

Jackson View Owners Association



Community Rules & Guidelines

Version 4.0

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Revision History

Version	Date	Revision Description
1.0	8/18/2010	Initial version
2.0	11/2017	Updated/revised version
3.0	7/28/2020	<p>Updated/revised version as follows:</p> <ul style="list-style-type: none"> ▪ Section 1: Introduction – New section ▪ Section 2: The Application Approval Process – New section ▪ Section 3: Architecture Control Guidelines – New and revised content ▪ Section 4: Other Rules and Guidelines – New and revised content ▪ Appendix A: New section ▪ Appendix B: Addition of plants; revised content ▪ Appendix C: New section
4.0	03/30/21	<p>Updated/revised version as follows:</p> <ul style="list-style-type: none"> ▪ Section 2.3: Added supplementary text; deleted reference to appendix ▪ Section 3.3: Revised verbiage for clarity ▪ Section 3.5: Addition of party wall verbiage ▪ Section 3.16: Added Board-approved rule on video surveillance systems ▪ Section 4.1.2: Revisions to political signs text ▪ Section 5: New - clubhouse usage rules ▪ Section B.2: Typo fixed ▪ Section C: Architecture Change Request form sample replaced with electronic gate directory setup procedure

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1 Introduction

1.1 Benefits of Community Rules and Guidelines

When you purchase a home that's part of a community association, you automatically become a member of the association and become responsible for following all its rules and guidelines. The primary purpose of having community rules and guidelines is to protect your investment as a homeowner. Additionally, rules and guidelines enable the association to:

- Preserve the aesthetics of the community
- Enforce the community's Covenants, Conditions, and Restrictions (CC&Rs)
- Maintain the property of the association and its owners

These rules and guidelines are reviewed on an ongoing basis by the Jackson View Owners Association (JVOA) Board of Directors and Architecture & Landscape (A&L) Committee with the goal of maintaining a set of standards that reflect the community's needs.

This governing document is a supplement to the rules and regulations provided in JVOA CC&Rs and Bylaws. These rules and guidelines are binding on all homeowners, their families, renters, and guests.

1.2 Purpose and Objectives of this Document

These rules and guidelines serve as a uniform guide and common framework, for both homeowners and members of the A&L Committee and the Board of Directors, in maintaining the architectural and landscape standards of the JVOA. It is important that you, as an owner, familiarize yourself with this document and refer to it when considering any exterior improvements to your property.

The overall objectives of this document are to:

- Provide the design rules and guidelines that have been adopted by the JVOA Board of Directors.
- Explain the application and review process.
- Assist homeowners in preparing acceptable applications for review.
- Describe criteria used by the A&L Committee in reviewing applications.

- Help homeowners develop exterior improvements and structural changes that are in harmony with the community.

These rules and guidelines are not intended to be all-inclusive or exclusive, but rather serve as a guide to identifying improvements permissible in the community.

1.3 Changes and Amendments to this Document

The A&L Committee may from time-to-time adopt, amend, and repeal these rules and guidelines as stated in Section 18 of the CC&Rs. The actual amendment procedure involves confirmation by the Board of Directors.

- Changes to these rules and guidelines may be proposed by the Board of Directors of the association and/or the A&L Committee. Additionally, any owner may submit to the Board proposed changes to these rules and guidelines for review and consideration.
- If the Board approves the proposed amendment, it shall become an amendment to these rules and guidelines. Such amendment shall be promptly posted at all bulletin boards and copies made available through the association. Notice of changes to the Rules and guidelines shall be in accordance with Civil Code §4360.
- All amendments shall become effective upon adoption by the Board of Directors. Such amendments shall not be retroactive to previous work or approved work in progress.

In no way shall any amendment to these rules and guidelines change, alter, or modify any provision of the CC&Rs, any supplemental CC&Rs or the articles or bylaws of the association.

1.4 The Process for Changing Rules

The process for making rule changes, as set forth in Civil Code §4360, are as follows:

- The Board shall provide general notice pursuant to Section 4045 of a proposed rule change at least 28 days before making the rule change. The notice shall include the text of the proposed rule change and a description of the purpose and effect of the proposed rule change. Notice is not required under this subdivision if the Board determines that an immediate rule change is necessary to address an imminent threat to public health or safety or imminent risk of substantial economic loss to the association.

- A decision on a proposed rule change shall be made at a Board meeting, after consideration of any comments made by association members.
- As soon as possible after making a rule change, but not more than 15 days after making the rule change, the Board shall deliver general notice pursuant to Section 4045 of the rule change. If the rule change was an emergency rule change made under subdivision (d), the notice shall include the text of the rule change, a description of the purpose and effect of the rule change, and the date that the rule change expires.
- If the Board determines that an immediate rule change is required to address an imminent threat to public health or safety, or an imminent risk of substantial economic loss to the association, it may make an emergency rule change, and no notice is required, as specified in subdivision (a). An emergency rule change is effective for 120 days, unless the rule change provides for a shorter effective period. A rule change made under this subdivision may not be readopted under this subdivision.

1.5 Non-Compliance

Violations of the association's governing documents are enforceable pursuant to the provisions of Section 9.02 of the CC&Rs.

Additionally, per Section 18.07 of the CC&Rs, if the Committee determines that work was not performed in compliance with the CC&Rs and these rules and guidelines, whether based on a failure to:

- Apply for or obtain approval
- Comply with approved change request application
- Timely commencement or completion of approved work

the Committee shall notify the owner in writing specifying the particulars of non-compliance and requesting that the owner remedy the non-compliance within a reasonable and specified period.

Additionally, the CC&R's provide the authority to the Board of Directors to develop a formal Enforcement Policy and Fine Schedule to facilitate the enforcement of the associations governing documents. This notice was originally provided to homeowners on April 2, 2015. The policy effective date was May 3, 2015.

1.5.1 Enforcement Policy

In compliance with the associations Bylaws, CC&R's, and in conformance with the provisions of the California Civil Code, the

following actions may be taken by the Board in the event of a violation of the governing documents:

1. First Violation - Warning Letter. Violations that may be of immediate danger to others or to common area property may result in an immediate invitation to a hearing and may result in fines pursuant to the fine schedule.
2. Second Violation - Second letter or invitation to hearing (same offense)
3. Continued Violations - Sanctions pursuant to original hearing determination or subsequent hearings.

In addition to fines and other sanctions as provided in the fine schedule, the Board may seek additional remedies including judicial relief.

1.5.2 Fine Schedule

The fine schedule is as follows:

- First Violation Fine - Up to \$100.00 plus other sanctions the Board deems appropriate.
- Second Violation Fine - Up to \$200.00 plus other sanctions the Board deems appropriate.
- Third Violation Fine - Up to \$300.00 plus other sanctions the Board deems appropriate.

In general, the Board may elect to levy fines on a daily basis until a violation is cured. Additionally, additional sanctions may include suspension of membership privileges.

Notice of Hearing Determination shall be sent via first class mail no later than fifteen (15) days following the hearing (or in conformance with existing State Law governing such notice).

2 The Application Approval Process

2.1 Architecture and Landscape Committee

In accordance with the JVOA CC&Rs, Section 18, the A&L Committee has the charter to review and approve any structural and other improvements to homes or common areas within the Jackson View development.

The CC&Rs also provide the option for the A&L Committee to create a set of architectural control guidelines that addresses exterior property construction limitations imposed by the A&L Committee.

The A&L Committee is responsible for:

- Managing the application and approval process
- Fairly enforcing standards set forth in the governing documents
- Making subjective and objective decisions about guideline compliance
- Making recommendations to the Board of Directors
- Reviewing guidelines for adequacy
- Educating the community about set guidelines

2.2 What Changes Must Be Approved by the A&L Committee?

Following these rules and guidelines does not eliminate the need for the submission of plans for approval by the A&L Committee. All changes specified in this document must be approved by the A&L Committee unless otherwise noted. Even if your improvement is identical to another that has been approved, it must be submitted for approval. Because each situation may have different conditions, (for example, different locations, physical conditions or design considerations, etc.), each application will be reviewed on a case-by-case basis.

2.3 The Application Process

Architectural & Landscape Change Request forms can be obtained from the A&L Committee Chair or JVOA's association management company staff. Please be sure to fill out all requested information and provide supporting documents as needed. Failure to do so could result in a denial of the change or a delay in processing the request.

The A&L Committee meets approximately one week prior to the monthly association Board meeting to review applications.

1. The homeowner submits a completed Architectural & Landscape Change Request form to the association management company staff. If you need an expedited review, let the association management company staff know when you submit your application.
2. The association management company staff forwards a copy to A&L Committee when it is received.
3. The A&L Committee Chair reviews the application.
 - If incomplete, the Chair notifies association management company staff. The association management company staff notifies the homeowner. The homeowner must revise and resubmit the application.
 - If complete, the A&L Committee reviews the application for compliance with CC&Rs and the rules and guidelines.
4. The A&L Committee votes to approve or not approve the application and notifies the association management company of approval status.
5. The HOA management company notifies the homeowner of the approval status.

2.3.1 Application Review Period

The A&L Committee has a maximum of 45 days to review an application and act on it (approve or deny).

2.3.2 Approved Samples

Samples of all approved exterior paint and fence stain colors are available for checkout from the A&L Committee Chair. See Appendix A for a list of approved colors.

2.4 How the A&L Committee Makes Decisions

Applications are reviewed and evaluated based on the CC&Rs and these rules and guidelines with the intent to preserve the architectural character of the community.

The standards for approval of improvements is stated in Section 18.03 (f) (7) of the CC&Rs. The A&L Committee will evaluate submittals on the individual merits of each application. The characteristics of the particular home and site are taken into account when evaluating each application. An acceptable design in one instance may not be acceptable in another situation.

The following review criteria apply:

- The A&L Committee may consider the following elements in making a determination: design compatibility, landscaping, drainage, the size of the proposed alteration in comparison with the size of the home, color, materials, workmanship, and the amount of time it will take for an improvement to be completed.
- Approval by the A&L Committee does not remove the requirement of the homeowner to get proper permits, if necessary, and does not represent an opinion of the A&L Committee that any design meets building code standards of any kind.
- The A&L Committee shall review each application based solely on the information contained within the application. Upon completion of review by the A&L Committee, one set of all applications shall be returned to the homeowner providing comments and details on the A&L Committee's decision.

The A&L Committee's goal is to use as much objective criteria as possible when evaluating proposed improvements to a community member's property. But at times, the A&L Committee must make subjective decisions about aesthetics and its decisions on such issues take precedence over an individual community member's desire.

The objective, however, is always to make decisions and enforce the rules and guidelines consistently.

2.5 Work Completion Notification and Compliance

As per Section 18.06 of the CC&Rs, work must be completed within twelve (12) months after the date the work was started and is subject to extension depending on circumstances. Once the project is

complete, the homeowner must notify the A&L Committee Chair in writing.

If work is not in compliance, the owner must be notified within 60 days of the receipt of the completion notice.

See also section *1.5 Non-Compliance* on page 3.

2.6 Appeal of Committee Decision

As specified in Civil Code Section 4765, if an application is "Disapproved," homeowners may appeal the decision of the A&L Committee by submitting a written request to the Board of Directors within 30 days after the A&L Committee's decision has been mailed or delivered to the homeowner who submitted the application.

The Board, at an open meeting, shall review the request and render a decision within 60 days of receipt, or at the time of the next regular Board meeting, whichever is later. A written notice of the Board's decision shall be sent to the homeowner within 15 days after the decision is made.

Reconsideration by the Board does not constitute dispute resolution within the meaning of Civil Code Section 5905.

3 Architecture & Landscape Guidelines

3.1 Artificial Turf

Artificial turf or synthetic grass is allowed under California state law, Civil Code Section 4735. Homeowners associations may, however, establish guidelines regarding acceptable materials, installation, and maintenance. The Board reserves the right to require removal/replacement of any area of artificial turf which does not meet the standards set forth by the guidelines below.

3.1.1 General Guidelines

- Artificial turf may be installed as a substitute for natural turf lawns in all yards provided that it is comparable in appearance with the natural turf in the community.
- Putting greens and bocce courts may be installed in rear and side yards only, behind the property's fence. The putting green cannot be visible from common areas/street.

3.1.2 Acceptable Materials

3.1.2.1 Color

- The style shall be of a primary blade, tufted, using multi-color, natural "grass" tones with an additional secondary blade of texturized "thatch" using tan, brown or a combination of tan, brown and green tones.
- Blades shall have a low luster finish that is comparable to the natural turf in the community.

3.1.2.2 Product Quality

- Avoid products made with nylon.
- Avoid products that absorb water.
- Choose a brand with UV stabilizer.
- The selected product must be warrantied for a minimum of 8 years by the manufacturer.

- The selected product must meet current fire-resistant standards.

3.1.2.3 Toxicity

Avoid any materials, including infill products, that use lead or any other heavy metal materials.

3.1.2.4 Pile and Weight

Acceptable turf products are in the 40- to 60 face-weight range.

3.1.2.5 Permeability

Products with completely permeable backings are required so that drainage through the turf is uniform and complete.

3.1.2.6 Product Sample

A 12" x 12" sample of the turf to be installed (showing the drainage on the back side and other manufacturer specifications) must accompany the application.

3.1.3 Installation

- The turf must be professionally installed. The contractor must have a minimum of four (4) years' experience installing artificial turf. And hold a valid, active California C27 and/or C61/D12 license. Landscape and Architecture change applications must include the name and license number of the installation contractor.
- The area covered by artificial turf cannot exceed 30 percent of the non-paved area of the front yard.
- Installation should appear natural at all times with no wrinkles or raised areas.
- Infill materials are used to make the turf stand up. Infill material used should not absorb urine, raise the temperature of the product (such as rubber), or contain heavy metals.
- Artificial turf cannot be installed over the top of existing grass. Sod and dirt must be removed and an aggregate base and soil stabilization fabric installed to allow for proper drainage.
- Installation around trees, both existing and new, should be carefully considered to allow for proper watering and the necessary fertilizing of the trees.

3.1.3.1 Base Material

- All base materials must be clean, new material. Repurposed or recycled materials are prohibited.
- A minimum of three inches to five inches of appropriate; compactable aggregate base 1/2 inch to 3/4 inch minus road base with a 70 to 30 percent ratio of solids to fines. (for use on clay soils)
- Decomposed granite as a base material is prohibited. It may be used as a leveling layer above the base material

3.1.3.2 Edges and Seams

- Surfaces shall appear seamless and edges shall appear natural and well groomed.
- All edges shall be securely fastened.
- Edges shall be neatly trimmed adjacent to all surfaces and objects, including but not limited to mow strips, hardscape, boulders, drains, sewer cleanouts and utility boxes.
- Turf material shall be laid with the grain in the same direction to avoid accentuating seam locations.
- Acceptable seaming methods include adhesive and nailing.
- Seams shall be completely invisible when the installation is complete.

3.1.4 Maintenance

- Maintenance of artificial turf is the responsibility of the homeowner.
- Turf shall be maintained in an appropriate manner and in accordance with the manufacturer's recommended practices.
- Turf surfaces shall be kept free of trash and organic debris using a lawn sweeper, garden vacuum, or leaf blower to clear the turf of fallen leaves and dirt.
- Artificial turf will collect bits and pieces of pet and bird droppings and liquids from humans (saliva, blood, or sweat). Turf will need to be hosed down periodically with water.
- Pile must be maintained with regular raking as necessary for natural looking pile; not flat or lying horizontal.
- When artificial turf reaches the end of its lifespan and no longer appears natural in color and appearance, or has suffered irreparable damage or wear, the turf must be replaced.
- Turf shall be kept free of invasive grasses or weeds.

- Areas affected by pet waste must be treated to sanitize and eliminate any odors.
- The Association retains the right to determine when an artificial turf installation must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

3.2 Backyard Landscape

- Backyard landscape design and planting requires A&L Committee review and approval if elements of the design and planting can be seen from surrounding properties and common areas/streets.
- Planting of trees requires approval of the A&L Committee. See Appendix B for an approved list of trees.
- Backyard landscape design must include proper drainage to eliminate erosion of neighboring properties.

3.3 Backyard Pergolas

The structure will:

- Comply with the common construction standards in accordance with the City of Jackson building codes.
- Be positioned on the property so that it will not obstruct the view or sun pattern for any neighbors.
- Have a minimum 10 feet setback from any back or front fencing.
- Have a minimum 5 feet setback from any side fence.
- Be constructed and finished using aesthetically pleasing building materials such as wood, vinyl, or aluminum and in colors compatible with the community esthetics.
- Wood structures should be painted the same color as the main house or the trim color or can remain natural wood or be stained or sealed. Trim may be painted to match house trim. For approved stains, see section *A.3 Stain Colors* on page 27.

Additionally, if the structure will be visible from the common areas/streets or from neighboring properties, plans must be reviewed and approved by the A&L Committee.

3.4 Exterior Lighting

- Low intensity, low voltage, or solar landscape lighting may be used along pathways and beds.
- Low intensity, low voltage, or solar landscape lighting may be used throughout the backyard when placed at ground level and positioned to not shine in neighbors' yards or windows.
- High intensity lights mounted at high levels are not allowed.
- Shielded lamps, obscure glass, and down lights are encouraged.
- Replacement front, side, and rear exterior lighting should cover the same footprint and be the same color as the original fixture and must be compatible in style and scale with the home. Fixtures should be no larger than 18 inches in length. All front fixtures must match. Rear and side exterior lighting must be a similar style to front fixtures. Fixtures must provide the same light intensity as the original fixture.

3.5 Fencing and Walls

- All exterior fencing facing neighbors or common areas will consist of 6-inch dog-eared redwood or cedar wood with a height of 6 feet.
- Interior fencing contained within the backyard can be of any material with no minimum height and not exceeding 6 feet in total height.
- Rear perimeter fences may be constructed of 6-inch dog-eared redwood or cedar wood with a height of 6 feet or black iron fencing similar to that around the clubhouse/pool with a height of 6 feet.
- Fencing may be protected with a clear or transparent sealer only. Transparent wood tone stain options are cedar, golden tone, redwood, or brown tone. Samples of all approved fence stain colors are available. Refer to Appendix A. Please see the A&L Committee Chair for stain swatches available for checkout.
- The common fence between neighboring properties cannot be used as a support structure for any property improvements.
- The only items to be attached to the outside of fences facing the common area/streets are warning signs smaller than 9 X 12 inches. Flags may also be mounted on fencing. Please see *Non-Commercial Flags and Banners* on page 22.
- No fences or hedges are allowed along front property lines.

- No openings are allowed in the fence other than gates made of fence boards.
- All fences must be kept in good repair.
- Refer also to CC&Rs, Section 3.09.
- Homeowners who have or share a portion of a "party wall," as described in the CC&Rs, Section 5.03 (e), are responsible for any damage caused by willful negligence. It is strongly recommended that homeowners do not attach anything to these walls with nails, screws, bolts, or any other material as it may compromise the integrity of the masonry. Additionally, attaching any invasive or harmful vegetation that may damage the masonry is highly discouraged.

3.6 Front Yard Hardscape

- Hardscape additions may not exceed a total of 20 percent of the front yard area, excluding existing driveway square footage.
- Submit a map or ground plan and pictures or samples with your application. This includes but is not limited to additions or changes to driveways, patios and pathways.
- Widening driveways may be done using matching or compatible materials, such as pavers, stamped concrete, or steppingstones. The total maximum extension cannot be more than four feet, not to exceed a 22-foot total width.
- Patios may be added adjacent to the house.
- The patio may be enclosed with a stucco wall attached to the house and no taller than 60 inches.
- Materials used must be compatible with existing front yard materials such as stamped concrete, pavers, flagstones or decomposed granite.
- No permanent covers are allowed.
- No storage or installation of BBQ equipment or firepits is allowed unless patio is enclosed and these items cannot be seen from neighboring houses or from common areas/streets.
- Pathways to gates may be added using matching or compatible materials, such as pavers, stamped concrete, decomposed granite or steppingstones.

3.7 Front Yard Landscape

Front yard design and maintenance is provided with the intent of maintaining a common design throughout the Jackson View community. The CC&Rs and these rules and regulations provide direction for front yard design.

All changes to front yard landscape, other than replacement of plants specified in Appendix B of this document, require review and approval of the A&L Committee. This includes but is not limited to trees, foundation plants, perennials, the addition of artificial turf, gates, signage, paving stones, and structures.

Detailed plans for significant changes must be submitted to the A&L Committee for approval to assure landscape integrity is maintained.

3.7.1 Bark

Bark or chipped wood shall be natural (not dyed) medium-sized nuggets, "walk-on" bark mixture, or shredded bark in a medium brown tone to blend with the existing community.

The use of red, black, or other primary colored bark, gorilla hair, sawdust-like material, finely ground mulch or rubber/artificial bark is prohibited.

3.7.2 Trees and Plants

Appendix B is a list of the currently approved residential landscape plantings for Jackson View. The plants recommended for use in the community have been selected for aesthetic and climate compatibility reasons. This list is not all-inclusive and additional plants may be acceptable and may be considered by the A&L Committee upon submission of an Architectural Change Request form.

**See Appendix B
for a list of
approved trees
and plants.**

Please note the following:

- The use of native or compatible drought- and frost-tolerant plant species is strongly encouraged.
- Invasive plants are not to be used in any landscaping.
- Plantings that consume higher amounts of water should be used sparingly.
- It is recommended that you plant in areas that allow for mature size to avoid excessive pruning.

- Bulbs, annuals, rose bushes, and plants in pots are the responsibility of the homeowner as they are not maintained by JVOA's front yard landscape maintenance contractor.
- Trees removed by homeowners must be replaced with other plantings. Stumps must be removed or ground down below grade.
- JVO landscape maintenance contractor services are limited by contracted work time so plants that need pruning more than once a year should be tended by the homeowner.

3.7.3 Rocks and Cobbles

Rocks and cobbles are to be Lodi gold. Large rocks (quartz) from the property can be used.

3.8 Front Yard Lawn and House Ornamentation

Yard decorations include, but are not limited to, benches, patio furniture, garden statues, sculptures, gazing balls, weathervanes, plaques, driftwood and other similar natural or man-made items.

All yard decorations, if visible from neighboring property and common areas, require A&L Committee approval and will be evaluated in terms of their size, location, and harmony with the character of the community.

Factors such as size, number, consistency of color and location will all be considered. Items may not interfere with front yard maintenance and must be maintained in good condition.

- Folding chairs, plastic, or webbed patio chairs/chaises, traditional indoor furniture, and hammocks are prohibited.
- Any furniture placed on a front patio or porch should be dark or neutral in color and kept in good repair.
- All patio furniture will be evaluated in terms of size, location, and compatibility with the architectural character of the home and community.
- A maximum of five pots may be displayed at any one time.
- No artificial flowers or plants other than artificial turf are allowed in front yard except seasonal decorations.
- A maximum combination of three sculptures, bird baths, or small fountains (not permanent installation) may be displayed.
- A maximum of four hanging items can be displayed. This includes bird feeders, chimes, and other hanging ornaments. If there are noise complaints, wind chimes must be removed.

- One piece of wall-mounted yard art up to 4 square feet may be displayed. It must be mounted on the house, not on the fence.
- Winter holiday decorations shall not be displayed before Thanksgiving or after January 6th. No more than three large 3-dimensional decorations shall be displayed in the front yard. Other holiday decorations are limited to a week before and a week after the holiday. Broadcasting audio is prohibited.

3.9 Generators

- Emergency generators shall be used only during periods of power outages or for periodic testing and necessary maintenance operation.
- Emergency generators are exempt from noise standards during periods of electrical power outages, including maintenance and periodic testing.
- Connections to electrical panels and natural gas connections must comply with the City of Jackson building codes.
- Generators are not permitted on the roof of a building or in garages.
- Permanently installed generators are permitted in the backyard only.
- Placement of a permanent emergency generator shall be permitted to encroach in the side setback so far as there is a distance of fifteen feet between the generator and neighboring building and a minimum of three feet of clearance from the generator and the adjacent property line.
- Permanently installed generators shall be fueled by natural gas.

3.10 Home Exterior Paint

- A set of approved samples of exterior, trim (gutter and chimney cap), and front door colors is available from the A&L Committee Chair. These colors can be used to repaint homes as long as a house is not painted the same color as either neighboring house.
- An Architectural Change Request form must be submitted to and approved by the A&L Committee.
- All stucco, the garage door and its trim, downspouts, and doorway trim will be painted the same color as the stucco.

Under the eaves may be painted either the stucco color or the trim color.

- Stucco cannot be altered using other materials such as stone, bricks, or wood.

3.11 Exterior Pet Facilities

Exterior structures for the care or housing of a pet on any lot shall be constructed and maintained so that they are not visible from common areas/streets and neighboring property.

3.12 Screen Doors

- Retractable or phantom screen doors are approved for installation on front doors and do not require Committee approval providing the color is a close match to the door trim.
- Other types of screen doors are allowed on front and side doors. Screen doors will be evaluated by the A&L Committee on a case-by-case basis.
 - Bronze, charcoal, black or gray screen material is permitted. The frame for screen doors must be compatible with the existing door frames. Decorative perforated panels in lieu of screen material are acceptable.
 - Silver aluminum screen doors and aluminum (silver colored) screen material and punched steel security doors are prohibited.

3.13 Sheds and Outbuildings

- Sheds can be erected inside the boundaries of the backyard or side yard fenced area. Approval is needed by the A&L Committee if any part of the shed will be visible from common areas/streets.
- The structure will be positioned on the property so that it will not obstruct the view or sun pattern for any adjacent neighbors.
- The structure may not be placed against the front fence.
- Sheds that are erected along the property line cannot exceed the height of the fence and cannot be placed against an open metal

fence. The structure is limited to a maximum height of 8 feet if placed against the house.

- The approved location of any structure will not depend on a firm setback and will be determined by the unique topography of each lot.

3.13.1 Pre-fabricated Structures

- Pre-fabricated sheds are permissible and should closely match or blend with the tone of the house exterior.

3.13.2 Custom Structures

- Custom structures will be constructed using materials similar to homes in the community.
- The structure exterior design will complement the community's architecture.
- The exterior will be painted the same color as the house and the trim will be painted the same color as the main house trim.
- The structure will comply with common construction standards in accordance with the City of Jackson building codes.

3.14 Solar Energy Systems

California promotes and encourages the use of solar energy systems. As described in Public Resources Code §25981, alternative energy devices, such as "solar collector" means a fixed device, structure, or part of a device or structure, which is used primarily to transform solar energy into thermal, chemical, or electrical energy.

However, as provided for in Civil Code §714.1, the association may impose reasonable provisions:

- A solar energy system shall meet applicable health and safety standards and requirements imposed by state and local permitting authorities.
- A solar energy system for heating water shall be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agencies. SRCC is a nonprofit third party supported by the United States Department of Energy. The certification shall be for the entire solar energy system and installation.
- A solar energy system for producing electricity shall also meet all applicable safety and performance standards established by

the National Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

- Solar energy systems may only be installed on roofs and must be installed by a licensed professional.

3.15 Trellises

Trellises for climbing plants cannot exceed the fence height of 6 feet.

3.16 Video Surveillance Systems/Cameras

Installing a home security system, including cameras, is considered an architectural alteration of a home's exterior and requires prior written approval from the Architecture & Landscape Committee. A photo brochure of style, color and dimensions of camera and/or carriage style fixture and a diagram of where cameras will be placed on the home's exterior must be submitted with the application.

Video surveillance installations must meet the following requirements:

- The video coverage of all cameras installed may extend into the public sidewalk and street but cannot focus on any neighboring properties. Neighbors' rights to privacy and quiet use and enjoyment of their property will be considered when reviewing the application.
- A maximum of eight (8) video cameras may be installed on a property.
- Doorbells with cameras do not require A&L Committee approval but must follow the same video requirements.
- Wiring must be concealed or installed in a conduit.
- Mounting hardware and conduit must be painted to match the color of the adjacent surface.

3.17 Water Features

- Backyard water features cannot exceed the height of the fence.
- Ponds will be designed with water flow to prevent stagnant water and to prevent the growth of mosquitoes.

- All water and electric utilities shall be buried or concealed from view. Pumps shall be internal to the fountain or concealed from view.
- Fountain pump equipment shall not provide unreasonable noise to neighboring properties.
- Placement of any water feature outside of the backyard fenced area or visible from the common area will require approval of the A&L Committee. Please submit a photo, the dimensions, and placement of the proposed water feature with your application.

3.18 Window Coverings

Compatible window covers are solid, neutral-colored conventional types, including blinds, shutters, curtains, and drapes. Decorative items such as stained-glass pieces may be displayed but not as a replacement for window coverings. Refer to CC&Rs, Section 4.10.

4 Other Rules and Guidelines

4.1 Flags, Banner, and Signs

4.1.1 Non-Commercial Flags and Banners

California Civil Code Section 4710 allows members of a homeowner's association to post or display noncommercial signs, posters, flags, or banners on or in a member's separate interest, except as required for the protection of public health or safety or if the posting or display would violate a local, state, or federal law.

For purposes of this rule, a noncommercial 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, or outside wall of the separate interest, but may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component, or include the painting of architectural surfaces.

For purposes of this rule, JVOA exercises its rights to prohibit noncommercial signs and posters that are more than nine square feet in size and noncommercial flags or banners that are more than 15 square feet in size. Homeowners are limited to the display of one non-commercial flag, sign, or banner, not including the U.S. flag.

Signs and banners containing profanity (as defined by California Penal Code 311) or "fighting words" which are used to incite hatred or violence and place targets of the words in danger or harm are prohibited.

Flags and banners shall be kept in good repair and securely attached to a structure for display. Flags, signs, and banners may be attached to fences, however, they must be at least 6 feet away from neighboring property lines. Homeowners shall take preventative measures to limit noise caused by the flags and banners during inclement weather and at night.

4.1.2 Political Signs

Signs may be displayed up to 90 days before an election and shall be removed within seven days after the election is held.

Political signs may not exceed, in the aggregate, a total of nine square feet and a maximum height of four feet. Typical political signs are 18" x 24" or three-square feet. Therefore, up to three typical political signs are permitted.

Signs, posters, and flags displaying obscenity or fighting words (that is, words that incite hatred or violence and place the targets of the words in danger of harm) are prohibited.

4.1.3 United States Flag

State and Federal law allow homeowners to display a United States (U.S.) flag. The U.S. flag may be displayed in a window in your home, from a staff or pole attached to their home or from pole in their private yard. However, the association can impose restrictions on the display of the U.S. flag in order to protect adjacent homeowners in the quiet enjoyment of their property. Therefore:

- A U.S. flag shall consist of 13 equal horizontal stripes of red (top and bottom) alternating with a white stripe; with a blue rectangle in the upper hoist-side corner bearing 50 small, white, five-pointed stars arranged in nine offset horizontal rows of six stars (top and bottom) alternating with rows of five stars.
- Only one U.S. flag may be publicly displayed per household.
- For safety of adjacent homeowners and community property a flag pole is limited to 15 feet in height, must be of good quality design and manufacture and must be located on the homeowner's property so that the circumference of a circle with a radius equal to the height of the pole does not leave the homeowner's property.
- The U.S. flag may also be displayed on a staff, not to exceed 5 feet in length, attached to the house, not the fence.
- When the U.S. flag is flown at night, the lighting must not shine onto a neighbor's lot.
- A U.S. flag may only be constructed of the following materials: nylon, polyester, cotton or similar materials. Flags constructed of lights, paint, balloons or other materials are prohibited except for short period of time as holiday decorations.
- A U.S. flag is limited in size to 3 feet by 5 feet.

- A U.S. flag may only be flown at half-staff for Federal, State, or Association recognized memorials authorizing flags to be flown at half-staff. These generally include by order of the President upon the death of a principal figure of the United States Government or the Governor of California upon the death of a past or present official of California.
- A U.S. flag must be cleaned and mended as needed or promptly replaced if necessary.
- Flags may not be displayed in such a manner as to permit them to be easily torn, soiled, or damaged in any way.
- Flags should not be displayed during inclement weather unless an all-weather flag is used.

4.2 Parking

Per CC&R, Section 4.03, "No vehicle shall be parked or left on any private street except within specified parking areas designated by the Board."

4.2.1 Parking Restrictions for Residents

- No more than two resident-owned vehicles shall be parked in a resident's driveway on a long-term or permanent basis.
- No resident's vehicle shall be parked on the JVOA private streets except when access to driveway is needed for work being done.
- If temporary additional parking is needed beyond a garage or driveway, the resident may use the parking lot of the recreational facilities. The parking lot can be used for a maximum of three days. A note with date parked and homeowner's name must be placed in view.
- Commercial and recreational vehicles operated by residents shall not be parked on streets, driveways, or in the parking lot of the recreational facilities with the exception that homeowner's recreational vehicles may be parked overnight for one night to load or unload.
- During extended power-outages or during Board-declared emergencies, homeowners may park their recreational vehicles in their driveways or in front of their homes.

4.2.2 Parking Restrictions for Visitors

- Visitors may park on community streets between 7 a.m. and midnight.
- Vehicles must be parked no more than 18 inches from the curb parked in the direction of traffic and 15 feet from a fire hydrant. Vehicles may not block any part of driveways.
- Overnight visitors may not park on streets but may park in driveways or use the parking lot.

4.2.3 Use of Parking Lot for Temporary Parking

- While using the parking lot for additional parking, vehicles should be parked on the side away from the clubhouse to allow access to the clubhouse by residents.
- A note with date parked, homeowner's name, and telephone number must be placed in view.

4.2.4 Parking Restrictions for Contractors and Deliveries

- Commercial vehicles providing delivery, construction, or other services shall park in resident's driveway or in street.
- Vehicles may not block access by other residents.
- Commercial vehicles or equipment shall not be left overnight.

4.2.5 Temporary Exemptions to Parking Rules

- Any two members of the Board shall have the authority to approve requests for temporary exemptions to any of these parking rules.
- Requests for exemptions and Board approval must be in writing and include beginning and ending date of the exemptions.
- A copy of the Board approved request for exemption may be obtained from the Board Secretary.

4.3 Traffic Safety and Speed Limit

The maximum speed limit within Jackson View is 15 miles per hour (mph). Drivers must drive at a slower speed when necessary for safety, such as around construction activity, landscape workers, and when pedestrians and animals are present.

All regular traffic laws must be followed, including coming to a complete stop at stop signs.

5 Clubhouse Use Rules

5.1 General Rules

The clubhouse may be reserved by any Jackson View Owners Association (JVOA) resident for social functions. Clubhouse rules are as follows:

- Reservations are on a first come, first serve basis. Reservations can be made up to one year in advance. Exceptions may be considered on a case-by-case basis. Please see the Clubhouse Chairperson for a Clubhouse Reservation Application.
- The clubhouse may not be used by business or political groups or used for solicitations or fundraising.
- The swimming pool area, game room, and exercise room cannot be reserved for the exclusive use for your function/event. Your guests may, however, share use of the pool and other areas with other residents.
- Children under 18 must be accompanied by an adult at all times.
- Smoking is not allowed in the building.
- Animals are not allowed in the clubhouse or pool area with the exception of service animals.
- Residents/homeowners are financially responsible for any damage to the building and/or the facilities while using the facilities for their event.

5.2 Entrance and Parking

For security reasons, please do not give out your gate code. The side gate into the parking lot can be opened by the Clubhouse Chairperson, if requested in the Clubhouse Reservation Application.

You can also ask your guests to use the electronic directory at the front gate to call you and you can open the gate via your phone. See *Appendix C: Front Gate Electronic Directory Setup and Usage* on page 35 to learn how to set up and use the electronic directory.

If the clubhouse parking lot is full, additional parking is allowed on the street. Please do not block residential driveways.

5.3 Cleaning and Setup

Applicants/homeowners are responsible for restoring the clubhouse to its original state after the event. This includes both cleaning and room setup. Cleaning must be completed no later than noon the following day for evening events. When cleaning is complete, notify the Clubhouse Chairperson, who will do a walk-through within 24 hours.

- If you rearrange the furniture in the room, please restore it back to the original setup.
- If you use the last of a supply, please replace it.
- Set the thermometer back to its original temperature.
- Turn off the lights and lock **all** doors. Double-check to make sure they are locked.
- Clean the clubhouse.
 - Wipe off all counters
 - Clean all dishes, utensils, and pots/pans
 - Clean the oven, if needed, and make sure it is turned OFF
 - Remove your items from the refrigerator
 - Sweep and mop floors
 - Vacuum carpets
 - Clean the bathrooms
 - Remove fingerprints from windows
 - Clean the BBQ if you use it
 - Remove all trash including cigarette butts
- If you use the dishwasher, be sure to unload it when the dishes are clean.

5.4 Making Reservations

Please obtain and fill out a Clubhouse Reservation Application and e-mail or drop it off to Clubhouse Chairperson. Make sure your application is approved/signed by Clubhouse Chairperson before making your plans.

Appendix A: Approved Exterior Paint and Stain Colors





You must fill out and submit an Architectural Change Request form for A&L Committee review before you paint your house, trim, and/or front entry door or stain your fence.
















The A&L Committee Chair has sample paint and stain color swatches available for checkout. It is strongly recommended that you use the physical sample swatches so you can see the exact representation of the colors. The colors shown below are from the manufacturers' websites but may not be an exact match due to computer screen resolution and/or printer replication issues.




A.1 House Colors

Nine exterior house color sets and one trim color are on the approved list. This appendix lists the closest matches from Kelly Moore, Benjamin Moore, and/or Valspar. You may choose another paint company if the color closely matches the approved colors.

The Committee will confirm the color match and that you have not chosen a color that matches your immediate neighbors' homes.

Color Set	Paint Manufacturer	Name	Color Swatch	Code
1	Kelly Moore	Frost		14
	Benjamin Moore	Winter Wheat		232
2	Kelly Moore	Snip of Tannin		14
	Valspar	Rattan Basket		3007-10C

Color Set	Paint Manufacturer	Name	Color Swatch	Code
3	Kelly Moore	Stonelake		KM5780
	Benjamin Moore	Stone Hearth		984
	Valspar	Ivory Brown		6006-1C
4	Kelly Moore	Labyrinth Walk		KM4523-2
	Valspar	Friendly Tan		2008-8A
5	Kelly Moore	Hiker's Delight		KM4606-2
	Benjamin Moore	Chilled Chardonnay		1089
	Valspar	Maple Leaf		2008-8B
6	Kelly Moore	Gallery Gray		KM4907
	Benjamin Moore	Silver Chain		1472
	Valspar	Filtered Shade		4003-1B
7	Kelly Moore	Raw Sugar		KM5773
	Benjamin Moore	Cream Fleece		233
8	Kelly Moore	Tranquil Taupe		KM5788
	Benjamin Moore	Indian River		985

Color Set	Paint Manufacturer	Name	Color Swatch	Code
9	Kelly Moore	Toscana		232
	Benjamin Moore	Algonquin Trail		1055
	Valspar	Cinnamon Sugar		CI66

A.2 Trim Color

You may choose another paint company if the color closely matches the approved color.

Paint Manufacturer	Name	Color Swatch	Code
Kelly Moore	Brown Bear		KMA77

A.2 Door Colors

Front entry doors can be re-painted medium to dark reds, blues, greens, grays or browns. Please see the A&L Committee Chair for sample swatches of potential door colors.

A.3 Stain Colors

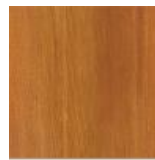
Approved fence stains include clear and transparent stains. This appendix lists transparent stain colors from Valspar. You may choose another paint company if the color closely matches the approved colors.



Honey Gold



Canyon Brown



Redwood Naturaltone



Cedar Naturaltone

Appendix B: Approved Trees and Plants

Following is a list of the currently approved residential landscape plantings for Jackson View. The plants recommended for use in the community have been selected for aesthetic and climate compatibility reasons. This list is not all-inclusive and additional plants may be acceptable and will be considered by the A&L Committee upon submission of an Architectural Change Request form.

Please note the following:

- The use of native or compatible drought- and frost-tolerant plant species is strongly encouraged.
- Invasive plants are not to be used in any landscaping.
- Plantings that consume higher amounts of water should be used sparingly.
- It is recommended that you plant in areas that allow for mature size to avoid excessive pruning.
- Bulbs, annuals, rose bushes, and plants in pots are the responsibility of the homeowner as they are not maintained by JVOA's front yard landscape maintenance contractor.
- Trees removed by homeowners must be replaced with other plantings. Stumps must be removed or ground down below grade.
- JVO landscape maintenance contractor services are limited by contracted work time so plants that need pruning more than once a year should be tended by the homeowner.

B.1 Trees

Following is a list of approved trees.

- Ash
- Chinese pistache
- Crape myrtle
- Dogwood (consider exposure)
- Dwarf Alberta spruce
- Japanese maple (Bloodgood does best)
- Linden
- Sour gum

- Western redbud

B.2 Shrubs and Other Plants

Following is a list of approved shrubs and plants. Other plants may be approved by the A&L Committee. Please submit an Architectural Change Request form to propose any variances.

- Agapanthus
- Azalea
- Barberry
- Bottlebrush (dwarf variety)
- Boxwood
- Butterfly bush
- Butterfly iris
- Camellia
- Carpet rose
- Coral bells
- Cotoneaster
- Day lily (attractive to deer)
- Emerald carpet manzanita
- Flax
- Gardenia
- Gazania
- Geranium
- Grevillea
- Gaura
- Holly
- Hibiscus (deer- and frost-resistant varieties)
- Hydrangea (consider exposure)
- Indian hawthorn
- Iris
- Jasmine
- Lantana (frost-sensitive)*
- Lavender*

- Lilac
- Nandina
- Non-invasive grasses
- Pittosporum
- Rhododendron
- Rosemary*
- Salvia (sage)
- Santa Barbara daisies
- Society garlic
- Spirea
- Rock rose
- Thyme
- Verbena*
- Vinca
- Yarrow*

**Pruning and maintenance are the responsibility of the homeowner as they are not maintained by JVOA's front yard landscape maintenance contractor.*

Appendix C: Front Gate Electronic Directory Setup and Usage

The electronic directory at the front gate on the panel on the left enables non-community members to look up a community member's name and select it. Once selected, the system will automatically dial the number associated with the selected name. This allows community members to open the gate remotely via their phones.

C.1 Setting Up Your Name and Phone Number in the Gate Directory

1. E-mail our association management company representative to add the names of the individuals in your household to the directory. The e-mail message needs to specify each person's name and phone number. You can associate names with either a cell phone or land line number. **Note:** This must be a **written request** so that there is a documented record.
2. Once the directory is set up (our representative will let you know), instruct all non-community members who visit you to look up your name on the directory and select it from the list.

C.2 Opening the Gate with your Phone

1. When a visitor at the gate selects your name in the directory, the computer system calls the phone number associated with your name.
2. Answer the call and speak to the person at the gate to identify who the caller is.
3. If the person is someone you were expecting or know, press the 9 key on your phone. The gate will open.
4. You can then end the call.

It is recommended but not necessary to associate your directory name to your cell phone because it is the most flexible option, as you can answer the call from anywhere.