage across or under the driveway should be integrated into the driveway design (see E above).
- G. **Paving.** Driveways must be hard surfaced (e.g., asphalt, cement or chip seal) and maintained in good condition. Paving within the building envelope should be limited to such areas as are commensurate with access and gracious living. Excessive paving is discouraged.
- H. **Fences and Walls.** Fencing on the perimeter of (or within) the building envelope shall be white vinyl or wrought iron and integrated into the site design as a subdued, natural extension of the architectural theme. Perimeter fencing on a Lot shall be white vinyl rail construction and not exceed 60" in height. Cross-fencing may be strand construction. Provided, if an area on a Lot was identified as a wildlife movement corridor by the California Department of Fish and Game

during the initial review of the subdivision and restrictions were imposed by the Department at that location, the Owner must comply with the restrictions. Privacy walls must not exceed six (6) feet in height, measured from existing natural grade. Structural retaining walls may not exceed an above-grade height of five (5) feet. Terraced retaining walls must be utilized where the overall height of retained earth exceeds five (5) feet. Retaining walls may be constructed of concrete or masonry, however, all exposed wall surfaces must be treated with an approved finish to blend with natural surroundings (e.g., masonry, mortar-wash, stucco, paint, etc.).

- I. **Terraces and Decks.** Yards and terraces should be designed as an extension of the architectural theme and respond to the land's natural contours. Manmade features should be integrated with the natural terrain. Decks should be carefully designed to preserve the beauty of the home as seen from surrounding properties as well as to comply with any applicable fire prevention measures. Care should be taken in the finish utilized below and on side deck areas. Deck edges must be skirted to screen the cavity below the deck. Landscaping should be utilized below areas where broad expanses of skirting are present. The exception to the skirting requirement is where a deck overhangs living space below and access must be preserved for that living area. In such cases, extreme care must be taken to support the deck and area below the deck with elements of sufficient visual substance that they appear to be architecturally integrated with the home itself. Simple posts or similar support systems are not acceptable.
- J. **Swimming Pools and Spas.** The size, shape and location of pools and spas must be carefully considered to achieve a feeling of compatibility with the natural and manmade elements of the Lot. Pool equipment must be enclosed in a structure that is architecturally related to the residence so that it appears to be a visual extension of the home. Pool covers of bright colors and "inflatable bubbles" are not acceptable.
- K. **Outbuildings.** Any outbuildings (e.g., workshop, barn, RV barn, etc.) must be located within the building envelope. If the terrain of the Lot does not allow an outbuilding to be located within what would typically be associated with the building envelope, the Committee can, at its discretion, approve a second building envelope with a separate access driveway. All outbuildings must be architecturally compatible with the existing residence and not excessively large so as to distract from the overall setting. No outbuilding can be constructed prior to the completion of the main residential structure or be used as a living facility. The approval of metal outbuildings and/or metal roofs will be at the discretion of the Committee. Metal carport style covers and pre-fabricated buildings are prohibited.
- L. **Exterior Lighting.** Exterior lighting should be directed downward and designed to protect neighboring properties from direct view of light sources. Light-sensitive lighting is discouraged in favor of motion-activated lighting.
- M. **Outdoor Storage.** Outdoor storage areas for such items as trash containers, firewood, service equipment and overflow storage shall be screened from adjacent properties by a wall or fencing.
- N. **Antennae and Satellite Dishes.** See Article 4, Section 4.2 of the Declaration regarding antennae and satellite dishes. The Committee can, in its discretion,



approve the installation of a second satellite dish so long as the requirements outlined in Section 4.2 (D)(1)-(4) are satisfied.

- O. Heating and Cooling Equipment.** No roof or wall mounted air-conditioning, heating units or fans are permitted. All exterior HVAC components must be located on the ground, adjacent to the residence or structure they serve and screened from the view of roadways and neighboring properties. See Article 4, Section 4.8 of the Declaration regarding gas or liquid storage. The Committee can, at its discretion, approve the use of a heating fuel other than liquid propane gas as long as the storage, use, and discharge of the fuel are consistent with the intended ambiance of Sunset Hills.
- P. Utilities.** The extension of electrical and phone service to the site is the responsibility of the Owner and must be below ground. All extensions must be routed so as to minimize disturbance to the natural landscape and avoid, when possible, disrupting trees and their root systems. As a general rule, extensions may not encroach into setbacks or upon easements, unless the property shares a joint trench or easement for such a purpose with adjoining property. The Owner is responsible for providing well, septic (or alternative disposal system acceptable to the County) and propane service to the Lot. Pump equipment and propane tanks must be screened from the view of neighboring properties.
- Q. Identification and Signage.** Address signs must comply with County requirements and be approved by the Committee. An Owner's contractor may, during the course of constructing improvements, place one (1) sign not to exceed five (5) square feet advertising the contractor's work on the Lot during the construction period. Except as otherwise provided in the Declaration, all other signage is prohibited.
- R. Mailboxes and Newspaper Holders.** United States Postal Service guidelines do not allow individual mailboxes for each residence in the Project until a specified number of homes have been built. Sunset Hills will develop a mail service plan that is acceptable to the Postal Service regarding structures in which mail shall be delivered. Any facility for mail for newspaper delivery constructed on a Lot shall be architecturally compatible with the residence and have received the prior approval of the Committee.

### **3. ARCHITECTURAL DESIGN**

The following architectural design standards have been developed in order to achieve certain aesthetic goals and environmental considerations at Sunset Hills. The purpose of the standards is to create an architectural approach that is compatible with the Project as a whole. Each residence should reflect, in its own way, a design that will contribute harmoniously to the Project.

- A. Style.** No specific architectural style is required. The goal is to achieve a harmonious range of styles and building materials that will complement the rural, conservative character of the Project. Certain architectural styles are more closely associated with other times and places and are not acceptable. Examples of



inappropriate styles are log homes, Santa Fe adobe style, domes and ultra-modern, experimental or radical designs.

- B. **Design Repetition.** The repetition or near repetition of the exterior of any approved residence in Sunset Hills is not permitted.
- C. **Size.** There is no maximum size for residences or other structures. One (1) Unit (single-family residence) may be constructed on each Lot and shall contain a minimum Floor Area of 2,400 square feet for a one (1) story dwelling and 2,900 square feet of Floor Area for a dwelling of more than one (1) story. "Floor Area" is determined by measuring the outside of the building foundation, not including the garage(s), patio(s), porch (es), any accessory structure(s), breezeway(s) or eaves. If the Committee and applicable governmental agencies approve the construction of a "caretaker's" or "mother-in-law" quarters, the square footage of that structure is not included in calculating the minimum Floor Area of a Unit. Outbuildings and other structures may not be excessively large so as to distract from the overall setting.
- D. **Height of Structures.** There is no fixed maximum building height. The Committee will consider suitability of building height to the site and its surroundings, as well as surrounding properties.
- E. **Roofs.** The appearance of the roof is one of the most important elements in overall building design. All roofs must have a minimum pitch of five (5) feet in twelve (12) feet and a maximum pitch of twelve (12) feet in twelve (12). Mansard roofs are not permitted. Due to their inherent fire hazard, wood shakes and shingles are not permitted. Slate, concrete tile or similar fireproof roofing is required. Asphalt composition roofs must be a minimum thirty (30) year; three-tab, flat composition roofing material is not permitted. Metal roofs are prohibited on residences. Colors must be non-reflective and medium to dark earth or gray tones. Rooftop elements such as dormers, chimneys and cupolas should be designed to enhance the roofline and appear as an integral part of the roof design, rather than an appendage.
- F. **Foundations.** The design of foundation and stem wall is important in limiting their impact on the overall design of a structure and on the relationship of the structure to its surroundings, particularly on sloped sites. Design and material should be an extension of other elements and not accentuate a break between them. Exposed posts and cross-braced under-structures that provide no visual connection are not acceptable. Visible surfaces of concrete masonry or concrete foundation walls may not exceed twelve (12) inches above finished grade unless faced with approved masonry, stucco or mortar-wash and painted to blend with adjacent materials. Foundation walls under a skirted deck are exempt from facing requirements.
- G. **Garages.** Each residence must have an enclosed garage for at least two (2) automobiles within the building envelope. Carports are prohibited. Side-load garages are preferred and all garage doors must be equipped with automatic door openers.
- H. **Exterior Materials.** The predominant exterior materials should consist of stucco, stone, brick, beveled or tongue-in-groove board siding, board and batt and similar treatments. Metal, vinyl, plywood, pressboard, fiberglass, composition asbestos

and similar sidings are not permitted. The aesthetic merits of any combination of exterior materials are subject to review and approval by the Committee.

Aluminum or steel windows, door frames, light fixtures and skylights must be bronzed, anodized or painted to blend with surrounding materials.

- I. **Exterior Colors.** All exterior colors are subject to prior approval by the Committee. Exterior colors should be subdued. Exterior colors that are obtrusive or out of character with the Project will not be approved.
- J. **Front Doors and Entry Steps.** Front doors, entries, entry steps and their architectural details should be substantial relative to the size of the home and of a design that is in keeping with the architectural style of the home. Care should be taken to ensure that the front elevation of the home remains in balance and proportion.
- K. **Windows and Skylights.** Window glass may not be highly reflective and metal frames must be bronzed, anodized or painted (see 3H above). White translucent lenses on skylights should be avoided in favor of clear or grey.
- L. **Building Projections.** Projections from a home or other structure including, but not limited to, chimney flues, vents, flashing, louvers, downspouts, utility boxes, porches, decks, railings, and exterior stairways shall match the surface from which they project or be painted or stained an approved color to blend unobtrusively with surrounding material.
- M. **Solar Applications.** Passive solar design is encouraged. Active solar design will be approved by the Committee only where it can be shown that excessive glare and reflection can be eliminated from the view of neighboring properties and the hardware is integrated into the structure or landscaping of a Lot.
- N. **Pre-Fabricated Buildings.** No structure that is constructed off-site and requires transportation to any Lot, whole or in partial assembly, is permitted. This prohibition includes, but is not limited to, mobile homes, manufactured homes, stock modular buildings, metal workshops, or any other structure requiring transportation and set-up in a partial or completed state.
- O. **Changes to Plans or Additional Construction.** The Committee must approve any changes or additions to the approved plans that are made before, during or after construction. This section does not apply to modifications made to the interior layout of a residence (or structure) that do not affect the approved elevations, square footage or other elements of the residence (or structure) that are subject to the Project Declaration or approval of the Committee.

#### **4. LANDSCAPING**

The landscaping goal at Sunset Hills is to enhance the natural environment by the well-planned and careful use of landscaping and related improvements. All existing trees, outcroppings and other significant features should be preserved when possible. Irrigation of all landscaped areas is required. Lawn and formal planting areas are encouraged. Landscaping must be sufficient in area and scope to significantly enhance the residence and surrounding improvements; at a minimum, landscaping should include the front yard area of the building envelope.

- A. **Preservation of Existing Trees and Features.** Existing trees may not be removed without the approval of the Committee, except as otherwise provided in Section 2(B). During construction, trees should be surrounded at the dripline by temporary fencing or other visible barrier. Exposing tree roots is to be avoided. Outcroppings and other significant features should be preserved and featured in planning for structures and landscaping. Owners are encouraged to review the Sunset Hills Oak Tree Fact Sheet prior to commencing any construction activities near an oak tree.
- B. **Native Landscaping.** To improve the appearance and health of existing trees, dead branches and limbs should be removed. Owners must follow the Sunset Hills Oak Tree Fact Sheet relative to preservation instructions for native oaks. In order to minimize wildfire hazards, all brush and debris must be removed from a perimeter of fifty (50) feet from all structures, or as otherwise required by the Tehama County Fire Marshal.
- C. **Landscape Plans.** Plants and other landscaping materials and features must receive prior approval of the Committee. Prior to installing or performing any work on the landscaping or irrigation system, a specific and complete set of plans for the landscaping improvements and irrigation system must be submitted to the Committee for approval. Landscaping must be in proportion to the residence or structure and of such a nature that it is in keeping with Sunset Hills' upscale residential environment.
- D. **Irrigation.** All landscaped areas must be served by a well-maintained underground irrigation system capable of maintaining and promoting active and healthy plant growth.
- E. **Completion of Landscaping.** All landscaping and irrigation work must be completed within six (6) months from receipt of a Certificate of Occupancy or Notice of Completion, as applicable.
- F. **Replacement of Landscaping and Cultivated Areas.** Replacement of approved landscaping may be performed without the approval of the Committee. Cultivated areas must be substantial and carefully designed so as to enhance the residence or structure with which they are associated.
- G. **Outdoor Accessories and Ornamentation.** Outdoor accessories such as jungle gyms, basketball backboards, swing sets, clotheslines and other similar equipment must receive prior approval from the Committee. Such items should be screened from view or painted/stained to blend with their surroundings. Outdoor ornaments, statuary, relics, flagpoles and other such items must be included within a landscape plan approved by the Committee.
- H. **Adjacent Rights of Way.** If landscaping is to be installed within the right of way for roadways, trails, etc., the Owner of the Lot is responsible for maintaining the same in good and neat condition.



## 5. CONSTRUCTION GUIDELINES

The following guidelines will be enforced during the construction period of any residence or other improvements. Any violation by the Owner's agent, representative, contractor, subcontractor, or material person is deemed a violation by the Owner.

- A. **Building Envelope.** The building envelope is the limit of development and disturbance on the Lot and is the area in which all activities related to the construction of improvements must be confined.
- B. **Construction Trailers.** A construction trailer may be located within the building envelope. If the trailer is larger than eight (8) feet in width and twenty (20) feet in length, the trailer must receive the prior approval of the Committee prior to commencing construction. The construction trailer may be placed on site not more than two (2) weeks prior to the actual commencement of construction activity. Submission of plans to governmental agencies or the Committee, or other administrative activities, is not commencement of construction activity. The construction trailer may not be used as a residence and may not remain on the site after completion of construction activity.
- C. **Trash Receptacles and Debris Removal.** Trash and light debris must be cleaned up at the end of each workday. Trash receptacles must be on the site at all times and emptied on a regular and timely basis. Trash and light debris shall be disposed of at an off-site facility. Heavy debris such as broken stone, scrap lumber and the like must be removed from the Project immediately upon completion of the work of each tradesman that has generated the debris. Dumping or burying debris on a Lot is prohibited. "Cleanout" from cement trucks and mixers must occur within the building envelope and be concealed by backfill before completion of construction. Dumping or burying trash or debris, or clean-outs of cement trucks or mixers, at any other location in the Project is unlawful (and therefore prohibited). During the construction of Improvements, the site shall be kept neat and properly policed to prevent it from becoming an eyesore or detriment to the surrounding properties. Any costs incurred by the Association in enforcing the requirements in the Guidelines shall be payable by the Owner. After construction is completed, all construction materials, cleared brush debris and similar material must be removed from the Lot.
- D. **Sanitary Facilities.** Portable sanitary facilities for construction workers are required at all times during the construction period. Such facilities must be located within the building envelope.
- E. **Construction Access, Vehicles and Parking Areas.** The access drive on the approved plans shall be the only access to a Lot (unless modified under Section 2. F.). Construction vehicles should be confined to the building envelope whenever possible. If space becomes limited due to the activities of multiple trades, vehicles may be temporarily parked along the shoulder of the adjacent roadway, but not on the paved portions thereof. Vehicles may not be parked on neighboring property. Vehicle maintenance on a Lot or within the Project is prohibited.
- F. **Blasting, Dust, and Noise Control.** Blasting is prohibited. The Owner is responsible for controlling dust and noise from the construction site, as well as preventing the deposit of soil and mud on roadways. The use of radios and other

audio equipment during the construction period shall not interfere with the quiet enjoyment of any Owner.

- G. Material Deliveries.** All building materials, equipment and machinery utilized in the construction of a residence, structure or other improvements must be delivered to and remain within the building envelope. Delivery vehicles may only utilize the approved construction access.
- H. Alcohol, Controlled Substances and Pets.** Construction personnel may not bring alcohol, controlled substances, or pets into the Project.
- I. Fires and Flammable Material.** The build-up of potentially flammable materials during the construction process so as to constitute a fire hazard is prohibited. At least two (2) 20-pound ABC-Rated Dry Chemical fire extinguishers shall be present in a conspicuous location on the construction site at all times.
- J. Preservation of Property.** The parking of vehicles and storage of material (or similar use) on the Common Area, any roadway or another Lot not involved in the construction project is prohibited.
- K. Restoration of Property.** Upon completion of construction, the Owner shall ensure that the construction site is cleaned and that all damage to streets, driveways, trails, drains, culverts, etc., is repaired. The Owner shall be responsible for all costs associated with the repair or restoration, or removal of refuse, required on any properties within the Project that result from the trespass or negligence of the Owner, his contractor, subcontractors, representatives, agents and/or their employees.
- L. Construction Signage.** The contractor, subcontractor, and suppliers are each allowed one (1) identification sign at the construction site. The sign may not exceed five (5) square feet in area and should be placed in a central location. Signs may not be attached to trees. A tradesperson's sign must be removed when that work has been completed.
- M. Daily Operation.** Daily working hours at a construction site shall be from sunrise to thirty (30) minutes after sunset. Construction activity that generates excessive noise, such as hammering, sawing, excavation work, etc., is confined to the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday, and 8:00 a.m. through 7:00 p.m. on Saturday. Noisy activities should not be performed on Sunday.
- N. Licensing, Insurance and Deposit Requirements.** All contractors, subcontractors and others performing construction work must provide evidence of proper licensing and insurance to the Owner and the Association prior to entering the Project. Licensing shall be evidenced by a valid State of California Contractor's License, with any applicable specialty. Insurance shall be evidenced by a certificate (or certificates) of insurance naming the Owner and the Association as additional insureds. Insurance must provide coverage for worker's compensation, as well as comprehensive general liability and automobile liability with limits of not less than One Million Dollars (\$1,000,000.00). General liability shall contain contractual liability and broad form property damage coverage. The certificate(s) shall provide for thirty (30) days' prior notification to the additional insureds in the event of cancellation or change in the policy limits.
- O. Vehicular Access.** Prior to commencement of construction activity, the Owner shall prepare and present to the Association a contractor's vehicle pass list that

identifies all construction/employee vehicles that will be entering the Project. No person or equipment shall be allowed access to the Project until that information is provided. The Association may require proof of acceptable insurance prior to a vehicle's entry to the project.

## **6. DESIGN REVIEW PROCEDURES**

The following procedures have been enacted by the Committee in order to ensure an orderly review of development. Owners shall submit plans and specifications to the Committee in accordance with the following requirements.

- A. Pre-Design/Pre-Construction Conference.** Prior to preparing plans for the construction of an Improvement, an Owner may request a pre-design or pre-construction conference to review design and building standards, as well as any areas of Committee sensitivity relative to the site. This step is encouraged, but not mandatory.

**Design Submittal.** Designs must be submitted with a \$500 non-refundable fee and at least the following exhibits:

1. A site plan (scale at 1"=10' or other scale acceptable to the Committee) that shows the entire Lot, as well as the proposed building envelope, residence, other buildings, driveways, parking areas, proposed grading and fill, finished floor elevations, trees greater than six (6) inches in diameter, special terrain features, and trees and terrain features proposed to be removed.
2. Roof plan (scale at 1/4"=1' or larger) showing all roof pitches.
3. Building section (scale at 1/4"=1' or larger) reflecting existing and proposed grade.
4. Exterior elevations (scale at 1/4"=1') reflecting existing and proposed grade, plate height(s), roof pitch (es) and exterior materials.
5. Landscape plan (scale at 1"=10') showing the location, size and type of all proposed plants, paving and impervious surfaces, walls, fences, sidewalks, driveways, borders, fountains, ponds and other landscaping improvements. If an Owner wishes to defer submittal of landscaping plans until some point in time after construction in order to better visualize landscaping considerations, the Committee shall endeavor to cooperate with the Owner; provided, landscaping plans must be submitted to the Committee and approval obtained prior to commencing landscaping construction.

The Owner shall submit three (3) sets of prints, which shall be retained by the Committee.

- B. Site Inspection.** After any required changes in the preliminary design are made and final design plans are submitted, the Committee will inspect the site to ensure that the site conditions set forth in the final design plans are complete and accurate.



- C. **Final Design Review.** The Committee will review final plans and respond to the Owner not more than thirty (30) days following the Committee's receipt of complete final plans. If the final design is a reasonable and logical product of the approved preliminary plans and otherwise in compliance with these Guidelines, the Committee will grant final approval. A substantial variation from the approved preliminary plans or violation of the Guidelines may result in disapproval and requirement of a revised submittal (following the same procedure as an original submittal). An Owner's response to the Committee's decision must be made in writing; oral communications are not allowed.
- D. **Time of Construction.** Construction plans for the residence must be submitted within five (5) years from the original Lot acquisition date from BR Enterprises. Construction must be commenced within one (1) year from the date of design approval. If not commenced within that time period, Committee approval is deemed revoked at the expiration of the one (1) year period. Construction must be completed within eighteen (18) months from construction commencement or seven (7) years from the original Lot acquisition date from BR Enterprises, whichever is sooner. Subsequent construction of outbuildings and other accessory structures and improvements must be commenced and completed within a reasonable time from approval by the Committee.
- E. **Committee Inspections and Modifications During Construction.** The Committee may inspect all work in progress at any time. The failure of the Committee to inspect improvements or issue any notice(s) of non-compliance does not constitute approval of improvements or compliance with these Guidelines. Modifications to approved design plans or any additional construction of improvements must be approved by the Committee.
- F. **Notice of Completion.** The Owner shall notify the Committee within ten (10) days following completion of construction. Within ten (10) days from receipt of that notice, the Committee may inspect the construction for compliance with the approved design. A written notification of compliance or non-compliance shall be forwarded to the Owner within fifteen (15) days thereafter. If a notice of non-compliance is issued, the Owner shall have thirty (30) days after the issuance of the notice to remedy the non-complying improvements. If the Owner fails to remedy those items within that time period, the Association may proceed with such corrective actions as are set forth in the Declaration.
- G. **Waiver.** The Committee's approval of plans or improvements shall not constitute a waiver of the Committee's right to withhold (or require) approval of any similar plan or improvements that may be subsequently submitted. The failure of the Committee to enforce a design guideline shall not constitute a waiver of its right to subsequently enforce the same. The Committee reserves the right to vary from the specific Guidelines in its discretion, without waiving the right to require future compliance with those Guidelines.

## 7. RULES AND REGULATIONS

The following Rules and Regulations are made pursuant to the provisions of the Declaration. These rules supplement the Declaration.

- A. **Animals.** A reasonable number of dogs, cats and other household pets may be kept on a Lot, provided they are not kept, bred, or maintained for commercial purposes or in violation of applicable law. Swine (including pot-bellied pigs), poultry, donkeys and mules are not allowed on any Lot. Per Tehama County requirements, no more than one (1) large animal (e.g., horse or cow) is allowed per acre per Lot. The Association has the right to prohibit any animal(s) on a Lot which constitutes(s), in the sole and exclusive opinion of the Association, a nuisance to the Association or any other Owner(s). A prohibition may (but need not) be based upon the species of a given animal (e.g., wolf-hybrids, wild, or other exotic animals) or the observed behavior of a particular animal. To the extent permitted by law, an Owner shall be liable to other Owners, their families and invitees for any unreasonable noise (e.g., barking dogs) or other damage to person(s) or property caused by any animal(s) owned by or kept upon a Lot by an Owner, member(s) of their family, or their guest or invitees. Owners and their guests shall not ride or transport horses across the Lot of another Owner without the consent of such Owner. Horses may not be ridden on the paved portions of Roads. Dogs must be on a leash when taken on the Common Area. It shall be the duty of each Owner to clean up after their animals.
- B. **Equestrian Trails.** Equestrian trails are for the exclusive use of equestrians. The equestrian trails wind through the Project and impact every Lot with a minimum fifteen (15) foot easement from the property line where the easement is identified. Any perimeter fencing on a Lot must not encroach upon the easement and be located so as to allow for the full usage of the easement by equestrians. Any ponds located within the Project have a minimum fifty (50) foot equestrian easement extending from the high water mark of the pond. While utilizing the trails, horses must be restrained by way of a halter with lead rope or bridle being held by a person capable of controlling the animal. Pedestrians, animals (other than horses), bicycles, motorcycles, 4-wheelers, and any off-road vehicles are not allowed on the equestrian trails.
- C. **Recreational Vehicles, Boats, Horse Trailers.** Recreational vehicles, travel trailers, boats, horse trailers, or any other items which require licensing from Department of Motor Vehicles must be stored on the property in such a manner as to be screened from view from the road. The screening may be of man-made materials or planted landscaping, and must be approved by the Committee.
- D. **Off-Road Vehicles.** Due to noise, dust, aesthetic and environmental concerns that can accompany the use of off-road vehicles, no off-road vehicles are allowed on the Common Area, including the equestrian trails and Roads. Similarly, no off-road vehicles are to be operated on a Lot except as needed in the management of the Owner's property (e.g., use of an ATV for hauling, spraying, fence maintenance, etc.). Not in limitation of the foregoing, no off-road vehicle may be used on a Lot for racing, motor-cross, jumping, etc.
- E. **Discharge of Firearms and Fireworks.** The discharge of any type of firearm in the

Project is prohibited; provided, an Owner may take such steps as are reasonable, lawful and necessary in order to prevent harm to people, property, livestock, horses, pets, etc. Fireworks are not allowed in the Project.

- F. Speed Limits.** The roads in the Project are designed for vehicle operation at residential subdivision speeds of 25 mph. Owners will be responsible for their own (and their family's) driving behavior and to advise their guests, contractors, subcontractors, and any other invitees, that it is necessary to obey all posted signs and drive in a manner that is safe for the current conditions. It is imperative that pedestrians, pets, bicyclists, equestrians, etc., are not in peril on the roadways in Sunset Hills.
- G. Use of Common Area.** As noted in the Declaration, the Owners and their families, guests and invitees are provided with an easement over the Common Area for recreational purposes. Users of the Common Area and equestrian trails must remain within the delineated boundaries and avoid crossing the property of other Owners. There is an easement for non-equestrian activities (e.g., catch and release fishing and picnicking), on portions of Lots thirty-one (31), thirty-two (32), thirty-four (34) and thirty-five (35). This easement is generally identified as commencing fifty (50) feet from the high water mark on the west of the edge of the pond, and extending easterly across the pond to the roadway known as Delmar Drive (as identified on the final Subdivision Map for Sunset Hills). In the event an Owner, member of their family, guest or invitee engages in any activity that damages or destroys any improvement or naturally occurring feature located in the Common Area, the Owner (or that Owner as the responsible party for the member of their family, guest or invitee) that committed the act shall be responsible for all costs associated with the correction, repair, or replacement of whatever was damaged or destroyed. Any such costs may be enforced as a Special Assessment to that Owner, or through court judgment, at the election of the Association.
- H. Ponds.** The Owner of a Lot on which pond is located shall be responsible for the maintenance of that pond to ensure that the aesthetic value of the pond is preserved. If a pond is located on more than one (1) Lot, the Lot Owners are equally responsible for the maintenance. Every pond has an equestrian easement (see 7B. Equestrian Trails); therefore, no fencing can be installed within the easement. Any fencing must allow for free passage of Equestrians around the pond. The wells and pumps that service the pond located on Lot fifteen (15) and the pond located on Lots thirty-one (31), thirty-three (33), thirty-four (34), and thirty-five (35) are owned by the Association and the maintenance of the wells and pumps is the responsibility of the Association.
- I. Trash, Debris, and Other Unsightly Items.** It is the responsibility of the Owner to maintain their Lot in a neat and orderly manner. Any accumulation of trash, debris, vehicle parts, building materials, or other unsightly material is strictly prohibited. Any costs incurred by the Association in enforcing the requirements of the Guidelines shall be payable by the Owner as provided in the Declaration.



**AMENDMENT TO ARCHITECTURAL GUIDELINES**  
**(JULY 13, 2005)**

The Architectural Guidelines Dated June 6, 2005, are amended as follows:

**7. Rules and Regulations** is amended to read as follows:

**H. Ponds.** The Owner of a Lot on which pond is located shall be responsible for the maintenance of that pond to ensure that the aesthetic value of the pond is preserved. If a pond is located on more than one (1) Lot, the Lot Owners are equally responsible for the maintenance. Provided, as to the ponds located on Lots fifteen (15), thirty-one (31), thirty-three (33), thirty-four (34), and thirty-five (35), respectively, the maintenance of the ponds shall be the responsibility of the Association. Every pond has an equestrian easement (see 7B. Equestrian Trails); therefore, no fencing can be installed within the easement. Any fencing must allow for free passage of Equestrians around the pond. The wells and pumps that service the pond located on Lot fifteen (15) and the pond located on Lots thirty-one (31), thirty-three (33), thirty-four (34), and thirty-five (35) are owned by the Association and the maintenance of the wells and pumps is the responsibility of the Association.

This amendment is effective the thirteenth day of July, 2005.

Sunset Hills Estates Homeowners Association  
Amendments to Architectural Guidelines  
Effective Date: June 26, 2006

1. Section 2(Q) Identification and Signage. This Section reads as follows:

Address signs must comply with County requirements and be approved by the Committee. Except as otherwise provided in the Declaration, all other signage is prohibited.

2. Section 5(L) Construction Signage. This Section reads as follows:

Construction signage is not allowed.

Sunset Hills Estates Homeowners Association  
Amendments to Architectural Guidelines  
Effective Date: October 6, 2009

1. Section 6(D) Time of Construction. Construction must be commenced within one (1) year from the date of design approval. If not commenced within that time period, Committee approval is deemed revoked at the expiration of the one (1) year period. Construction must be completed within eighteen (18) months from commencement of construction. Subsequent construction of outbuildings and other accessory structures and improvements must be commenced and completed within a reasonable time from approval thereof by the Committee.



Sunset Hills Estates Homeowners Association  
Amendments to Architectural Guidelines  
Effective Date: October 6, 2014

1. Section 2(H) Fencing on the perimeter of (or within) the building envelope shall be white or black to blend with the environment. Material can be vinyl, wrought iron or metal/steel pipe, with or without non-climb mesh wire. If steel pipe is used, it must be a minimum of two and three-eighths inches (2 3/8") round and a minimum of three (3) rails. The mesh wire shall not be used without a top rail for strength and visibility. Perimeter fencing on a lot shall not exceed sixty inches (60") in height.

The remaining Section 2(H) is unchanged.

Sunset Hills Estates Homeowners Association  
Amendments to Architectural Guidelines  
Effective Date: February 25, 2016

1. Section 2(H) Fencing on the perimeter of (or within) the building envelope shall be as follows:

Colors shall be:

- a. White, Black, Redwood or Brown
- b. or of a harmonious color to blend in with the environment, subject to the approval of the Architectural Committee.

Materials shall be:

1. Wrought Iron
2. Vinyl or HDPE (high density polyethylene)
3. Wood, pressure treated, stained or painted and must be a minimum of 2"x 6" (two inch by six inch)
4. Metal/steel pipe, must be round and a minimum of 2 3/8" (two and three eights inch)

All materials, especially wood products, must be maintained at appropriate intervals.

All perimeter fencing must be a minimum of three (3) rails. Perimeter fencing on a lot shall not exceed 60" (sixty inches) in height.

All fencing can be used with or without non-climb wire mesh, silver in color and 2" by 4" (two inch by four inch). Wire mesh wire shall not be used without a top rail and a bottom rail for strength and visibility. Cross-fencing may be strand construction. Cross-fencing may not be used if an area on a Lot was identified as a wildlife movement corridor by the California Department of Fish and Game during the initial review of the subdivision and restrictions were imposed by the Department at that location, if so, the Owner must comply with the restrictions.

Privacy walls must not exceed six (6) feet in height, measured from existing natural grade. Structural retaining walls may not exceed an above-grade height of five (5) feet. Terraced retaining walls must be utilized where the overall height of retained earth exceeds five (5) feet. Retaining walls may be constructed of concrete or masonry, however, all exposed wall surfaces must be treated with an approved finish to blend with natural surroundings (e.g., masonry, mortar-wash, stucco, paint, etc.).

Sunset Hills Estates Homeowners Association  
Amendments to Architectural Guidelines  
Effective Date: May 26, 2016

1. Section 7(A) Animals. Chickens only, no roosters, shall be allowed as follows: One (1) chicken per acre, with a maximum of twelve (12) chickens per lot. There must be a coop and containment area properly screened, aesthetically pleasing and located in an approved area, all of which must be approved by the architectural committee.

Sunset Hills Estates Homeowners Association  
Amendments to Architectural Guidelines  
Effective Date: December 13, 2016

1. Section 3(E)      Roofs: Metal Roofs shall be allowed on residences, provided that the type, color, design of the metal roof and a sample must be provided to the Board prior to approval.



Sunset Hills Estates Homeowners Association  
Amendments to Architectural Guidelines  
Effective Date: August 30, 2018

THIS AMENDMENT SUPERCEDES AMENDMENT DATED  
JUNE 26, 2006 (PAGE 15)

1. Section 2(Q) Identification and Signage. This Section reads as follows:

Address signs must comply with County requirements and be approved by the Committee.

“For Sale” signs must comply with the following:

Signs shall be installed on a 4 foot / 1.12#, Green U-channel post (Highway Steel). Sign shall be 16” x 16” aluminum (minimum .050” thickness) with rounded corners. Sign colors shall be black lettering and border, white background and gold horse emblem. Colors, dimensions, font, content and bordering shall conform in all material respects to the attached rendering.

Only one (1) sign per lot is allowed.

***The member shall have thirty (30) days to remove non-compliant signage. If not removed within the thirty (30) day period, the HOA shall have the right to remove the sign and hold it at the Sunset Hills office for member pickup.***

Except as otherwise provided in the Declaration, all other signage is prohibited.

2. Section 5(L) Construction Signage. This Section reads as follows:

Construction signage is not allowed.

Sunset Hills Estates Homeowners Association  
Amendments to Architectural Guidelines  
Effective Date: March 31, 2019

1. Section 6(A) Design Review Procedures. This Section shall read as follows:

Design Submittal. The Owner shall submit one (1) hard copy of plan prints, which shall be retained by the Committee, along with a PDF copy emailed to the Committee.

SUNSET HILLS ESTATES HOMEOWNERS ASSOCIATION  
AMENDMENTS TO ARCHITECTURAL GUIDELINES  
EFFECTIVE DATE: JUNE 1, 2021

1. Section 2(H). Allows lot owners to install a chain barrier across their driveway before and during construction on their lot. The barrier is to consist of two (2) metal posts that are a minimum of 2 3/8" in diameter to be placed on each side of driveway and a chain between the posts that is a minimum of 3/8" and allow three (3) 3" reflectors placed on chain.

SUNSET HILLS ESTATES HOMEOWNERS ASSOCIATION  
AMENDMENTS TO ARCHITECTURAL GUIDELINES  
EFFECTIVE DATE: FEBRUARY 1, 2023

1. Section 7.B. **Trails.** If you or your guests utilize the trails, please note: **Trails are “USE AT YOUR OWN RISK”**

Trails wind through the subdivision and impact Lots with a minimum of fifteen (15) foot easement from the property line where the easement is identified. Any perimeter fencing on a Lot must not encroach upon the easement and be located so as to allow for the full usage of the easement. Any ponds located within the subdivision have a minimum fifty (50) foot easement extending from the highwater mark of the pond. Pedestrians, animals, bicycles and horses are allowed on the trails. Horses must be restrained by way of a halter with lead rope or bridle being held by a person capable of controlling the animal. Dogs must be restrained by a leash or a visible electronic collar with control being held by a person capable of controlling the dog. No motorized vehicles of any kind are allowed on the trails except for those specifically used in the maintenance of the trails, i.e., spraying, tree removal, etc.



SUNSET HILLS ESTATES HOMEOWNERS ASSOCIATION  
AMENDMENTS TO ARCHITECTURAL GUIDELINES  
EFFECTIVE DATE: MARCH 1, 2023

1. Section 2(P). Utilities. All utilities shall be below ground and if utilities cross the road, boring must be done underneath the road.