

WHITNEY OAKS

ARCHITECTURAL RULES



Adopted January 4, 2017

Whitney Oaks
Architectural Rules

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PURPOSE OF THESE DESIGN RULES

1. Ensure a high standard for development in Whitney Oaks and to establish parameters for designs that encourage and support unique design solutions.
2. Provide residents and property owners with a flexible set of principles that encourage diversity while establishing a cohesive sense of community with respect for the heritage and character of Whitney Oaks.
3. Encourage property improvements by ensuring that future adjacent development is held to comparable standards.
4. Ensure high standard of maintenance for all property improvements visible from common areas of the association.
5. Assist the Whitney Oaks Homeowners Association (HOA) Board of Directors (Board) and the Architectural Review Committee (ARC) in their development review responsibilities by providing a checklist of important issues and considerations, while at the same time protecting property owners from arbitrary design review decisions that undermine the valued character of Whitney Oaks.

Order of precedence / conflicts with other documents

These Architectural Rules are not intended to permit any improvement or feature that is prohibited by the City of Rocklin.

These Rules are intended to supersede “Whitney Oaks Design Guidelines.”

These rules should be used in conjunction with all applicable City ordinances, maps and use permit conditions of approval, as well as any other applicable requirements, including, but not limited to, Whitney Oaks’ Covenants, Codes, and Restrictions (CC&Rs, also known as Master CC&Rs), and Whitney Oaks Owners Manual. Where there are conflicts, the stricter language and penalties and more restrictive dimensions shall apply. If any rules are unclear please seek clarification from the ARC prior to commencing work.

For reference, the “Annual Disclosure on the ARC Whitney Oaks Community Association Summary of Procedure for Approval of Physical Changes to Property (Architectural Review Procedures)” is included in these Rules’ addendum.

BASIC RULES FOR RESIDENTIAL DEVELOPMENT

- **Lots shall not be subdivided.** A maximum of one home may be located on each lot. A maximum of one meter for each respective utility (electric, gas, water, etc.) may be installed at each lot. Propane tanks are not allowed when a utility gas meter is located on the lot.
- **Minimum and Maximum square footage.** Minimum square footage shall not be less than 2,000 square feet. For units other than Unit 39 and Unit 44, the maximum square footage of any home for all floors combined, including decks, plus square footage of detached structures such as garages, sheds, greenhouses, sunrooms, gazebos, and pergolas, shall not exceed 35% of the lot size square footage.
- **Setbacks.** Minimum side yard and rear yard setbacks for structures, or from the perimeter of a structure's roof, whichever is more restrictive is:
 - 10'-0" from property lines;
 - 15'-0" from property lines adjacent to open space;
 - 15'-0" from property lines adjacent to golf course.

Aforenoted setbacks do not apply to Unit 39 and Unit 44. Setbacks for Unit 39 and Unit 44 shall be considered on a case-by-case basis according to the Supplemental CC&Rs for Units 39 and 44.

The dimension(s) between an overhead structure's roofline and all perimeter walls of the overhead structure shall be clearly identified on all submittals to ARC.

Plants, trees, or other vegetative screening shall not be considered a mitigation-workaround where allowed setbacks are less than stipulated in these Architectural Rules, particularly with respect to drought and water restrictions that may adversely impact viability of vegetation and screening attributes.

- **Slopes.** No cutting into or encroachment upon a slope or hillside will be permitted without approval first obtained from the Architectural Review Committee.

Interior hillsides in excess of 30 percent slope gradient are to be left as undeveloped open space. Development of slopes between 20 – 30% shall only be permitted upon the granting of ARC approval.

Owners shall maintain slope areas within any lot in a neat, orderly and safe condition and in such a manner as to enhance their appearance, maintain established slope ratios or existing slopes, prevent erosion and sliding problems and to facilitate orderly discharge of water through drainage systems.

No structure, planting, debris or other materials shall be placed or permitted to remain, or other activities undertaken, which might damage or interfere with established slope ratios and visual slopes, creating erosion or sliding problems, or interfering with established drainage function or facilities.

DESIGN REVIEW PROCEDURES

Applicability

These Architectural Rules are applicable to undeveloped land parcels and all new construction projects, all remodel projects, all upgrade projects, all proposed additions, all construction of or modifications to pools and spas, and all other elements relating to improvements including landscape. In addition to abiding by these Architectural Rules it is Owner's responsibility to comply with all laws and ordinances.

Renters and lessees are not permitted to modify any land parcels or public-facing property or structures, other than to perform basic maintenance.

As noted in the Whitney Oaks Covenants, Conditions, and Restrictions (CC&Rs), exterior construction, installation, modification or alterations of buildings, outdoor structures, fences, awnings, outdoor lighting, and all other exterior improvements require approval by the Architectural Review Committee or Board of Directors. ARCHITECTURAL REVIEW COMMITTEE REQUEST APPLICATIONS are available from the management company and on the Association's website WhitneyOaks.net under "Documents & Forms."

Architectural Review Committee Meetings

In reviewing an ARCHITECTURAL REVIEW COMMITTEE REQUEST APPLICATION, ARC may (i) have Owner's plans reviewed by professional consultants and others including those who are not Members of the Association, (ii) conduct open hearings and consider evidence and comments from all relevant sources, and (iii) make a personal inspection of the property involved.

If ARC chooses to conduct an open hearing, at least five (5) days prior written notice of such hearing must be given to the Owner submitting plans for approval. Such hearing may be adjourned and reconvened at a time no later than thirty-one (31) days from the date the completed plans were initially reviewed by the committee.

ARC Members will review the plans and either grant approval in entirety, disapproval in entirety, or approval subject to conditions (aka, contingencies). Management shall notify Owner in writing of the action taken by the Committee.

Any Member of ARC, or any consultant retained by ARC who has an ownership or financial interest in the property for which an Application is being considered, or is legally related to the Owner, must disqualify himself or herself from participating in the architectural review process of that Application.

Approval of any Application by ARC does not waive the necessity of obtaining all permits that may be required by City of Rocklin, County of Placer, State of California, other government agencies, and local utilities. If ARC approval is obtained and subsequent modifications to the plans are required by the City or other authority, such modification to the plans must be reviewed and approved by ARC pursuant to procedures set forth in these Architectural Rules, prior to the start of any work; in cases where work has started, the Owner may be held responsible for all costs associated with stop-work orders.

Owner should be aware that Design Review process time limits, as imposed by this document or any other articles, covenants, or laws, shall not be considered as “starting” until submitted applications to ARC conform with the requirements set forth by these Architectural Rules and all submittal requirements identified on ARCHITECTURAL REVIEW COMMITTEE REQUEST APPLICATION.

ARC reserves the right to reject submitted drawings that are illegible, incomplete, or not professionally prepared where warranted; in this case any time limits imposed on ARC by these Architectural Rules for approval of application shall not be in effect or “starting” until ARC receives acceptable drawings.

The Board, at its discretion, may override any decisions of ARC. The Board, at its discretion, may grant variances as are permitted under Covenants, Conditions, and Restrictions (CC&Rs) Section 4.31 “Variances,” attached in addendum at end of these Architectural Rules.

CONSTRUCTION RULES AND SECURITY DEPOSITS NEW CONSTRUCTION AND REMODEL PROJECTS

All ARCHITECTURAL REVIEW COMMITTEE REQUEST APPLICATIONS submitted to the Whitney Oaks Community Association requesting approval for the construction of a new residence or major remodel of an existing residence must include a Security Deposit. The Security Deposit shall be in the amount of One Thousand Dollars (\$1,000.00) and shall be held, administered and distributed by the Association in accordance with the procedures set forth below. In addition to the text included in this section, the builder shall provide proof of workers' compensation and liability insurance to ARC. Whitney Oaks Homeowners Association shall be named as an additional insured on builder's liability insurance.

1. Definitions

- a. Adjacent Street Improvements: The sidewalks, curbs, gutters, and paving or other site improvements within the street rights-of-way immediately adjacent to the Lot.
- b. Association: The Whitney Oaks Community Association, a California nonprofit mutual benefit corporation, and committees under the association including Board, Landscape Committee, Architectural Review Committee, and Finance Committee.
- c. Lot: The residential lot on which the improvement is proposed to be constructed.
- d. Owner: The lot owner
- e. ARC: Architectural Review Committee

2. Damage to Adjacent Street Improvements

Before obtaining a building permit for the construction of the residence, Owner shall be responsible for all damage to the adjacent street improvements and request a joint inspection. Except for damage noted in the Joint inspection, Owner shall be responsible for all damage to the Adjacent Street Improvements, which occurs prior to the date that the Security Deposit is refunded to Owner when such damage is caused by Owner, Owner's Employees, contractors, subcontractors or suppliers. Owner agrees to make such repairs to the Adjacent Street Improvements to the full satisfaction of the Association, ARC and any appropriate governmental agencies.

3. Street Cleanup

Owner agrees to clean daily (and prior to 3:00 p.m. on every Friday) any mud, dirt or debris from the street rights-of way caused by, or the result of, construction activities. Leftover material shall be removed from the community promptly upon completion of its use. Street and sidewalk shall be scraped, broomed and then washed immediately after materials have been removed from this area. Owner must keep any construction material and water containing construction materials from entering storm drain inlets. Storage of construction materials on streets is not permitted.

4. Other Damage and Cleanup

Owner acknowledges that the construction of a residence may cause damage to Association improvements in open space areas, common areas and other portions of Whitney Oaks may require general cleanup of debris resulting from the construction of Owner's residence. Owner agrees to repair any such damages, including damaged landscaping, and to remove any such debris from the open space, common areas or other areas which is caused by or the result of construction activities conducted by Owner or Owner's employees, contractors, subcontractors, or suppliers.

5. Storage of Debris

Owner hereby agrees that Owner shall store all trash and debris in appropriate containers. Such containers and any stored material shall not be located on any street, curb, sidewalk, or adjacent property. All uncontained debris shall be removed by 3:00 p.m. each Friday or, if sooner, within three (3) days after receipt of a demand from ARC or the Association.

6. Application of Security Deposit

The Association shall deposit the Security Deposit into an interest bearing account; interest shall accrue to the benefit of the Owner. In the event that Owner does not (a) make any repairs as required by 2. or 4., above, within ten (10) days after delivery of written notice by the Association, or (b) remove any material, trash or debris as required by 3., 4. or 5., above, within three (3) days after delivery of written notice by the Association (by 3:00 p.m. on any Friday, in which case no notice is required), as the Association shall have the right, but not the obligation, to perform such repairs, replacements or removal and the cost thereof shall be promptly reimbursed to the Association by Owner. In addition, either the Association or ARC shall be entitled to construct temporary screening to prevent debris from entering open space, common area or other areas and the cost thereof shall be promptly reimbursed to the Association by Owner.

7. Refund of Security Deposit

Owner shall notify the Association as soon as the residence has been completed per approval granted by ARC. Within ten (10) days after the last day of the calendar quarter during which the Association receives such notice, the Association shall inspect and accept or reject the condition of the Adjacent Street Improvements. As soon as the condition of the Adjacent Street Improvements has been accepted, and compliance to ARC is verified, the association shall refund the Security Deposit, less any unrestored amounts applied pursuant to 6., above, with interest.

8. General Safety

Owner shall install temporary fencing and barriers to assure that no passersby gain access to construction site wherein they may be injured by any hazards associated with construction activities or construction site. A reflective device (such as highway road cones) must be used to surround material to notify others of a potential hazard.

Temporary fencing and barriers shall be erected during all construction hours and after all construction hours. Workers shall be considerate of other residents. The Contractor shall control where their workers park their vehicles.

Alcohol, non-prescription drugs, and loud music shall not be allowed. Owner agrees to hold harmless Whitney Oaks Homeowners Association and all individuals serving on the Board and Homeowners Association subcommittees.

9. Construction Activity Hours

Construction activities are permitted Monday through Friday, 7:00 a.m. to 6:00 p.m. and Saturday/Sunday 8:00 a.m. to 6:00 p.m. only, unless prior approval is received from the City of Rocklin Chief Building Inspector based on special circumstances. Construction activities shall be pursued diligently and continuously through completion, subject to weather, strikes, force majeure, acts of God, and other matters beyond the control of the Owner.

10. Call 811 before digging

Contractors and homeowners are advised to call Underground Services Association (USA) prior to any digging by calling 811 and waiting to dig until USA surveys the site. USA is a free 24-hour-turn-around service whereby utility companies will locate and mark their lines to otherwise prevent damage and better assure the safety of individuals.

11. Approval of City of Rocklin

Without approval of the City of Rocklin, no Owner may construct an addition to or remodel a residence, or construct or architecturally alter a swimming pool, spa, accessory structure, or fence. No owner shall install new landscape over 500 square feet or landscape renovations over 2,500 square feet unless it meets state water use regulations.

OWNER SUBMITTALS CHECKLIST

Owner shall submit to Whitney Oaks Homeowners Association (HOA) ARC an ARCHITECTURAL REVIEW COMMITTEE REQUEST APPLICATION detailing all proposed work, along with the applicable Application fee, if any. Owner may request a conceptual review of preliminary plans to determine if the proposed design is consistent with the community prior to submitting an Application; requests should be directed to management for proper scheduling with ARC.

Design Review and Approval shall consist of the following elements:

Completed ARCHITECTURAL REVIEW COMMITTEE REQUEST APPLICATION

- Owner to sign and date Application acknowledging Architectural Rules.
- Owner to include all identified submittals.

Signatures of Neighbors

- Required with all Applications.
- Application shall include signatures from neighbors who are able to see the proposed improvement from their home.

Signatures confirm that neighbors have seen proposed plans and where applicable, elevations showing all features of proposed work. Signatures are not approval of plans. Each new Application shall be accompanied by a new set of signatures from neighbors. After acknowledging Applicant's plan, any neighbor concerns should be directed to the management company immediately for consideration by ARC.

Grading Plan / Drainage Work

- Minimum 11"x17" drawing; note name, address, and date on drawing.
 - Scale: 1"= 20'-0" or appropriate legible scale.
- The plan shall show property lines, dimensions, easements, setback requirements, and existing topography. Indicate square footage of lot, proposed grading and drainage. Show existing and proposed driveways and structures. If v-ditch modifications are proposed, Application must be accompanied by a drawing prepared and stamped by a licensed professional civil or soils engineer.

Site Plan / Landscape Plan (includes Irrigation Plan)

- Minimum 11"x17" drawing; note name, address, and date on drawing.
- Scale: 1"= 20'-0" or appropriate legible scale.
- Required for front yard.
- Required for back yards that are visible from common areas and golf course.

Plan shall identify all plant material, groundcover, type of irrigation, hardscape (including retaining walls), hardscape dimensions, fence design, yard art, structures, and trees.

Exception: Lots not adjacent to common area open space or golf course must only identify

structures, trees, and yard art that will exceed height of existing *solid* fence, or are visible from adjoining lots, street, or open space.

Residents are encouraged to use drip irrigation where appropriate. Irrigation shall be maintained to prevent erosion and runoff onto common or adjacent properties. Damaged irrigation and leaks shall be repaired immediately to prevent damage to common or public areas.

All drawings shall clearly identify all items to be removed.

Landscape plans should include legend that defines drawing's graphics, markings, and symbols. If ARC approves Owner's proposed work, ARC does not approve any undefined graphics, markings, and symbols on drawings. Owner shall identify yard art colors, whether yard art surfaces are reflective, and where applicable, screening from streets, golf course, and adjoining common area open space.

Landscape Applications shall include photographs of existing conditions.

Exterior Elevations

- Required when structure's exterior is physically altered; not required for painting.
- Minimum 11"x17" drawing; note name, address, and date on drawing.
- Scale: 1/4"= 1'-0".

The elevation(s) shall show all elevations with existing and finished grades, and all elevations of existing and proposed structures, including retaining walls. Dimensions and colors for proposed and existing yard art, fountain(s), and other appurtenances shall be clearly identified, including proposed light fixtures.

Floor Plans

- Required for new construction and construction that alters existing house footprint.
- Minimum 11"x17" drawing; note name, address, and date on drawing.
- Scale: 1/4"= 1'-0".

Include plan for each level.

Square Footage

- Required for new construction, additions, sheds, greenhouses, sunrooms, gazebos, pergolas, patio covers, trellises.
- Minimum 11"x17" drawing; note name, address, and date on drawing.
- Scale: 1"= 20'-0".

Plan shall show area of first floor, including garage. Square footage of second floor (and third floor if applicable) shall also be identified on each floor's drawing. Square footage of existing decks, detached structures, walkways, and patios shall be identified on drawing. Square footage of proposed construction, including decks, walkways, and patios shall be clearly identified on drawing. Plan shall also include square footage of lot.

☐ Roof Plan

- Required for new construction or modifications to roof.
- Minimum 11”x17” drawing; note name, address, and date on drawing.
- Scale: 1/4”= 1'-0”.

The plans shall identify roof pitch, roof material, roof color, and shingle manufacturer.

☐ Solar Electric (photovoltaic, “PV”) System Plan and Solar Heating (hot water) System Plan

- Minimum 11”x17” drawing; note name, address, and date on drawing.
- Scale: 1/4”= 1'-0”.

Solar Electric: Plans to identify all PV panel manufacturer(s), model number(s), locations, number of panels, system generation size (KW (DC)), as well as inverter manufacturer(s), model number(s), location, and number of inverters.

Solar Heating: Plans to identify all solar heating panel manufacturer(s), model number(s), locations, and number of panels.

Once approved, the number, dimensions, and locations of solar panels cannot change from the specifications set forth in the construction drawing. Solar energy system installations shall be done in a manner to reasonably reduce visibility from the street or common areas, to the extent possible and allowed by law.

☐ Materials Samples Board

- Provide paint color chips and building materials samples of all exterior materials including, but not limited to, siding, shingles, and brick. Where metal shingles are proposed, a full-size physical sample shall be provided to ARC so that committee members may check dent resistance and deflection.

☐ Tree Removal / Tree Preservation

- Owners shall include photographs of proposed trees to be removed and photographs showing overall perspective of area around tree. Owners should consult a licensed arborist and request a report before proposing to remove a tree. The report should address the possibility of root pruning and supplemental irrigation where tree roots are observed to be invasive or exposed at grade. For oak tree preservation please refer to page 26.

⇒ Undefined graphics, markings, and symbols

Undefined graphics, markings, and symbols on any drawing(s) reviewed by ARC shall not be considered “approved” whether or not ARC (or Board, if appealed) approves Owner’s Application.

ENFORCEMENT

Pursuant to receipt of written approval from ARC or Board, the Owner shall complete all approved work within one year from the date of written approval. Otherwise, approval given shall be deemed revoked.

a) WORK PERFORMED WITH PRIOR APPROVAL

Written notice of completed work shall be submitted by Owner to management company within 30 days of completion. A member(s) of ARC, Board, or management may inspect work before or after the 30 days to confirm work complies with what was approved. If work does not comply with the approved plans, Owner shall be notified in writing and requested to remedy same. If Owner fails to correct the non-compliance within thirty (30) calendar days after the date of the notice of non-compliance, the Board shall determine next steps. Undefined graphics on approved plans that are not specifically and clearly defined shall not be considered approval-to-install or construct an addition or appurtenance that Owner claims corresponds to that graphic, marking, or symbol. If the Board incurs costs for enforcement of any non-compliance, including consulting engineers and or the removal of non-approved work, the Board may seek reimbursement of all costs, including all legal and court costs, from Owner.

b) WORK PERFORMED WITHOUT PRIOR APPROVAL

If work is commenced or completed without ARC approval, the Owner shall submit plans, which may or may not be approved. If plans submitted for approval are found to be in violation of these Architectural Rules or the CC&Rs, or if the Owner fails to submit plans to ARC within thirty (30) business days after the date of written request, the Board shall set a date on which a hearing will be held. If the Board incurs costs for enforcement of non-compliance, including consulting engineers and or the removal of non-approved work, the Board may seek reimbursement of all costs, including all legal and court costs, from Owner.

c) PENALTY FOR NON-COMPLIANCE

In circumstances where Owner:

- (i) disregards filing of an ARCHITECTURAL REVIEW COMMITTEE REQUEST APPLICATION with management and completes work that may or may not ultimately be approved by ARC and or Board;
- (ii) adds non-approved features to property under the cover or pretense of an Application that was previously approved;
- (iii) disregards notices from management requesting that property be brought into compliance with these Architectural Rules or general safety;
- (iv) disregards an ARC decision or Board decision that denies approval of any part of an Application, and Owner or Owner's representative subsequently proceeds with non-approved work;

then for any of these circumstances the Board may assess fine(s) upon the Owner. Fines will be imposed in accordance with the Association's published fine schedule, which may be found in the Owners Manual.

GENERAL CONSTRUCTION FEATURES

Awnings

Awnings are permitted in Unit 39 and Unit 44 only. Awnings may be constructed of aluminum or wood, and shall be painted with an approved color.

Barbeques

Whether built-in or portable, barbecues are not permitted in front yards or front yard courts. Built-in barbecues shall not be installed in direct contact with any combustibles. Built-in barbecues that are installed in cabinetry or similar structures shall use the barbecue manufacturer's thermal jacket. Clearance from overhead combustibles shall be in compliance with building code and fire code.

Buffer zone

Buffer zone is the space that adjoins or extends from (many) lot fence lines to common area open space. Buffer zone also includes area between lot lines and as-is fence lines.



The purpose of buffer zone is to maintain free-of-development, no-landscape natural terrain throughout Whitney Oaks common areas, and to preserve hiking trails. Relocation of fences to property line(s) shall be reviewed by ARC on a case-by-case basis.

Chimneys

Chimneys shall be constructed of the same material and texture as the home, or with brick or stone. Owners are cautioned that earthquakes may dislodge chimney materials and cause property damage or personal injury. Construction, replacement, or upgrade of chimneys shall comply with all applicable building codes, and air regulations as promulgated by local jurisdictions and the California Air Resources Board.

Clothes drying facilities

Clotheslines, if used, shall be placed in the least visible location from the common areas and neighboring lots and shall not exceed 5' in height. Clotheslines that are visible from the golf course shall be retractable, and shall be in the retracted position when not in use.

Columns

Freestanding columns in landscape or along walkways that are visible to the public shall not exceed 30" square or 30" diameter. Finished height of columns, including light, shall be no higher than 42" above grade; where two columns at driveway or walkway are located along a sloped street or sloped lot, the tallest allowable dimension shall be 42". If a light fixture is not used, the maximum height to column shall be no higher than 36" above grade; where two columns at driveway or walkway are located along a sloped street or sloped lot, the tallest allowable dimension shall be 36."

Driveway gates are allowed for custom homes only; columns supporting gates may be no higher than 72" above grade. Lights added to the top of columns, in all cases, shall be no taller than 16" overall height.

The above dimensions are maximum allowable column height, however, the ARC may determine appropriate (lesser) dimensions if it deems they would better integrate within the respective neighborhood without changing the character of that neighborhood.

Columns should be finished with stone or stucco, and a finished concrete or stone cap. Color and materials shall complement residence's character. Plain-face manufactured concrete blocks on any part of column are not acceptable. Electric service to lights on columns shall be via electric conduit located on the inside of column. External surface-mounted conduit is not acceptable.

Decks and balconies

No balcony may be built that may infringe upon a neighbor's privacy unless the neighbor gives their consent in writing. Such consent letter shall be attached to the submitted plans.

Deck material may be lumber or composite lumber. Composite lumber shall be a color that matches the Owner house, or brown. Owners should be aware that some composites may act as a heat sink and may be hot in direct sunlight.

Railing may be wrought iron tube steel, wood, or tensioned stainless steel cables; however proposed railing shall match railing within visual proximity. If more than one rail types exists the proposed railing shall match the railing that constitutes the majority of that visible from the Owner's deck or balcony. Deck railing that is visible to the public, including the public on the golf course, shall be free of clothing or other unsightly items.

No decks shall be permitted in Owner's front yard, other than entry platforms that act as a landing to foot traffic entering or exiting Owner's house.

Drainage, culverts, and v-ditches

Owners shall not construct or modify any drainage systems without prior approval from ARC. Owners shall maintain v-ditches so that they are free of debris. If Owner proposes to modify a v-ditch in any way, said modifications must be clearly identified in attachments accompanying ARCHITECTURAL REVIEW COMMITTEE REQUEST APPLICATION, including drawing prepared by, and stamped by licensed professional engineer, along with letter from licensed professional engineer. Submittals of such documentation do not guarantee that ARC will approve Owner's Application.

Drainage pipe painting:

1. Plastic or galvanized drainage pipes that are visible to the public shall be painted black or brown.
2. Plastic or galvanized drainage pipes that are part of a home's gutter downspout and lay against, are fastened to, or are otherwise in proximity to the home shall be painted to match the home's trim or wall color; all visible piping shall be completely painted to where it meets grade.

Driveways

Overall driveway width shall be no wider than 24'-0" maximum at curb and continue back a minimum of 10'-0" from curb before any increase in driveway width.

Driveways should be constructed of darkened or colored concrete, textured or stamped concrete, interlocking paver's, or other materials that reduce the visual impact. Overall driveway width is determined by any single construction material or any combination of the previously noted materials.

Driveways may be painted/stained with an approved color that may be located at <http://whitneyoaks.net> and also as "**Exhibit A**" within these guidelines. Homeowners should be cautioned that many paints will quickly show tire wear marks. Acid staining is a good alternate. Two-part epoxy paints may be used, however these may be slippery unless sand is included in mix. Homeowners are encouraged to work with concrete contractors, paint contractors, and paint suppliers in order to more fully vet their options. Any paint/stain not listed as an approved color must have the Board of Directors authorization for a variance. Fading and peeling paint shall be refinished.

Fences

Chain link fencing and mesh fencing is not permitted at Whitney Oaks.

Rear yard, uphill lots adjacent to open space corridors:



Lots contiguous to open space areas and visible from public street rights of way shall have:
(i) 30" high by 18" wide fieldstone or (ii) 30" high stone veneer over concrete stem wall plus a

maximum 42" high black wrought iron panel (including vertical pickets at 4" on center (o.c.) for a maximum overall height of 6', or (iii) 6' high, above grade, black wrought iron panel fence with vertical pickets at 4" o.c.. Alternately, fence may match neighboring rear yard fences.

Rear yard, downhill lots and open space lots adjacent to street right of way:

Lots adjacent to open space areas, but not visible from street right of way, (generally downhill), and open space areas adjacent to street right of way shall have 5' high wrought iron fence. Alternately, fence may match neighboring rear yard fences. Stone or decorative masonry walls may be installed where lots abut thoroughfares that have a posted automobile speed limit of 30 mph or greater.

Rear and side yard lots adjacent to golf course:

Rear and side yards abutting the golf course are not required to have fencing but may be fenced with up to steel fencing consisting of welded pickets spaced 4" on center. Fence shall be up to 60" tall, or per code. Fencing at back property lines not abutting the golf course shall consist of field stone base 30" high by 18" wide plus 30" high (maximum) black wrought iron style, including pickets at 4" o.c., or 60" high (maximum) black wrought iron style, including pickets at 4" o.c.. Alternately, fence may match neighboring fences.

Solid fencing for pool deck areas and solid privacy type fencing for immediate rear or side patio areas are limited to 6 feet maximum height, or applicable building code. Solid fencing is not permitted within a 25-foot setback area from the rear property line that is contiguous with the golf course or open space.

Rear and side yards adjacent to one another and down slope lots adjacent to open space:

"Good Neighbor" fence shall be stained wood, or redwood that matches color and height of fences in proximity to "Good Neighbor." Fence(s) shall be a maximum 6'-0" height. These fences should be constructed using vertical planks so that there is no visibility across lot line between fence planks.

All fence types and materials may be changed or modified to enhance privacy, mitigate noise, or improve aesthetics, per ARC or Board decision.

Fire pits

No exterior fires are allowable except for fires contained within pits such as formed concrete, steel, mortared stone, or natural gas or propane fire pits designed for such purpose. Overhead combustibles, including tree branches that grow over fire pits, shall be kept away from fire pits. No fires are allowed in public areas such as parks or open space. No fires are allowed in front yards.

Front doors

Front Doors may be solid wood construction, metal doors with simulated wood grain, or either of these with inlaid glass. Owners are cautioned that if mitered locksets are used, much of the door framing on both sides of the lock is milled, decreasing the integrity of the door. Owners are cautioned to work with door suppliers in order to mitigate. Screen doors are discouraged.

Garage doors

Section wood, composite, or metal is acceptable. Windows may be included in the tops of doors, so long as “glass” does not exceed 25% of a door’s square footage. Garage doors shall be closed within 10 minutes after opening. Garage doors shall not be used as a backboard or backstop for sports activities. Dented metal doors that are visible from the street shall be replaced within sixty (60) days.

Mailboxes

Mailboxes and mailbox structures must be approved by the local postal authority and ARC. There shall be no exterior newspaper tubes or individual mailboxes other than the cluster mailboxes.

Mechanical Equipment

With the exception of flat panel solar energy systems, no rooftop-mounted equipment is allowed. Ground mounted equipment including air conditioners located in side or rear yards shall be screened from view if visible from street.

All mechanical equipment, including pool filters and pumps, shall be located no closer than 5’-0” from side yard property lines, nor closer than 15’-0” from rear yard property lines, and shall be screened from common or public areas. Mechanical equipment shall be maintained in good working order to minimize noise.

Overhead structures

The perimeter roof line of sunrooms, gazebos, pergolas, patio covers, trellises, and arbors shall be set back a minimum of 10'-0" from the side and rear property lines, except where rear or side of lot is adjacent to open space or golf course; in this latter case the setback shall be minimum 15'-0". Lots or site conditions that cannot meet the 15’ setback will be reviewed by ARC on a case-by-case basis.

Maximum height to any part of top-of-finished-roof is 10’0”, except for some covered patios as noted below in “Covered patios height exception.”

Approved colors in these Rules, and construction materials shall complement the architecture of the house. Roof color shall complement the colors of the Owner’s house.

Structures shall be made of wood or masonry construction only. The sides shall not be enclosed in any manner.

The following materials shall NOT be used for the roof (top cover surface) on any overhead structure:

- A. Metal structures and supports, including metal awnings.
- B. Plastic and fiberglass panels.
- C. Plastic webbing, reed or straw like materials.
- D. Prefabricated aluminum simulated wood.

Covered patios height exception: The roof pitch and shingles shall be a physical continuation of existing house and constructed in such a manner that covered patio appears to be a room physically attached to house. These patios shall share at least one common internal wall with

house. These covered patios shall share a top-of-finished-roof-height that matches the house's roof height, to a maximum of 18' above the finished floor of the underlying covered patio. Exterior walls shall be a continuation of house walls, and shall duplicate exterior wall materials, finish, and color of adjoining house structure.

Pools & Spas

All pools and spas shall be located at backyard of home site, and setbacks shall be in accordance with City requirements.

Retaining Walls, pool foundation walls, and spa walls

Individual retaining wall faces that are visible from common areas, street or abut golf course, including bramble/wetlands adjacent to golf course, shall be no higher than 36" above finished grade. In the case of terraced walls, each 36" face shall be no higher than 36" above the top of the next lower wall. Vertical faces of terraced walls shall be spaced no closer than 24" on center (o.c.). Walls that are visible to the public shall be made of complementary colors, textures and materials with those of the residence and adjacent environment.

Owner shall plant vegetation to minimize visibility of all retaining walls.

Terraced floor levels and step foundations shall conform to hillside slope whenever possible.

Roofs

All roofs shall meet current codes. Fire-treated shakes, concrete shakes, concrete tile, and clay tile shingles are acceptable. "Slate" is acceptable only if homes along the same street and within direct proximity of the proposed project also have slate roofs.

Metal shingles that simulate slate, shakes, concrete tile, or clay tile shall be strong enough to hold shape without denting or permanently bending under the weight of an adult. Metal shingle finish shall be durable and show no wear from foot traffic or sunlight.

ARC prefers all shingles be uniform color. Any variances need to be approved by the Board.

- Straw or straw-like materials shall not be allowed for any roofs.
- Asphalt shingles are not acceptable.

Security Doors

Security doors may be installed in front of an existing door that is framed into the Owner's house. Security doors may be metal with heavy screening, painted to match door and door trim.

Sheds and Greenhouses

Sheds and greenhouses should be no taller than 8' to the highest point of any part of the roofline. No part of a shed or greenhouse shall be visible from common or public areas or street, and shall not protrude over the top of a fence. Sheds shall be painted to match the existing house. Materials shall be similar to existing house siding. All sides of sheds and greenhouses shall be completely enclosed.

The following materials shall NOT be used for the roof (top cover surface) on sheds:

- Metal structures

- Plastic or fiberglass panels
- Plastic webbing, reed or straw-like materials.

Minimum set back shall be 10'-0" from perimeter roof line to side and rear property lines, except where rear or side of lot is adjacent to open space or golf course; in this latter case the setback shall be minimum 15'-0".

Solar Energy Systems

Solar Electric (photovoltaic or PV) and Solar Heating (hot water).

Homeowners may install PV and hot water systems at their homes so long as systems are located on roofs or, when necessary, ground mounted out of public view. Hot water systems shall be flat panel type in order to match appearance of PV panels; cylindrical design solar energy systems are no allowed. The purpose of roof mounted solar energy systems is to preserve the public view of open areas and natural spaces around homes and on hillsides throughout Whitney Oaks.

Where some or all of a PV system cannot be mounted on Owner's roof, otherwise causing Owner to incur increased installation costs in excess of \$1,000.00, or a decrease in the efficiency of the system in excess of 10%, Owner may petition to install PV panels on Owner's lot at a location other than Owner's home's roof.

Solar panels must be installed on the plane of roof material (flush mounted) or ground mounted out of view of the common area as much as possible.

All ground mounted solar units must be installed so that they are not visible from the streets, and shall be screened by plants from view of adjacent homes.

Aluminum trim, if used and visible, must be anodized or otherwise color treated.

All exterior conduits must be installed out of sight, such as in the attic or under the eaves, and painted to match the tile roof, eaves or stucco where it is not reasonably possible to conceal them. The inverter, DC and AC disconnect boxes, any alterations to the existing electrical panel, and any other exterior system components (excluding the solar panels) must also be concealed and/or color coded to blend with the structure, and must be mounted on an exterior wall of the house.

Solar panels must be firmly secured to the roof in accordance with local building codes.

The solar energy system shall meet all applicable health and safety standards and requirements imposed by state and local permitting authorities.

Homeowner must provide for the maintenance, repair or replacement of the roof and solar energy system to the satisfaction of the Whitney Oaks Community Association. In particular, the solar panels must be kept free of dried leaves to avoid fire danger, and cleaned at least twice a year.

The approval of this solar energy system does not create or grant any solar easement. No guarantees as to future solar easements are made.

TV Antennas / Satellite Dishes

Television or radio poles, or antennae of any description installed outside of a dwelling must be installed in the least visible location that an acceptable signal can be received; they should not be higher than 72” above roof eaves. Satellite dishes shall not be mounted to any chimney. No more than two satellite dishes per home are allowable; size shall conform to dishes available from commercial carriers and shall not exceed 36” in any dimension. Cables connecting to satellite dishes shall be painted to match the house.

Walkways

New or modified walkways shall comply with all local building codes. Walkways within public view shall be constructed of concrete and reinforcing steel (rebar) if required on appropriate longitudinal and transverse centers to reduce cracking and displacement from roots. Concrete walkways should be finished in a manner that surface does not promote foot traffic slippage. Concrete blocks are not permitted.

Walkways that are not primary foot traffic routes and that are primarily decorative in nature and are integrated into landscape may be crushed rock, gravel, decomposed granite, etc. These walkways shall include an appropriate compacted sub-base, over which finish material would be spread. All walkways, except for concrete walkways shall include edging material that maintains original pathway borders. No asphalt stairs or asphalt pathways to front door are permitted. Cracked concrete greater than 1/8” in front yards shall be replaced.

Window treatments

Treatments, including shutters, curtains, drapes, and blinds, shall complement the exterior colors of the respective structure. No window shall be covered with aluminum foil, sheets, blue tint, or smooth or wrinkled reflective coating. Exterior window screens that are designed to inhibit sunlight intrusion and which impart an opaque appearance to the window are discouraged. Screens shall blend with the house color. The side of all permitted window coverings facing public view shall be white, beige or off-white in color, except that shutters may also have a natural wood color finish. Outdoor curtains are not allowed.

Yard art

Yard art, including fountains, sculptures, statues, birdbaths, free-standing columns, etc., should be decorative accents but should not be sized to dominate the site. Yard art should be in size that is proportional to the scale of the setting.

Certain yard art that incorporates highly reflective surfaces and bright colors is unadvisable in front yard and back yard locations and should be screened from streets, golf course, and open space. Unscreened yard art may create a distraction to operators of motorized vehicles, resulting in unsafe conditions for passengers, pedestrians and other vehicles.

“Yard Art” that may be construed as signage is not allowable.

PAINT AND STAIN

All whole house painting and painting of sheds, as well as structures included under “Overhead structures” on page 17 of these Rules requires approval of ARC.

Houses and buildings shall only be repainted with approved colors for Whitney Oaks. Houses and accessory structures shall have a different body color from trim color. House and “overhead structures” shall be same color on all sides. The Board will update the applicable paint color palette periodically. Current approved paint color list may be located at <http://whitneyoaks.net>

Unit 39 and Unit 44

All conditions noted under “Home and ‘Overhead structures,’” above, apply to Unit 39 and Unit 44. However, Unit 39 and Unit 44 have a different paint color palette than the rest of Whitney Oaks. The Board will update the applicable paint color palette periodically. Current approved paint color list may be located at <http://whitneyoaks.net>

FENCE STAIN

The approved wood stain colors may be located at <http://whitneyoaks.net>. Matching the aged color or an existing fence, or other fences in proximity to their fence shall be the objective. Owners should apply a small sample to assure an appropriate match. Color photographs of the existing fence and other fence(s) in proximity shall accompany Applications that are submitted to ARC.

LANDSCAPE AND IRRIGATION



Owners are invited to visit <http://whitneyoaks.net> to view the required minimum quality of landscape drawings that are acceptable by ARC. Incomplete and illegible drawings are not acceptable and will not be reviewed by ARC.

The following outline of landscape design principles should be used by Owners to ensure all residences will complement each other and complement the rural fabric of the Whitney Oaks Community.

Landscape features that respond to or "blend" with the natural character of the land and the adjacent land uses (ie, open space, golf course, and park areas) are encouraged.

Whitney Oaks historical ranching operations included orchard crops. In an effort to incorporate some of the historical aspects of the ranch the use of ornamental fruit trees, and/or fruit producing trees wherever practical is encouraged as an underlying theme for the community as a whole.

Existing trees in construction areas shall be protected during grading of, and construction on, nearby soil. Appropriate precautions to minimize compaction and/or concentrated drainage within the drip line zones of these trees shall be used and shall also comply with City of Rocklin requirements.

Native vegetation shall be protected and maintained wherever reasonably possible in order to minimize erosion.

Ground cover plantings at full maturity shall cover at least 50% of the front yard; sparse and spread out landscaping will not be accepted. Tree canopies shall not be interpreted as a substitute for “ground cover plantings.” For drought-resistant gardens and low water use landscape designs, California native plantings should be used.

Owners shall keep their yards in good repair. Owners shall not dump any landscape debris, including excavated dirt, onto neighboring properties, streets, open space, common areas, v-ditches, or park areas.

Rocks, boulders, and gravel

Rocks, boulders, and gravel should be accents rather than the main feature of a landscaping plan, and should be the “natural” occurring color in the stone or gravel. Acceptability of color(s) shall be at ARC’s discretion. Rocks, boulders, and cobble river rock should constitute no more than 15% of landscaping that is visible from public areas or street.

Gravel shall constitute no more than 5% of any part of front yard that is visible from public areas or street. Gravel shall constitute no more than 5% of any part of side yard that is visible from public areas or street. Gravel shall constitute no more than 5% of any part of rear yard that is visible from public areas or street.

Ground cover and trees

Ground cover bark mulch shall be maintained at 2” thick. Color should be black or brown. All new and existing planting areas must be barked. Bark shall be maintained in uniformity and thickness after it is installed.

Gravel, lava rock, broken slate and other flat materials are not allowed as a primary ground cover and shall constitute no more than 5% of area that is visible from public areas or street.

Where oaks trees are present, there will be exceptions to not have landscaping and only bark mulch under the driplines.

Street Trees

Canopy type street tree, medium to large height (not palms), shall be used for trees along the streets to maintain Whitney Oaks tree canopy appearance. Each front yard shall have a minimum of two trees: (i) at least one street tree and (ii) one accent tree(s) small to medium size or multi-stem or other proposed tree pending lot and space availability. Trees shall be 15 gallon minimum and staked/secured properly.

Tree Removal

The following tree removal guidelines should be considered when deciding whether a tree should be removed:

- The tree poses a substantial hazard to people or property
- The tree is dead, dying or has short life expectancy
- The tree is seriously diseased
- The tree is part of a group that is overcrowded

- The tree has caused extensive utility damage (sewer, water main, power lines, etc.)
- The tree has caused extensive concrete or property damage
- The tree has been damaged to the extent that it cannot be feasibly restored

Where removal of any tree is proposed, ARC requires a report from a certified California arborist detailing the health of the tree and recommendations on how to manage the tree differently, water differently, prune roots, etc. Approved removed trees or large shrubs shall have trunks ground down below grade or removed.

Irrigation

The use of an automatic irrigation system for each lot is required. Any renovations over 2,500 square feet shall conform to State of California Water Efficient Landscape Ordinance (WELO). <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

Plants' water use should be grouped by water used and irrigated by separate valves for low, medium, and high water use.

Applications not demonstrating WELO compliance will be denied. Plans shall show, but not be limited to:

- type of irrigation;
- water usage and existing pressure;
- post construction water audit;
- pressure reducing equipment if required;
- percent of turf;
- 'smart' irrigation weather based irrigation controller.

Spray irrigation is not allowed within existing oak driplines. Irrigation under existing oaks is not allowed unless necessary for oak health. Irrigation shall be managed to limit overspray and run-off on to sidewalks, roads and adjacent property. Irrigation shall be maintained and leaks fixed to eliminate on-site erosion and damage to adjacent properties.

Where irrigation control valves are located above ground and visible to the public they shall be screened with plants or fully covered with a fixed redwood box that is constructed with a removable lid. White or gray plastic piping that is visible to the public should be painted black or brown.

Artificial Turf

Artificial turf shall be thoroughly researched for its pros/cons and varying products. Artificial turf shall be the highest quality available and thickness/height shall be of an appropriate dimension to not diminish balance of landscape. Base preparation shall be installed per manufacturers specifications with proper base material, compaction, and edging to fasten turf carpet tightly. Care should be take to assure the bias in each section of turf runs in the same direction as adjoining and adjacent sections to minimize "section" appearances.

If turf fades, deteriorates, wrinkles, lifts or settles, the homeowner shall replace and or correct

turf for a tight, smooth and seamless appearance. Owner shall keep turf free of debris after turf is placed into service. For artificial turf applications, a sample of product must be provided, plus manufacturer's warranty and contractor's warranty (if any).

Maximum allowable use of artificial turf:

Front Yard	40% of total area
Side yard (if visible from common area or golf course)	40% of total area
Back Yard (if visible from common area or golf course)	40% of total area

Where any combination of front, side, and back yards are contiguous and visible from common areas or golf course, the ARC at its discretion may reduce the maximum allowable square footage of artificial turf and direct Owner to relocate turf. This is done to eliminate the visual appearance of large areas of turf that result from aggregating together the maximum allowable square footages where front, side, or back yards intersect. For instance, the area where "40%" of a side yard joins "40%" of a front yard may have the undesired effect of dominating the overall yard.

OAK TREE PRESERVATION

No oak trees shall be removed unless they pose a safety hazard or are causing physical damage to structures.

Homeowners can take several steps to increase the long-term health of native oak trees such as removing soil from around the base of the tree trunk, avoiding irrigation and spray irrigation around driplines, maintaining existing grades around dripline (unless for tree health), not planting turf under driplines, and exposing the top of major roots at the base. Healthy oak trees tend to have a slightly wider trunk at the bottom, rather than appearing to be a “telephone pole” rising from the soil.

Removing mistletoe, dead wood, and unwanted smaller branches can minimize branch breakage of main limbs.



The City of Rocklin’s Oak Tree Preservation document may be located [at www.rocklin.ca.us](http://www.rocklin.ca.us), search for Oak Tree Preservation Guidelines. Please be sure to consult a certified arborist when planning for landscape changes that include grading or planting around oak trees.

APPROVED PLANT PALETTE

The following plant palette, only, is approved for Whitney Oaks. At its discretion, ARC may allow other proposed plants:

Orchard Trees:

Common Name

Citrus spp. - evergreen lemon, mandarin, orange
Loquat-evergreen
Fig-deciduous
Flowering crabapple-deciduous
Olive-Swan Hill-evergreen
Persimmon-Hachiya-deciduous
Flowering Plum-Krautuer Vesuvius
Flowering Almond-deciduous
Callery Pear-deciduous ornamental pear

Botanical Name

Rutaceae
Eriobotrya japonica
Moraceae
Malus-rosaceae
Olea europaea
Persimmon ebenacea
Prunus
Prunus
Pyrus-rosaceae

Street Trees:

Common Name

Southern Magnolia-evergreen
Italian Stone Pine-evergreen
London Plane Tree-deciduous
Chinese Pistache-deciduous
Red Oak-deciduous
Valley Oak-deciduous
Chinese Elm-deciduous
Maple-deciduous

Botanical Name

Magnolia grandiflora
Pinus pinea
Platanus acerfolia
Pistacia chinensis
Quercus rubra
Quercus lobata
Ulmus Parvifolia
Acer

Subordinate Street Trees:

Common Name

Red Maple-deciduous
European Hornbeam-deciduous
Western Redbud-deciduous
Sour Gum-deciduous
Calabrian Pine-evergreen
Afghan Pine-evergreen
Western Cottonwood-deciduous
Valley Oak-deciduous
Cork Oak-evergreen
Interior Oak-evergreen
Chinese Tallow Tree-deciduous
Linden-deciduous

Botanical Name

Acer rubrum
Carpinus betulus
Cercis occidentalis
Nyssa sylvatica
Pinus halepensis
Pinus eldarica
Populus fremontii
Quercus lobata
Quercus suber
Quercus wislizenii
Triadica sebifera
Tilia

Screen Trees:**Common Name**

Strawberry Tree-evergreen
 Deodar Cedar-evergreen
 Toyon-evergreen
 Coast Redwood-evergreen
 Bigleaf Maple-deciduous
 Italian Alder-deciduous
 White Alder-deciduous
 Chitalpa Tachkentensis-deciduous
 Western Dogwood-deciduous
 Crape Myrtle Tuscarora-deciduous
 California Sycamore-deciduous
 Pear-deciduous

Botanical Name

Arbutus unedo
 Cedrus deodora
 Heteromeles arbutifolia
 Sequoia sempervirens
 Acer macrophyllum
 Alnus cordata
 Alnus rhombifolia
 Chitalpa tachkentensis
 Cornus nuttallii
 Lagerstroemia
 Platanus
 Pyrus

Front Yard Accent Trees (small to medium size):**Common Name**

Crabapple
 Purple Leaf Plum
 Maple
 Crape Myrtle
 Redbud
 Magnolia
 Trident Maple
 Fruitless Olive
 Strawberry Tree
 Sweet Bay

Botanical Name

Malus floribunda
 Prunus cerasifera ‘Purple Pony or ‘Krauter Vesuvius’
 Acer Palmatum
 Lagerstroemia indica
 Ceris Canadensis or occidentalis
 Magnolia x soulangiana or Stella
 Acer buergeranum
 Olea europaea dwarf
 Arbutus x ‘Marina’
 Laurus Nobilis

Shrubs:**Common Name**

California Buckeye-deciduous
 Flowering Quince-deciduous
 Bush Anemone-evergreen
 White Rockrose-evergreen
 Crimonspot Rockrose-evergreen
 Orchid Rockrose-evergreen
 Sageleaf Rockrose-evergreen
 Sunset Rockrose-evergreen
 Ground Morning Glory
 Redtwig Dogwood-deciduous
 Cotoneaster Parneyi-evergreen
 Fortnight Lily-perennial
 Euryops-evergreen
 Encelia-deciduous
 Cali Glory Flannel Bush-evergreen

Botanical Name

Aesculus californica
 Chaenomeles
 Carpenteria californica
 Cistus hybridus
 Cistus ladanifer
 Cistus purpureus
 Cistus salviifolius
 Cistus puiverulentus
 Convovulvus mauritanicus
 Corpus stolonifera
 Cotoneaster lacteus
 Dietes vegata
 Euryops pectinatus
 Encelia californica
 Fremontodendron hybrid

Shrubs (continued):**Common Name**

Coast Silktassel-evergreen
 Grevillea-evergreen
 Daylily-perennials
 Juniper-evergreen
 Lavender-evergreen
 Oregon Grape-evergreen
 Sticky Monkey Flower-perennial
 Heavenly Bamboo-evergreen
 Oleander-Mrs. Roeding-evergreen
 Photinia-evergreen
 Western Sword Fern
 Hollyleaf Cherry-evergreen
 English Laurel / Zabeliana-evergreen
 Coffeeberry-Eve Case-evergreen
 Indica Hawthorn-Ballerina-evergreen
 Indica Hawthorn-Jack Evans-evergre
 Azalea Kurume-evergreen
 Rose-evergreen & deciduous
 Spirea-deciduous
 Common Lilac-deciduous
 Giant Chain Fern
 California Fuchsia-perennial

Botanical Name

Garrya elliptica
 Grevillea noellii
 Hemerocallis hybrids
 Juniperus spp.
 Lavandula ssp.
 Mahonia aquifolium
 Mimulus aurantiacus
 Nandina domestica
 Nerium Oleander
 Photinia fraseri
 Polystichum munitum
 Prunus ilicifolia
 Prunus laurocerasus
 Frangula californica
 Rhamphiolepis Indica
 Rhamphiolepis Indica
 Rhododendron hybrids
 Rosa spp.
 Spirea japonica
 Syringa vulgaris
 Woodwardia fimbriatn
 Zauschneria californica

Ground Covers:**Common Name**

Yarrow-perennial
 Western Columbine-perennial
 Emerald Carpet-evergreen
 Dwarf Coyote Brush-evergreen
 Carmel Creeper-evergreen
 Coprosma-evergreen
 Bearberry Cotoneaster-evergreen
 California Poppy-perennial
 Fescue Turf-perennial
 Sunrose-evergreen
 Coral Bells-perennial
 Douglas Iris-bulbs
 Big Blue Lily Turf-perennial
 Sky Lupine-perennial
 Oregon Grape compacta-evergreen
 Pyracantha Santa Cruz-evergreen
 Evergreen Currant-evergreen
 Rosemary Prostratus-evergreen
 Bramble Emerald Carpet-evergreen

Botanical Name

Achillea spp.
 Aquilegia Formosa
 Arctostaphylos
 Baccharis pllularis
 C. griseus horizontallis
 Coprosma kirkii
 C.dammeri/lowfast
 Eschscholzia californica
 Festuca
 Helianthemum Nummularium
 Heuchara sanguinea
 Iris douglasiana
 Liriope muscari
 Lupine nanus
 Mahonia Aquifolium
 Pyracantha koldzumii
 Ribes viburnifolium
 Rosmarinus officinalis
 Rubus pentalobus

Ground Covers (continued):

Common Name

Santolina Rosmarinifolia-evergreen
Germander-perennial
Verbena-perennial
Dwarf Periwinkle-perennial

Botanical Name

Santolina virens
Teucrium chamaedrys
Verbena peruviana
Vinca minor

CALIFORNIA NATIVE PLANTS

Trees:

Common Name

Little Ollie Dwarf Olive
African Sumac
Chaste Tree
Chinese Pistache
Marina Strawberry
Muskogee Crape
Pineapple Guava - Dwarf
Sweet Bay
Australian Willow
Eureka Lemon - Dwarf
Gold Rain Tree
'Improved' Meyer Lemon - Dwarf
Nectarine - Semi-dwarf
Washington Hawthorn
Washington Navel Orange Dwarf

Botanical Name

Olea europaea 'Little Ollie' Very
Rhus lancea
Vitex agnus-castus
Pistacia chinensis
Tree Arbutus 'Marina'
Myrtle Lagerstroemia 'Muskogee' Multi-Trunk
Acca sellowiana, Standard
Laurus nobilis, Standard
Geijera parviflora
Citrus limon 'Eureka'
Koelreuteria paniculata
Citrus limon 'Meyer'
Prunus persica var. nucipersica
Crataegus phaenopyrum
Citrus sinensis 'Washington Navel'

Shrubs:

Common Name

Toyon
Western Redbud
Australian Rosemary
Bright 'N Tight Laurel Cherry
Bush Mallow
Compact Bush Germander
Compact Myrtle
Compact Texas Ranger
Concha California
Dwarf Pomegranate
Dwarf Strawberry Tree
Elizabeth Bush
Eve Case Coffeeberry
Evergreen Currant

Botanical Name

Heteromeles arbutifolia
Cercis occidentalis
Westringia fruticosa
Prunus caroliniana 'Bright 'N Tight'
Lavatera maritime
Teucrium fruticans 'Compactum'
Myrtus communis 'Compacta'
Leucophyllum frutescens 'Compacta'
Lilac Ceanothus 'Concha'
Punica granatum 'Nana'
Arbutus unedo 'Compacta'
Anemone Carpenteria californica 'Elizabeth'
Frangula californica 'Eve Case'
Ribes viburnifolium

Shrubs (continued):

Common Name

Golden Currant
Grevillea Molonglo
Holly-leaf Cherry
Hummingbird Sage
Huntington Carpet Rosemary
Jerusalem Sage
Little John Bottle brush
Mozart Rosemary
Otto Quast Spanish Lavender
Petite Orchid Crape Myrtle
Red Yucca
Rosemary Grevillea
Scarlet Sprite Grevillea
Sunset Manzanita
True Myrtle
Tuscan Blue Rosemary
Blackberry, Thornless
Blue Mist
Blueberry
Kaleidoscope
Royal Cape Plumbago
Yellow Raspberry

Botanical Name

Ribes aureum
Grevillea juniperina 'Molonglo'
Prunus ilicifolia ssp. Ilicifolia
Salvia spathacea
Rosmarinus officinalis 'Huntington Carpet'
Phlomis fruticosa
Callistemon x viminalis 'Little John'
Rosmarinus officinalis 'Mozart'
Lavandula stoechas 'Otto Quast'
Lagerstroemia indica 'Monhid'
Hesperaloe parviflora
Grevillea rosmarinifolia
Grevillea rosmarinifolia 'Scarlet Sprite'
Arctostaphylos 'Sunset'
Myrtus communis
Rosmarinus officinalis 'Tuscan Blue'
Rubus fruticosus 'Triple Crown'
Caryopteris x clandonensis
Vaccinium corymbosum 'Sunshine Blue'
AbeliaAbelia x grandiflora Kaleidoscope'
Plumbago auriculata 'Monott'
Rubus idaeus x 'Autumn Gold'

Perennials:

Common Name

Blue Oat Grass
Dwarf Germander
Fernleaf Yarrow
Hameln Dwarf Fountain Grass
Island Pink Yarrow
Lamb's Ear
Moonshine Yarrow
Pink Muhly
Santa Barbara Daisy, Mexican Daisy
Siskiyou Blue Fescue
Dwarf Oregano
European Gray Sedge
Feather Reed Grass
Little Spire Russian Sage
Russian Sage
Stella de Oro Daylily
Walker's Low Catmint
California Gray

Botanical Name

Helictotrichon sempervirens
Teucrium chamaedrys
Achillea filipendulina
Pennisetum alopecuroides 'Hameln'
Achillea millefolium 'Island Pink'
Stachys byzantine
Achillea 'Moonshine'
Muhlenbergia capillaris
Erigeron karvinskianus
Festuca idahoensis 'Siskiyou Blue'
Origanum vulgare 'Betty Rollins'
Carex divulsa
Calamagrostis x acutiflora 'Karl Foerster'
Perovskia 'Little Spire'
Perovskia x atriplicifolia
Hemerocallis 'Stella de Oro'
Nepeta x faassenii 'Walker's Low'
RushJuncus patens

Groundcovers

Common Name

Blue Spruce Stonecrop
Creeping Mirror Plant
Woolly Thyme

Botanical Name

Sedum reflexum 'Blue Spruce'
Coprosma x kirkii
Thymus pseudolanuginosus

Vines

Common Name

Table or Wine Grape
Violet Trumpet Vine

Botanical Name

Vitis
Clytostoma callistigioides

In addition to the above, the horticultural staff of the UC Davis Arboretum have identified 100 tough, reliable plants that have been tested in the Arboretum, are easy to grow, do not need a lot of water, have few problems with pests or diseases, and have outstanding qualities in the garden. http://arboretum.ucdavis.edu/arboretum_all_stars.aspx

Plant water use requirements may be viewed at
<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>

LANDSCAPE LIGHTING

Light Emitting Diode (LED)

Energy efficient LED lighting is encouraged to highlight landscape features and for illumination of outdoor areas. Homeowners are encouraged to work with lighting professionals to achieve desired color temperatures, light intensity, and beam spread.

High Intensity Discharge (HID)

Use of high intensity discharge lighting such as metal halide is allowable in limited applications. Metal halide produces a natural white light.

Special care shall be taken to assure light does not affect neighboring properties and create stray lighting of hillsides.

Mercury vapor lights that yield a bluish colored light, low-pressure sodium that produces a yellow-orange light, and high-pressure sodium that produces gold light, are not allowed.

Outdoor lighting designs and drawings should include dimensional notation indicating proximity to neighboring houses from light fixtures that are oriented in general direction of neighboring house.

In no event shall outdoor lights be positioned or oriented to create a distraction to automobile traffic, nor shall any lighting be positioned to cause a safety hazard to golf cart traffic. Lighting shall not be installed in community property areas, including trees located in parks.

Lighting fixtures should be securely mounted so that they maintain a plumb orientation. Fixtures that randomly lean in various directions is not allowed.



Lasers and colored lights that are visible from the street or common areas are not allowed, except during holiday period December 1 – January 2.

GENERAL TERMS AND CONDITIONS

1. No part of any residence shall be used, or cause to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending or non-residential purposes unless specifically permitted by local ordinance and by articles of the CC&Rs.
2. No lines, wires, or other devices for communication or transmission of electric current or power, shall be constructed, placed or maintained anywhere in or on any lot, unless contained in conduits or cables underground or concealed in, under or on a building or other approved structures, excluding temporary power or telephone services incidental to construction of approved buildings.
3. No trailer, tent, shack, barn, garage, basement of any incomplete building, or temporary building or structure may be used as a residence, either temporarily or permanent. No occupancy of any structure on a lot may be occupied as a residence until the City of Rocklin issues “final” approval for all building permits for that structure.
4. No plans shall be approved which might, in the opinion of the Architectural Review Committee, render any lot portion thereof, unsanitary, unsightly, harmful or detrimental to any property in the vicinity or to the occupants thereof. No exterior speakers, horns, whistles, bells, wind chimes, or other sound devices, except security devices used exclusively for security purposes shall be located, used or placed on any lot.
5. No structure for the care, housing or confinement of any animal shall be maintained so as to be visible from common area, neighboring property or golf course. Whitney Oaks Homeowners Association or HOA or Association shall mean Whitney Oaks Community Association.
6. Board of Directors or Board or Directors shall mean the governing Board of Whitney Oaks Community Association.
7. Association, Whitney Oaks, Whitney Oaks Community Association, Whitney Oaks Homeowners Association, and HOA shall be interchangeable and synonymous.
8. ARC or Committee or Architectural Review Committee shall mean the committee formed pursuant to Article 10 of the CC&Rs.
9. Member shall mean any person who is a member of the Board or a member of the ARC.
10. Application shall mean ARCHITECTURAL REVIEW COMMITTEE REQUEST APPLICATION and includes accompanying submittals such as drawings, sketches, photographs, etc.
11. Applicant or Homeowner shall mean Owner who is by these Architectural Rules required to submit an ARCHITECTURAL REVIEW COMMITTEE REQUEST APPLICATION to ARC.

12. Owner shall mean any person, firm, partnership, corporation, or entity in which fee title to a lot or home in Whitney Oaks is vested as shown by official records of the office of the Placer County Recorder, including those entities having such interest as security for the performance of an obligation.
13. Management or management company shall mean The Management Trust, Northern California Division. Management assists the Board with day-to-day management of the Association.
14. Common area shall mean streets, and shall also mean open space that is owned by the Association.
15. City means City of Rocklin.
16. Structure shall mean any building, timbers, load-bearing framing and non-load bearing framing, concrete, ceramic, stone, metal, or any other man-made or naturally occurring materials that are erected, stored, or placed on a lot at grade or above grade, or located below grade whether by excavation or placed in an earth depression.
17. Development or improvement shall mean all construction or placement of structures or overhead structures, and includes yard art, pathways, and all landscape alterations or additions to the untended or naturally occurring terrain, including such additions or alterations that require water from a hose, well, spring, creek, or automatic irrigation system.
18. Proposed types of improvements not discussed in these Architectural Rules shall not be considered as conforming to these Rules merely because they are not specifically identified. Any condition or material not defined within these Architectural Rules shall become a matter of judgment on the part of ARC unless specifically addressed in the CC&Rs.
19. In the process of enforcing these Architectural Rules, the Board may seek from Owner the reimbursement of all costs, including all legal costs.
20. Neither the Board, ARC, or Whitney Oaks Community Association, shall be liable to any Owner for any claimed damage, loss, or prejudice suffered, whether apparent or latent, on account of:
 - a) approval or disapproval of any plans, drawings and specifications, whether or not defective;
 - b) construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications.
21. Approval of any Application by ARC or Board is only acknowledgment that proposed work satisfies these Architectural Rules. Approval shall not be interpreted as ARC, Board, or Whitney Oaks Community Association extending or providing any warranty, including warranty of merchantability or warranty of fitness, to Owner.

22. These Architectural Rules may be amended only by a majority vote of ARC members and a majority vote of the Board of Directors after proper notice and opportunity to comment on proposed changes is given all Owners per civil code.
23. Any text or statements contained in these Architectural Rules that is deemed unenforceable or contrary to law shall not obviate or otherwise void the remaining text, statements, or concepts contained in these Architectural Rules.

ADDENDUM

Annual Disclosure on ARC

Whitney Oaks Community Association
Summary of Procedure for Approval of
Physical Changes to Property
(Architectural Review Procedures)

The following summary is provided pursuant to Civil Code Section 4765. The procedures for applying for additions, alterations or modifications to a lot (or unit) within the Association, and for reviewing and approving or disapproving such applications, are set forth in the Covenants, Conditions and Restrictions of your homeowners association.

See CC&Rs Article 10 for details regarding architectural procedures. The following general procedure is used by the Association to review and approve or disapprove applications for physical changes to a lot (or unit):

All applications for physical changes must be in writing and accompanied by any plans, sketches, specifications and/or diagrams necessary to adequately describe the nature and extent of the proposed change and as may be required by the rules of the Association. An application shall not be deemed to be complete until all required documentation has been provided.

The Association shall review the application and supporting documents and shall either approve or disapprove it based upon the following criteria:

Compliance of the application and supporting documents with the requirements of the governing documents of the association; Confirmation that the proposed change conforms to the requirements and restrictions of the governing documents of the association; Confirmation that the proposed change will otherwise be consistent with the architectural and aesthetic standards prevailing within the development, in harmony with the existing structures, landscaping and/or topography existing within the development and consistent with the overall plan and scheme of the development.

The Association is not required to approve a requested change simply because it has been previously approved for another lot (or unit).

A vote of a majority of a quorum of the Board/Architectural Committee shall be sufficient to approve an application.

The Association shall either approve or disapprove the proposed change within 60 days after receipt of the application and all supporting documents. The Owner shall be promptly notified of the decision.

Any decision may be appealed to the Board. The vote of the Board as to the application shall be final.

ADDENDUM

(continued)

CC&Rs Article 4.31, "Variances."

4.31 Variances. The Board shall be authorized to grant reasonable variances from the provisions of Article 4 of these Master CC&Rs upon written application from any Owner provided that the Board determines, in its sole discretion, that the specific application of the restriction to such Owner will (a) cause substantial undue hardship to the Owner, or (b) fail to further or accomplish the common plan for the Development as contemplated by these Master CC&Rs. The Board shall have the power to limit any variance granted in scope or duration or otherwise impose such specific requirements as the Board may, in its complete discretion, see fit to require. The Architectural Review Committee shall not have the authority to grant variances without Board approval. The term "variance" shall mean the allowance of a deviation, disagreement, or violation of the terms of the Governing Documents.



Concrete Stain Colors

The following colors are pre-approved for driveway concrete painting/staining:

Nickel



Saltillo



Light Desert Sand



Limestone

