

# The Farm Property Owners Association

## *Architectural Control Rules*

UPDATED/EFFECTIVE DECEMBER 8, 2011

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ARCHITECTURAL CONTROL RULES

Revised 12.2011

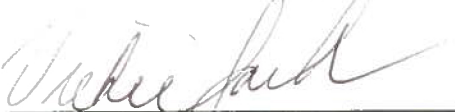
The following Architectural Control Rules ("ACC Rules") were revised and endorsed by the Architectural Control Committee for the Board of Directors' approval, and supersedes all previous ACC Rules.


  
LaVonne Breaux, ACC Chairperson

  
Kathy Bradley, ACC Co-Chairperson

  
Eileen SanGiovanni, ACC Member


  
Debbie Miranda, ACC Member

  
Vickie Jackson, ACC Member

  
Jan Reynolds, ACC Member


The revised ACC Rules were published in the November 2011 Gazette which were hand delivered to the property owners on or about November 2, 2011. At the Open Meeting on December 8, 2011, those revised ACC Rules were ratified in accordance with CC&R Article VII, Section 7.1.5. Each property owner of record was notified by U.S. mail on or about December 14, 2011, that the ACC Rules were ratified.

The following ACC Rules were approved by the following Board of Directors on December 8, 2011, and supersedes all previous ACC Rules.


  
John Contrado, President

  
Debbie Miranda, Treasurer

  
Eileen San Giovanni, Corp. Sec.

  
William Bradley

  
Mike Leonardi

  
George Taylor

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## SECTION I

Introduction1.1 Introduction for the Architectural Control Committee

These rules are issued to all members and their tenants, if any, of The Farm Property Owners Association (hereinafter referred to as the "FPOA" or "The Farm"), a private community organized as a planned community and operating under the laws of the State of California, County of Riverside, City of Wildomar, and as a 501-C non-profit, common interest, mutual benefit corporation.

The authority for the issuance and enforcement of these rules comes from the Association's governing documents known as the Covenants, Conditions & Restrictions (hereinafter referred to as the "CC&R's"). This authority is identified in Article VII, Committees, Section 7.1, Sub 7.1.1 on page 36 and also by Article XI, Committees in the FPOA By-Laws.

Each original property owner, as a member of the Association, has been required to sign the statement as issued by the Department of Real Estate, (DRE), State of California, (Final Subdivision Public Report, Planned Community Mobile Home), that he / she has read the report listing the rights and obligations of a member of this Association.

The report goes on further to state that your ownership in this community and your rights and remedies as a member of this Association will be controlled by governing instruments which are the CC&R's, Articles of Incorporation, By-Laws and Architectural Control Rules (hereinafter referred to as "ACC Rules"). The provisions of these documents are intended to be, and are, enforceable in a court of law. Violations of these rules may be subject to fining. (See page 19.)

**STUDY THIS DOCUMENT CAREFULLY BEFORE ENTERING INTO A CONTRACT TO PURCHASE PROPERTY AT THE FARM COMMUNITY.**

1.2 The Committee

The Architectural Control Committee (hereinafter referred to as the "ACC") shall consist of two (2) Board members and five (5) voting members, plus any number of alternates, all of whom must be property owners in good standing in The Farm, as provided by CC&R's, Article VII, Section 7.1.1. The FPOA Board of Directors makes the appointments of the five voting members. No member of the ACC shall receive any compensation. Their duties consist of enforcing ACC Rules throughout the community as relates to the exterior of homes and surrounding property, to approve or disapprove any proposed construction projects such as landscaping, buildings, fences, walls or other structures which are proposed to be placed on property within the community. The ACC criteria are identified in Article VII, Section 7.1 thru 7.1.7 inclusive on pages 36 and 37 of the FPOA CC&R's.

## SECTION II

### Owner Responsibilities

**2.1 Home Installation (Removal / Move-On):** It is the sole responsibility of the property owner to make certain that plans are received and reviewed by the ACC prior to any removal and/or installations on their property. Lots are intended for occupancy, and lots must not be vacant more than 90 days after removal of a manufactured home. Within 90 days of the removal of a manufactured home from any lot, a new manufactured home must be installed on the site. A property owner in Phases 1 through 8B installing a new manufactured home on a vacant lot or switching out an older home must install a new manufactured home that has not been previously occupied. No previously occupied homes will be permitted to be moved on.

If a home is not placed on the lot within 90 days, the owner must instead install solid fencing (see Section 5.6) around the perimeter of the lot screening the hole OR fill in the hole. In addition, fundamental landscaping must be installed at this time to make the empty lot attractive.

A refundable deposit of \$1,000.00 is required payable to the FPOA by the owner. A refundable deposit of \$2,000.00 is payable to the FPOA by the contractor when removing and/or replacing a home. The purpose of these deposits is to be used for clean-up of debris, installation of a garage, or carport, pole/yard light and any other items required by the CC&R's and By-Law's. The FPOA will remit a check back to the owner and to the contractor once compliance has been met.

In addition, a copy of the Transport Company(s) Certificate of Liability Insurance in the amount specified by current law showing "The Farm Property Owners Association" as additionally insured is required.

The ACC wishes to do all within its power to help you maintain the property values within The Farm community. Some of these obligations are stated in the following rules. Please be sure that you are abiding by these rules when you and/or your contractor present the site preparation plans, documents, and any other exterior improvements/changes that you wish to make upon your property. Should you have questions, call the FPOA/ACC Administrative Assistant at (951) 244-3719.

### **2.2 Time Factor**

Property owners shall have within six (6) months from the time the home is initially placed on the lot in which to complete their basic installation which includes home, driveways, carport or garage, awnings, if any, pole light, street number, landscaping, and drainage.

If the above basic installations are not completed within a six (6) month time period, the ACC will send the required notification of violation letters to the property owner and if the violation is not resolved after this time period, the ACC will recommend that the Board of Directors impose a monetary fine for non-compliance of the ACC Rules.

### **2.3 Other Use Restrictions**

Nothing shall be kept on the common area(s) which will increase the rate of insurance without prior written consent of the Board of Directors. No owner shall permit anything to

be done or kept on his/her lot(s), or on any common area, which would be in violation of any law, and no waste shall be permitted on any of the common areas. Nothing shall be altered, constructed or removed from the common areas except upon written permission of the Board of Directors. Any new construction must be approved in writing by the ACC. There shall be no obstruction of the common areas nor shall anything be stored in the common areas without written permission of the Board of Directors. ADDITIONALLY, NO USE OF MOTOR DRIVEN VEHICLES, NOT DIRECTLY RELATED TO GROVE MAINTENANCE, IS PERMITTED ON TRAILS IN THE COMMON AREA OF THE FARM COMMUNITY.

#### 2.4 Compliance with Laws

The ACC will assure that nothing shall be done or kept in violation of any known law, ordinance, statute, rule, or regulation of any local, county, state or federal body, specifically those requirements as identified within these ACC rules.

### SECTION III General Information

#### 3.1 General Information

Every owner shall be responsible for maintaining and repairing the exterior of their home at their expense. This would include sheds, carports, garages, patios, paint, trim, caulking, roof repairs, structural repairs, and all other exterior maintenance. Some repairs or changes may require a State Housing & Community Development (HCD) and/or a county or city permit. Contact the ACC Administrative Assistant for additional information.

Please note that there is a specific criterion involved with the installation of a new move-on home in phases 1 thru 8B. The new mobile/manufactured home must be new when installation is taking place, and not previously occupied. No used mobile/manufactured home will be permitted to be moved on to a lot to replace an existing mobile home in The Farm. In addition, the buyer will provide evidence of liability insurance that will cover any damage to adjacent property while in the process of the new home move on. It is the responsibility of the buyer to obtain any State HCD and/or City of Wildomar permits and assure property registration when HCD has been completed.

No mobile/manufactured home (includes site prep) in phases 1 thru 8B shall be placed on any lot until the plans and specifications showing bench marks, two elevations and the nature, shape, dimensions, materials, and location have been submitted for review and approved in writing by the Board of Directors and permitted by the City of Wildomar and HCD. All additions with proposed construction on lots where conventional housing is involved are required for review by the ACC. Houses constructed in Phase 10 are subject to City of Wildomar permits only and not subject to HCD.

In the event of non-compliance by the property owner/renter who commences work without prior approval, the ACC will notify the offending property owner/renter of the violation. In addition the ACC will recommend that the Board of Directors impose a monetary fine.

An owner may not leave a house, stick built/conventional or mobile/manufactured within this community unattended. The Farm requires that the lot be maintained in an acceptable condition according to the ACC Rules. All lot maintenance is at the owner's expense.

### 3.2 ACC Approvals

All plans and material submitted to the ACC **MUST** be submitted on an ACC Change Application, identified with the name, present address, telephone number and include the phase and lot number of the property. A letter of approval or disapproval shall be sent to the owner within 30 days of approval at an ACC meeting. All approvals have a 90 day limit for the project to be completed. Should a homeowner need an extension, they may contact the Barn office.

In order to establish a uniformity of purpose and to expedite approval for the parties involved, the following procedures are mandatory:

1. Any changes from the approved plans require written Board approval. Any changes not approved in writing by the Board will not be allowed to be constructed and a fine may be imposed after proper notification to the property owner and contractor, if any.

2. Plans and/or specifications submitted by a contractor or subcontractor will be provided in three copies.

- a. Original copy for the property file;

- b. The second copy to be returned stamped approved or disapproved to the property owner;

- c. The third copy to be returned stamped approved or disapproved to the contractor or sub-contractor.

3. When the property owner is doing his/her own work, only two copies of the plans / specifications are required to be submitted, one for the property file and one for the property owner.

In accordance with City of Wildomar zoning standards for this area, only one single family conventional, mobile or manufactured home is permitted to be constructed, moved on, or erected per lot.



Recessed installation is mandatory (for mobile/manufactured homes in phases 1 thru 8B. No more than twelve (12) inches is permitted between grade level and the floor of the home. Should the terrain of the lot present any problem, the contractor must include a specially prepared topographical sketch of the lot as it will appear after grading or earth alterations (borrow-fill-earth removal actions). This sketch will not be included as a feature on the general site plan, but will be a completely separate document. The purpose of this sketch will also show the pre-determined intended plans for rough drainage. A copy of this sketch will be kept with the owner's ACC file to be used for any future reference that the owner or the ACC may require.

a. It is illegal to intentionally divert water run off onto a neighboring lot including any portion of the common area. All drainage shall be directed to the adjacent street.

b. Any construction intended solely for water diversion control, such as berms, culverts, mini dams, or paved ditches shall require the prior written approval on an individual basis by the ACC.

c. A City of Wildomar grading permit is required for lot alterations where 50 cubic yards of earth or more are moved.

### 3.3 Stop Work

A STOP WORK sign shall be placed on any home site until an ACC Change Application is approved. This action includes both mobile/manufactured homes and conventional/stick-built homes. Any unauthorized removal of a "STOP WORK" sign is also a violation, and the ACC will recommend that an additional monetary fine be imposed by the Board of Directors.

### 3.4 Variances

The Committee may allow reasonable variance and adjustments of these restrictions in order to overcome practical difficulties and prevent unnecessary hardships. However, this must be done in conformity with the intent and purposes materially detrimental or injurious to other property or improvements in the neighborhood. Homeowners may contact the Barn office regarding variance information.

## SECTION IV Home Exteriors

### 4.1 Holiday Lights/Decorations

Holiday lights installed on and around any private interest/residence, and or lighted religious figures, and/or seasonal representations/figures, may be installed no earlier than

thirty (30) days in advance of the event and must be removed from street view no later than fifteen (15) days following the holiday event.

#### 4.2 House Numbers

For emergency purposes, City of Wildomar Ordinance 463 requires that each residence be identified with address numbers that are visible from the street. These numbers will be a minimum of three (3) inches or larger and of a color that is contrasting to their background. The Farm strongly suggests that the house number be placed on the curb and the house/garage. Homeowners may contact the Barn office for curb painting details.

#### 4.3 Painting

Re-painting the home where the base color and trim color will be changed, **MUST BE APPROVED** by the Board of Directors prior to the start of work. If the property owner neglects to get approval and the color is not in harmony with other homes in the surrounding area, it may be required that the home will need to be re-painted in an appropriate color. An additional color may be used as an accent such as on the front door or on the shutters. Re-painting becomes necessary when the house/garage colors become faded and/or chipped.

The fascia board and trim on garages, barns, carports and patio roofs must match the fascia and trim of the home. Any deviance from this requirement must be reviewed and receive written approval by the Board of Directors.

4.4 Pole Lights/Dusk-to-Dawn Lights: Pole lights or dusk-to-dawn lights are a part of the basic installation of homes throughout The Farm. There are no streetlights or sidewalks in The Farm so each owner is responsible for installing and maintaining a pole light or dusk-to-dawn lights. Light bulbs must be white and 40-to-75 watts. Placement of the pole light or dusk-to-dawn lights is within six (6) feet of the street easement and positioned on the property to shed light toward the street. The street easement is a utility area that is 10-to-12 feet into the property from the street curb. The pole light or dusk-to-dawn lights must be on from dusk to dawn. The ACC suggests use of a photocell or a photosensitive device. A timer is also acceptable. The position of the pole light or dusk-to-dawn lights are subject to Board approval.

#### 4.5 Roofs

Roofing materials such as composition shingle and tile are allowed. Delta rib, TRI-V Crimp pan, Image 1, Classic Rib, Min/Max Batten, and Stile types of materials in various colors or similar material will be approved on a case-by-case basis in phases 1 thru 8b. Wood shingles or flat steel or tin sheet metal roofing regardless of color is not allowed. Rolled roofing material will be authorized only on flat or semi-flat roof surfaces such as on

sheds, porches and patios, but not on homes with pitched roof areas. Written approval by the Board is required. A State HCD permit is required for any roof replacement on mobile/manufactured homes. Verify with HCD, the building requirements. Re-roof repairs less than 25% of the roof surface may not require a mobile home HCD permit.

#### 4.6 Siding

In phases 1 thru 8B, siding must be vertical-grooved-type Masonite, or horizontal-grooved shiplap type. Stucco and/or brick are acceptable in both mobile/manufactured and/or conventional stick-built housing. No corrugated metal siding is permitted. The ACC must be notified if all four sides will not be the same material and design. Other materials will be considered on an individual basis for new move-on homes in phases 1 thru 8b.

### SECTION V Various Structures

#### 5.1 Additions

All room additions that are proposed must be constructed of a material and color that matches the exterior of the home. Other additions, such as patios, awnings and in-ground spas may require a City permit. Windows and doors that are being replaced do not require Board approval, however, the project may need an HCD and/or City permit. If the window/door openings are being changed, an ACC Change Application and Board approval are required.

(Please note, the replacement of windows and doors that are wider in width than the existing window or door may lessen the integrity of the roof support. Engineering may be required.)

#### 5.2 Additional Improvements

If these ACC Rules do not identify or cover a project that a Homeowner may be interested in accomplishing, please check with the Barn office prior to starting the project. The requirements may be found in other governing documents.

#### 5.3 Cooling Devices

Electrical and/or gas operated cooling devices attached to the roof of a residence are prohibited. Window or ground-mounted units are allowed providing they are screened from street view. This rule also applies to cooling devices on detached sheds, garages and barns.

#### 5.4 Driveways

Driveways must be included as part of the site prep in phases 1 thru 8b, and must be completed along with the installation of the home within six months of approval. Newly constructed driveways in phases 1 thru 10 are required by the Riverside County Fire Department to be a minimum of sixteen (16) feet wide.

#### 5.5 Driveway Material

Access driveways and other paved areas for vehicle use on lots less than one-half (½) acre in area require a surface of asphalt or concrete. Access driveways and other areas for vehicle use on lots larger than ½ acre require a composition rock or gravel or other like material. If these types of driveway materials erode onto the public right-of-way or adjacent property, then a concrete or asphalt surface is required.

(NOTE: If the proposed driveway is 150 feet or longer, the Fire Department also requires a sufficient area for turnaround at the home end of the sixteen (16) foot wide driveway. Call Building & Safety for Questions and hand-out information.

#### 5.6 Fences & Walls

All fences and walls must be approved by the Board of Directors. Alumiwood, block wall, solid wood, grape stake, wrought iron and split rail are types of fencing that will be considered for approval. (Effective January 1, 2003, **NO** chain link fencing is allowed that would enclose the area between the home and the street.) Chain-link fencing is not allowed in the front of the property. It may be used for the back and sides of the property with Board approval.

##### 5.6.1 Garden / Retaining Walls

Garden / retaining walls that exceed four (4) feet in height as measured from the bottom of the footing to the top of the wall will require a Riverside County permit and are required to be built in accordance with county design standards. Walls cannot be constructed in a way that will obstruct natural water sources. Violations will be reported to Riverside County Code Enforcement.

##### 5.6.2 Front Property Line

Only decorative fencing not more than forty-eight (48) inches tall as measured from grade level to the top of the fence, and defined as open, such as split rail, wrought iron, or vinyl will be approved. (Effective January 1, 2003, NO chain-link type fencing is allowed that would enclose the area between the house and the street.) Front-yard property line fences should not extend beyond the front of the home or into the ten (10) foot utility easement that exists between the street curb and the front-property line. Utility crews have the right to dig in this easement area and are not responsible for the loss of your

fence or other landscaping on it. Front fencing shall not be more than four (4) feet in height above grade level.

#### 5.6.3 Lots Less than ½ Acre

The fence or wall shall go no closer to the street than the front of the house. (See Front-Property Line requirements.)

#### 5.6.4 Lots Larger than ½ Acre

Perimeter fencing between the house and the street, on larger parcels, will be evaluated by the Board on a case-by-case basis.

#### 5.6.5 Rear / Side Property Line Fences

Maximum height of all types of fencing is not to exceed six (6) feet in height above grade level on the sides and rear of the home. Wood property line fencing must be a “good neighbor” or “courtesy fence”. This means that all vertical poles / posts and horizontal support members must face the inside of the lot.

#### 5.7 Fireplaces

Those residents desiring to install an International Conference of Building Officials (ICBO) rated fireplace in their home that was non-existent with the home move on or when built, are required, and will comply with Uniform Building Code requirements that are governed by law. A review of plans and written approval by the Board is required. Call City of Wildomar Building & Safety for more information. VIOLATORS WILL BE REPORTED TO CITY OF WILDOMAR CODE ENFORCEMENT.

#### 5.8 Incinerators

No incinerators shall be kept, maintained or used on any lot in The Farm. The law prohibits the burning of trash in this designated high-fire danger area. VIOLATIONS WILL BE REPORTED TO CITY OF WILDOMAR CODE ENFORCEMENT.

#### 5.9 Mailboxes

Mailboxes are to be kept in the standard requested by the United States Postal Service. The ACC suggests that the mailbox structure be upright, secure and painted, if needed.

#### 5.10 Other Structure Restrictions

Awnings for windows such as sunshades, patio pads, patio covers, porches, garages, awnings as a carport, walls, sheds, and RV barns must be approved by the Board. With the exception of window awnings, all of the above may require a City and/or State permit.

All homes in phases 1 thru 8B of The Farm must have a garage and/or carport either attached as a part of the home or detached on the lot as a part of the basic mobile/manufactured home installation.

#### 5.11 RV Barns – Height Restrictions

Recreational vehicle garage/barns shall not exceed twenty (20) feet in height as measured from the finished grade level floor to the top of the ridge of the RV garage/barn. These buildings must be constructed of a material and color to match the exterior walls and the roof of the home. Construction plans need to include a plot plan, floor plan and vertical-elevation drawings for review by the ACC. Effective October 1, 2006, second-story room additions, either on top of detached garages or on top of existing one-story homes, are NOT allowed to be constructed anywhere on The Farm.

#### 5.12 Sheds

Any shed being built must be in the back-yard area of the property. Shed placement must be a minimum of five (5) feet from the property line or fence to be as inconspicuous as possible. Sheds should match the home exterior color and roof.

#### 5.13 Signage

Display of non-commercial signs:

1. Non-commercial signs such as posters, flags or banners on an owner's property may be displayed except if the sign represents a threat to public safety, or if the posting would violate Local, State or Federal law. The sign, poster, flag or banner may be made of paper, cardboard, cloth, plastic, or fabric and may be posted or displayed from the yard, window, door, balcony, or outside wall of the property. The sign may not be more than nine (9) sq. ft. in size. Flags or banners may not be more than fifteen (15) sq. ft. in size. Signs MAY NOT be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping or decorative component, or included in the painting of architectural surfaces.

2. Commercial signs may be posted on easements or street corners with prior approval. Association approved signs may be put up no earlier than fifteen (15) days in advance of the event and must be removed within five (5) days following the event.

NOTE: There are two bulletin boards available for Farm residents only at the entrances of The Farm Road and Harvest Way to post signs. All signs posted on these boards must be no larger than 8-1/2" x 12" and marked with the date it is displayed. Signs will be posted for two weeks and removed by the FPOA at the end of two weeks. Smaller signs (3" x 5") may be posted, with the permission of The Farm Barn staff, on the bulletin board inside The Farm Barn Library for Farm residents only. Non-residents may purchase ad space in The Farm Gazette. No political signs are allowed on any bulletin boards.

#### 5.14 Wind Powered Roof Turbines

Small roof mounted turbine fans may be installed on roofs to cool the attic of your home, garage, or RV barn. Fans are required to be industry standard and the installation has to conform to the Uniform Building Code. These devices should be installed in roof areas that are not visible from the street.

#### 5.15 Unauthorized Residence

No recreational vehicle, temporary building, or other structure of any kind shall be used as a residence either temporarily or permanently on any lot other than as approved by the Board of Directors. Exceptions for visitations of short duration must be approved in advance. Violations will be reported to City of Wildomar Code Enforcement.

#### 5.16 Water Softener Restrictions

Water softeners installed on any lot in The Farm must be commercially serviced. Regenerative water softeners of a salt or bine type are prohibited within The Farm Mutual Water Company service area. No owner / resident shall deposit or dispose of, or permit to be disposed of, any salts or other chemicals from said water softener to The Farm sewage system, as they inhibit the action of the sewage treatment and reclamation process. Water purifiers are acceptable (See The Farm Mutual Water Company Resolution 90-20 as Exhibit "F").

### SECTION VI Lot Maintenance

#### CITY OF WILDOMAR ORDINANCE 460 REQUIREMENTS SECTION 1 DESIGN / COMMUNITY GUIDELINES

The following design guidelines are in accordance with the subdivision map act and City of Wildomar Ordinance 460, among others, including Specific Plan 116-C/W as was from time to time amended, and adopted by the City of Wildomar Board of Supervisors in 2008.

### 6.1 Fundamental Landscaping

All lots, and the improvements thereon, shall be maintained in good repair and in a neat and attractive condition, and all weeds, leaves and debris must be removed from the lots.

1. LOTS 7200 SQUARE FEET OR SMALLER – All front yards, slopes, and side yards visible from the street SHALL BE completely covered with some form of ground cover; it may be grass, rock, pebbles, ice plant, junipers, or any combination of the above. If your landscaping is esthetically pleasing, exceptions to the rule will be considered on a case-by-case basis.

2. LOTS 7200 SQUARE FEET OR LARGER – Chaparral vegetation in the hilly areas is acceptable as ground cover as long as there is an irrigation system installed that will aid to reduce associated hazards.

3. New property owners on lots 7200 sq. ft. or less SHALL have six (6) months from move on to complete their fundamental landscaping.

4. Landscaping will be in accordance with the following standards:

a. No plant material shall be used that will impair line of sight around street corners.

b. Back and side yards that are visible from highly-frequented common areas, such as the Main Pond and Pool 3, must be maintained in a weed-free condition.

c. All trees on the property are to be kept in a trimmed condition. Dead branches, palm fronds, dead plants, dead ground cover and dead grass must be removed and/or replaced. Due to fire hazards and rodents this MUST be done in a timely manner.

d. Artifacts and memorabilia known as yard art from yesteryear and is tastefully positioned as a part of the fundamental landscaping and promotes the theme of The Farm are acceptable. Examples of these types of implements are harrows, plows, furrows, wagons, buggies, and carriages, among others.

### 6.2 Clotheslines – Exterior

Exterior clotheslines may be erected or maintained provided that they are not visible from the street or adjacent property. There shall be no exterior drying or laundering of clothes on balconies, patios or porches visible from the street.

### 6.3 Easement Construction

The area between the street curb and the lot owner's front property line is a utility easement and a part of the road right of way. This area is typically 10-to-12 feet in depth.



Landscaping in this utility easement should be limited to shrubs, grass, rock, pebbles and/or other pervious material. No permanent structures of any kind are permitted to be constructed on the easement. Utility companies such as electric, telephone or cable have the right to remove your landscaping, fence or wall to either install or maintain underground services. We recommend that you DO NOT build anything in the easement that may be destroyed or removed by utility maintenance personnel. The utility companies are not responsible for replacing or repairing damage done in the easement.

#### 6.4 Garage and Trash

Trash and garbage will be kept in approved sanitary containers. These containers will be emptied weekly. Trash containers may be placed on the street after 5:00 P.M. the day before trash pickup. Containers need to be removed from the street no later than 9:00 A.M. the following day. All trash/garage containers must be screened from street view on days other than trash pickup. There will be no trash or garbage disposed of on the common areas in The Farm. VIOLATIONS WILL BE REPORTED TO CITY OF WILDOMAR CODE ENFORCEMENT.

#### 6.5 Outside Storage

There is no outside storage allowed on any lot, regardless of size, with certain exceptions. No person or entity shall permit the accumulation of rubbish or other material dangerous or injurious to the health and welfare of persons or the environment, on any real property within the City limits.

Outside storage is allowed if the items stored are located on the rear half of an improved lot or parcel seventy-five (75) feet from the front of the property line. Storage must not be visible from the street or other public or private property and is limited to an area not to exceed 200 sq. ft. with a maximum height of three (3) feet.

Screening devices such as lattice, decorative fencing and other as approved by the ACC may be used. Items stored under a carport, awning or patio cover shall be considered outside storage and is NOT permitted. The storage of commercial coaches, mobile homes, recreational vehicles or manufactured homes is not allowed. A proposed or intended use by the owner does not constitute an exception to this definition.

Rubbish, litter or material of any kind that is flammable and endangers the public safety by creating a fire hazard must be kept cleared (disked or removed) away from all structures for a distance of 100 feet or as applicable depending on lot size.

#### 6.6 Weed Abatement

Vegetation that is flammable and endangers the public safety by creating a fire hazard including but not limited to seasonal and recurrent weeds, stubble, brush, dry leaves and

tumbleweeds must be kept cleared (disked or removed) away from all structures for a distance of 100 feet or as applicable depending on lot size.

## SECTION VII Miscellaneous Regulations

### 7.1 Additional Area Lighting

Mercury vapor or similar lights 4,050 Lumens or less may be installed provided a written concurrence of installation is obtained from all neighbors in close proximity to the property, and a copy of this agreement is on file with the ACC. These lights shall be in addition to but no in lieu of a pole light. The Farm general area is located 28.96 statute miles, line of sight from the Palomar Observatory. City of Wildomar Ordinance 655 regulates light pollution in this area. At this distance, The Farm is within a 45-mile radius zone of Palomar Observatory, and is within a designated Zone "B" for Class II area lighting purposes. Violators will be reported to City Code Enforcement.

### 7.2 Animals

Dogs, cats, and other household pets may be kept on any lot in The Farm. Homeowners are responsible to clean up after their animal(s) in their yard as well as when walking pets off their property. Pet owners are required to abide by the City leash law when animals leave the owner's property. Leashes no longer than six (6) feet in length are recommended. City of Wildomar Ordinances prohibits more than four (4) dogs and nine (9) cats per household. There will be no livestock allowed to be kept on any property in areas of The Farm. "Livestock" is defined as sheep, goats, pigs, cattle, etc.

### 7.3 Antennas

1. Satellite Dish Antennas: Satellite dish antennas LARGER in diameter than one meter (39.37 inches in diameter) will only be allowed if fully screened from view. Satellite dish antennas LESS THAN one meter in diameter (39.37 inches) may be installed with no restriction. It is recommended the satellite dish be as inconspicuous as possible, but not so as to impair an acceptable quality signal.

2. Amateur Radio Antennas: Amateur radio antennas are permitted on a limited basis, providing that an ACC Change Application is submitted and approved by the Board of Directors. One HF, VHF and/or UHF antenna is allowed if you are a member of RACES (Radio Amateur Communications Emergency Service) or ARES (Amateur Radio Emergency Service) and agree to assist the FPOA for emergency communications. For more information and guidelines contact the Barn office.

#### 7.4 Backflow Device

Back flow devices SHALL be installed in a sprinkler system and in accordance with local, county, state and/or federal regulations.

#### 7.5 Firearms

It is unlawful to discharge firearms in any common area or private property within The Farm. Residents should report such violations to local law enforcement in Wildomar or call 911 as the situation demands, and notify The Farm office.

#### 7.6 Recreational Vehicle Parking and Storage

Recreational vehicles such as motor homes, boats, jet skis, all-terrain vehicles, all-terrain cycles, dirt bikes and/or trailers are not permitted to be stored on the property unless they are fifty (50) feet from the curb or screened from street view or in a garage or RV barn. If either a barn or screening is not possible or feasible, the recreational vehicle must be parked/stored elsewhere off The Farm. The Farm offers three (3) RV storage lots for residents.

Residents are encouraged to park/store their operational recreational vehicles in the common areas that are designated for such use, such as RVI, RVII, and RVIII. Recreational vehicles may not be parked on the public streets within The Farm for longer than four (4) days per month other than for loading and unloading as designed by City of Wildomar Ordinances. Ordinance signs are posted at the entrances of The Farm Road, Harvest Way, and Sunset Ave.

7.7 Vehicle Parking, Maintenance, and Repair: No motor vehicles of any kind, including recreational vehicles (RV's), shall be permitted to be parked or stored on any front yard even if the area is covered with material such as, but not limited to, decomposed granite ("DG"), dirt, and/or any type of gravel or rock. No motor vehicles of any kind, including recreational vehicles, shall be dismantled, painted, repaired, or re-furbished upon any private lot or common area in The Farm in which it is visible from the street or common area. Any exceptions would be for emergency repairs and then only to the extent necessary to have the vehicle moved to a proper repair facility.

## SECTION VIII

### Monetary Penalties and Reference Materials

#### 8.1 Monetary Penalties / Fine Policy Statement – Civil Code Section 1356(g)

In compliance with Civil Code Section 1356(g), members of the FPOA are hereby given a Schedule of Monetary Penalties (fines) to be levied against property owners for non-

conformance of governing documents, including but not limited to the CC&Rs, ACC Rules, By-Laws, and Policies and Procedures.

Each violator will be given notice by letter of any violation. If the violator does not respond to said notice, or meet with the Board of Directors as requested, a fine may be imposed immediately. In addition, the notice will advise the violator that a fine may be imposed for each month that the violation remains uncorrected. When the fine totals \$300.00, the violation may be subject to legal action. Said fines shall be set by the Board of Directors and may not exceed \$100.00 per violation, per month as stated in the By-Laws, Article VIII, Section 8.1(b) and the CC&Rs, Article V and Section 5.3.2(A).

SCHEDULE OF FINES

Minor Violation	\$25.00 - \$50.00	Per Violation
Major Violation	\$75.00 - \$100.00	Per Violation

EXAMPLES OF INSTALLATION VIOLATIONS

- |  |          |
|--|----------|
| 1) Starting site prep or home installation without Board approval  | \$100.00 |
| 2) Failure to complete installation, including landscaping within six (6) months after Board approval (unless extension granted) | \$100.00 |
| 3) Non-conformance of plans as approved by the Board   | \$100.00 |

EXAMPLES OF MAJOR VIOLATIONS

- |   |          |
|---|----------|
| 1) Failure to maintain, paint or repair home's exterior   | \$75.00  |
| 2) Failure to maintain, and/or landscape the residential lot  | \$75.00  |
| 3) Repairing and/or storage of vehicles, old furniture, tools, etc.   | \$75.00  |
| 4) Installation of miscellaneous improvements without Board approval (e.g., fences, patios, patio covers, pole lights, flag poles, solar panels, pools, etc.) | \$100.00 |

EXAMPLES OF MINOR VIOLATIONS

- |   |         |
|---|---------|
| 1) Trash can(s) left in street or stored in view from street    | \$25.00 |
| 2) Clotheslines, signs, etc. in view, except as allowed         | \$25.00 |
| 3) Pole lights that are not in working condition                | \$25.00 |
| 4) Holiday décor or holiday lights displayed after time allowed | \$25.00 |

8.2 Reference Material

## IMPORTANT PHONE NUMBERS:

Housing and Community Development Registration (HCD): (800) 952-8356

Housing and Community Development (HCD): (951) 782-4420

Wildomar Building and Safety: (951) 677-7751

- 2.1 *Home Installation:*  
*By-Laws Article XIII; Section 13.2(e);*  
*CC&R's Article IV, Section 4.10*
- 2.2 *Time Factor, Basic Installation:*  
*CC&R's Article IV, Sections 4.5, 4.6, 3.7, 4.8, 4.9, & 4.10;*  
*CC&R's Article V, Section 5.3.2*
- 2.3 *Other Use Restrictions:*  
*CC&R's Article IV, Section 4.12*
- 2.4 *Compliance with Laws:*  
*CC&R's Article IV, Section 4.19, page 24*
- 3.1 *General Instructions:*  
*By-Laws Article XIII, Section 13.2(f)(5);*  
*CC&R's Article V, Section 5.3.2*
- 3.2 *ACC Approvals:*  
*Riverside County Ordinance 348, Article VIII b, Section 8.51(f) and (l)*  
*RCC Title 17 and Section 17.52 & 1724 Standards;*  
*CC&R's Article IV, Sections 4.5, 4.13 & 4.19;*  
*Riverside County Ordinance 348, Article VIII b, Section 8.51 (f) 7 (j);*  
*CC&R's Article IV, Section 4.5 A & B*
- 4.4 *Pole Lighting:*  
*CC&R's Article IV, Section 4.7*
- 4.5 *Roofs:*  
*California Civil Code, Section 353.7*
- 5.3 *Cooling Devices:*  
*CC&R's Article IV, Section 4.17.3*
- 5.5 *Driveway Materials:*  
*CC&R's Article IV, Section 4.6*
- 5.6 *Fences and Walls:*  
*County Code Chapter 3, Section 301b*
- 5.7 *Fireplaces:*  
*Uniform Building Code Chapter 37*

- 5.8 *Incinerators:*  
*California Civil Code 2006, Section 1353.7(b)*
- 5.12 *Sheds:*  
*California Civil Code 2006, Section 1353.6*
- 5.15 *Unauthorized Residences:*  
*CC&R's Article IV, Section 4.13;*  
*Riverside County Ordinance 348, Article VIII b, Section 8.51(f) & (l)*
- 6.2 *Clotheslines:*  
*CC&R's Article IV, Section 4.15*
- 6.3 *Easement Construction:*  
*CC&R's Article III, Section 3 and 5*
- 6.4 *Garbage and Trash:*  
*Riverside County Ordinance 695*  
*Riverside County Ordinance 657.6*  
*Riverside County Code, Title 8*  
*CC&R's Article IV, Section 4.16*
- 6.5 *Outside Storage:*  
*Riverside County Ordinance 541.4*
- 6.6 *Weed Abatement:*  
*Riverside County Ordinance 695.2 & 787.1;*  
*CC&R's Article IV, Section 4.10*  
*By-Laws, Article XIII, Section 13.2 9d*
- 7.2 *Animals:*  
*CC&R's, Article IV, Section 4.18*
- 7.3 *Antennas; Satellite & Amateur Radios:*  
*CC&R's Article IV Section 4.17.1*
- 7.4 *Firearms:*  
*Riverside County Ordinance 514.10*
- 7.6 *Vehicle Maintenance & Repair:*  
*Riverside County Ordinance 413.28, Section 18 and 413.30*

## **THE FARM PROPERTY OWNERS ASSOCIATION**

### **Accessory Dwelling Units**

#### **Architectural Guidelines**

Architectural approval is one of the most essential aspects of the The Farm Property Owners Association (the Association). Preserving aesthetic harmony is critical to maintaining the community's design and enhancing property values.

Article IV, Sections 4.4 and 4.5 of the CC&R's, requires that all exterior improvements be subject to Architectural Control ACC review and approval. Homeowners may not begin any such Improvements until the required approval is received. The following policy is in effect to address Owners who seek to add Accessory Dwelling Units to their Lot. Owners must meet all applicable requirements of Government Code Sections 65852.2 and 65852.22.

All requests for an ADU or JADU must submit a completed Architectural Change Application. Included with the Application, Owners must also submit a complete package that includes approved building plans (Site, Elevation, Floor, Foundation and required Sectional plans). Based on the type of improvements being requested, additional diagrams, location and material identification may be required for Architectural Control Committee clarification. Work cannot commence until all necessary permits are obtained from the City of Wildomar, The County of Riverside, The Farm Mutual Water Company and submitted to the Architectural Control Committee.

[https://www.cityofwildomar.org/business/important\\_documents/online\\_documents](https://www.cityofwildomar.org/business/important_documents/online_documents)

### **SPECIFIC DESIGN CONSIDERATIONS**

#### ***ACCESSORY DWELLING UNITS***

Accessory Dwelling Units shall comply with State law, City of Wildomar zoning ordinances, and the following standards:

- a. Attached Accessory Dwelling Units shall be limited to a maximum of fifty (50) percent of the floor area of the primary dwelling or twelve hundred (1200) square feet.
- b. Detached Accessory Dwelling Units shall be limited to a maximum of twelve hundred (1200) square feet.
- c. Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials
- d. Accessory Dwelling Units shall be fully enclosed, have sanitary facilities, cooking facilities, and a separate entry from the primary dwelling.
- e. Accessory Dwelling Units shall not exceed the maximum height of the roofline of the Residence and shall comply with the minimum setback requirements of at least four feet from the side and rear lot lines or any greater setback required under local ordinance, code or law.

- f. Accessory Dwelling Units may not interfere with, affect the drainage on a Lot, or be placed on or over easements.
- g. Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.
- h. No more than one (1) Accessory Dwelling Unit shall be permitted on a Lot.
- i. If required by City ordinance, off-street parking will be accommodated in an enclosed garage or a parking pad. Landscape screening may be required to screen the parking pad from the street.

### ***JUNIOR ACCESSORY DWELLING UNITS***

Junior Accessory Dwelling Unit. Junior Accessory Dwelling Units (JADU) shall comply with State law, City of Wildomar ordinance and the following standards:

- a. Junior Accessory Dwelling Units shall be limited to a maximum of five hundred (500) square feet.
- b. In no event shall there be more than one (1) Junior Accessory Dwelling Unit on a Lot.
- c. A Junior Accessory Dwelling Unit shall be fully enclosed, have an efficiency kitchen, access to sanitary facilities in the primary dwelling, and a separate entry from the primary dwelling.
- d. Junior Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials.
- e. If the Junior Accessory Dwelling Unit is a garage conversion, the garage door shall be removed and replaced with materials, windows, and doors to match the primary dwelling:
  - 1. Current side entry doorway to garage shall be retained as the entry doorway to the converted garage living space.
  - 2. Window additions shall be installed on the exterior side walls of the existing structure.
- f. If the Junior Accessory Dwelling Unit is a room conversion, JADU are allowed and shall be solely contained within the existing structure footprint:
  - 1. Changes to the front facing street views of the existing structure are not allowed. Room conversions shall maintain the original front street facing window.
  - 2. Installation of an entry doorway and if applicable, additional windows, shall be installed on exterior side walls of the existing structure.
- g. The ACC may require the removal of part or all of the existing driveway to allow landscape to screen and soften the appearance of the structure. In no event will a driveway remain in place that will result in a parked vehicle blocking sidewalks and drive aprons.
- h. Junior Accessory Dwelling Units may not interfere with, affect the drainage of, or be placed on or over easements.
- i. Junior Accessory Dwelling Units are to be located so as placed to minimize the impact to adjacent Lots.