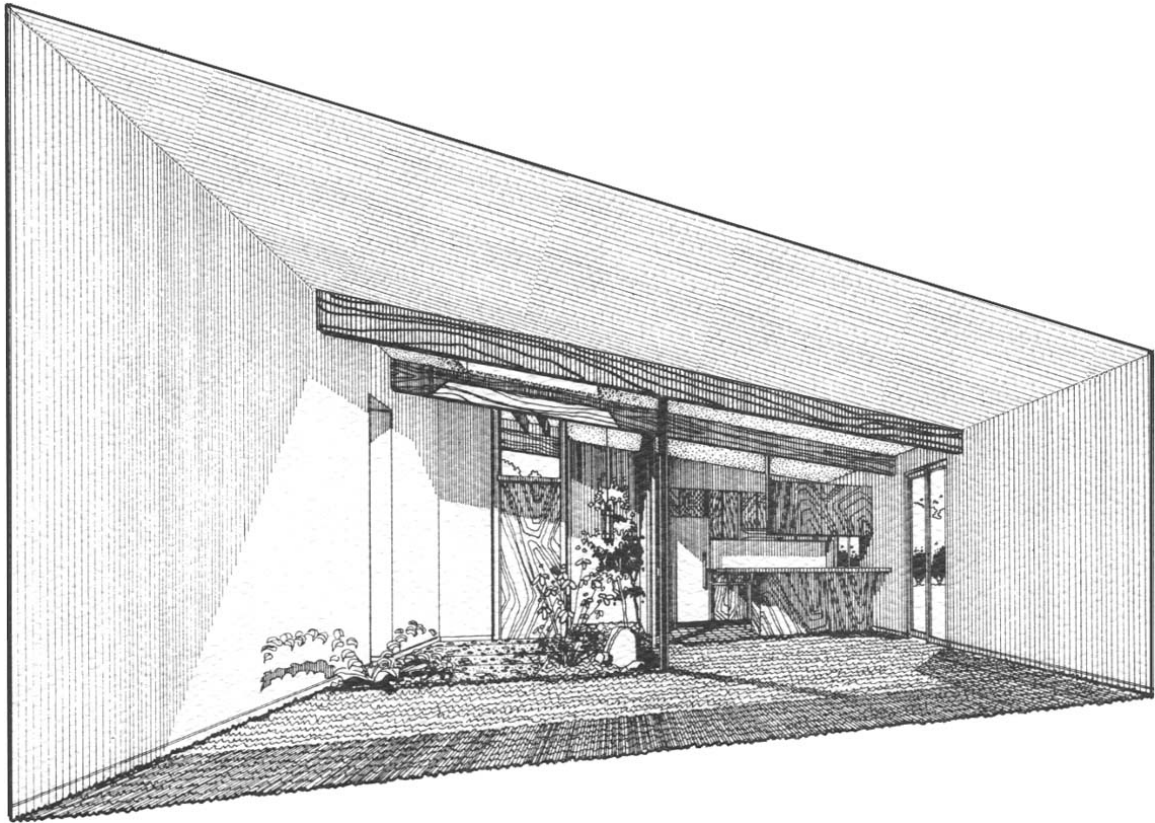


ARCHITECTURAL GUIDELINES



RIVER CITY COMMONS ASSOCIATION

2023

River City Commons Association
Government Code §12956.1

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Notice. After January 1, 2022, a Restrictive Covenant Modification form with procedural information for appropriate processing with the Sacramento County Clerk/Recorder may be found at the following link:

<https://ccr.saccounty.gov/DocumentRecording/Pages/RestrictiveCovenant.aspx>

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Note: The purpose of this update from the 2008 Architectural Guidelines is not to change rules but to make this document easier to use by RCCA members, its Board and Community Management team. The new 2023 Chapter IV contains the information from the Chapters IV and V from the original 2008 Architectural Guidelines. Like topics in the 2 chapters were merged, reorganized, minor corrections made and additional information was added to clarify areas that had been confusing.

Cover drawing is from a 1970's Strengh Bros. Home brochure.

River City Commons Association Architectural Guidelines

I. INTRODUCTION

With the introduction of this community and architectural reference, we hope our members will have a clearer, common understanding of the vision intended for our community at its inception. Since the late 1970's, River City Commons Association (RCCA) owners have made changes to the exterior of their houses and landscaping that, perhaps unknowingly, do not conform to the architectural integrity of the RCCA development. In addition to the benefit of a single vision for our shared community, we hope owners will gradually restore their homes to be compatible with the original modernistic architectural style and be inspired to keep their landscapes well groomed.

About This Document

The objective of this document is to:

- Explain the purpose and governance of homeowner associations, in general, then specifically for RCCA
- Promote a sense of community and encourage us to be good neighbors
- Promote an understanding of architectural integrity and an appreciation of our modernistic architecture
- Show architectural components compatible with our vision
- Provide rules regarding the external appearance of our houses and landscaping
- Promote attractive landscapes while trying to help owners avoid costly mistakes or affecting their neighbor's landscape negatively

Homeowner Associations (Common Interest Developments)

What is a homeowners association (HOA) or common interest development? HOAs are organizations set up to ensure that each owner's investment in the owner's particular lot and each owner's interest in the common property and assets in the subdivision, are protected. There are tens of thousands of them all over the United States. Each HOA is governed by its own set of legal documents, which includes:

- 1) Articles of Incorporation,
- 2) Conditions, Covenants, and Restrictions (CC&Rs), and
- 3) By-Laws.

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In addition, HOAs must operate within federal and state laws. In California, this includes the Davis-Stirling Act. Periodically, the association must update their CC&Rs and By-Laws so that they are current with state laws. These governing documents inform owners (and prospective owners) how the association works and what is expected of them.

The Board of Directors (the Board), an elected body of volunteer homeowners, is responsible to manage association assets (i.e., common properties and monies) and ensure homeowner compliance with all its governing documents. Though certain duties or tasks may be delegated to other entities (e.g. property managers, service providers, and various committees), the primary responsibility rests on the shoulders of the elected Board Members.

River City Commons Association (RCCA)

According to the RCCA Articles of Incorporation, the purpose of our association is to:

- provide for the maintenance, preservation and architectural control of the residence lots and common areas (i.e., recreational park and 7 parking lots)
- promote the health, safety and welfare of the residents within the community

The RCCA CC&Rs require that no alterations, modifications, additions, or other improvements shall be made to the exteriors of residences and/or lots without obtaining architectural approval from the Board of Directors.

In order to fulfill the Association's duties to the membership, the RCCA Board adopts and maintains Rules and Regulations, which include these Architectural Guidelines. These Architectural Guidelines are part of our association's governing documents.

The RCCA Architectural Review Committee (the Committee) is a group of volunteers. One of the Committee's tasks is to establish and maintain consistent written standards for the physical appearance of our community.

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The Architectural Guidelines were developed with the purpose of helping owners maintain the exterior appearance of their houses and landscaping to a standard compatible with the vision of the original builder, Streng Bros. Homes and their architect, Carter Sparks. It allows owners reasonable flexibility to express their creative individuality without losing the identity of our modernistic community. When all RCCA members work toward this common standard, our collective ownership will benefit for many years to come.

Owners are required to submit applications for proposed changes to the exterior appearance of their residences and/or lots to the property manager who then forwards the applications to the Committee for analysis. The Committee members review the applications, advise owners on their plans, and make recommendations to the Board as to whether to approve or disapprove the changes. They may also suggest conditions or requirements for an approval. However, our Board makes the final decision.

Our property manager is responsible for inspecting properties for compliance with architectural and other rules. From time to time, either the Board or the property manager asks the Committee to act as a liaison to work with an owner on a specific improvement. For example, an owner may want clarification of a maintenance notice or need suggestions for compatible options to correct a non-compliant architectural change. Anytime an owner wants to discuss their ideas before submitting their applications, the owner may contact our property manager, who will notify the Committee to get in touch with the owner wanting assistance.

About Our Community

RCCA is a Streng Bros. Homes common interest development comprised of 196 single family and half-plex homes built between 1978 and 1981. Each owner of a lot within this development is a member of the RCCA homeowner association.

The members hold property in common including guest parking lots at the end of six courts and a fenced, locked recreational park with additional parking. In addition to landscaping, the park has a children's playground,

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Architectural Guidelines

basketball court, two tennis courts, paddleball court and an inner fenced and locked compound enclosing two pools, a spa, barbeques, and a covered picnic area attached to a pool house. Access to the park is through two main gates located on Truxel Road and River City Way. The homes along the north side of the park have wooden fences with gates opening into the park.

RCCA community is located north-west of the West El Camino and Truxel Road intersection in Sacramento's South Natomas neighborhood. It is bounded by Truxel Road, Millcreek, and Bannon Creek Drive.

**River City Commons Association
Architectural Guidelines**

II. ARCHITECTURAL CHANGES

Architectural Components

Architectural components on the exterior of owner lots include, but are not limited to these:

Building Architecture
<ul style="list-style-type: none"> • Body of House: front doors, garage doors, exterior walls, lights, house numbers, front windows and patio doors, trim or any other embellishments
<ul style="list-style-type: none"> • Color on any part of the house, fences or gates
<ul style="list-style-type: none"> • Roof Area: roof, fascia, beams, overhang, gutters, downspouts
<ul style="list-style-type: none"> • Service Equipment: satellite dishes, cable boxes, cables, mailboxes
<ul style="list-style-type: none"> • House Elevations – one story house
Landscape Design
<ul style="list-style-type: none"> • Softscapes in the Landscape: trees, grass, groundcover, shrubs, vines, other living vegetation, and mulches
<ul style="list-style-type: none"> • Hardscapes in the Landscape: concreted areas (drives, walks, and mow strips), walkways and paths, structures, furniture, benches, fences, gates, fenced courtyard or sideyard, patios, patio covers, arbors, pergolas, gazebos, trellises, fountains, decorative items (e.g. statues and plaques), structures or equipment projecting over the fence, pools, spas, borders, rocks, gravel, mulch, pots, irrigation system
<ul style="list-style-type: none"> • Miscellaneous: garbage, recycle and green waste can storage

River City Commons Association Architectural Guidelines

Good Neighbors

RCCA lots typically have small yards, which put us in close proximity to our neighbors. Therefore, changes we make may inadvertently affect our neighbors negatively. Therefore, in order to be good neighbors, we should review our planned projects with nearby neighbors so they are aware of any changes that may affect them. Remember this may apply to the neighbors behind you, if your plans include something that will be visible above the fence.

Be aware that your neighbor has the right to discuss your plans with the Board. Also, be aware that the Architectural Committee and the Board have the right to ask nearby neighbors for their opinions and suggestions on your project before final approval.

It is important that significant architectural components be a similar style throughout the community including:

- street-side windows and patio doors
- garage doors
- fences
- house lights, numbers, and paint color
- roofline, especially exposed beams

When owners of adjoining half-plexes coordinate these significant architectural components, the result can be an increase in the aesthetic and market values of the two homes. Half-plex owners share the responsibility for driveway divider maintenance. Therefore, they should share the decision-making on its design. We encourage these owners to coordinate landscape design and plantings so that they, also, are complimentary. The entire neighborhood can benefit with coordinated efforts like this.

Government Code and its Enforcement

Owners must ensure that proposed architectural changes comply with Sacramento City, Sacramento County and California laws, whether the project requires a permit or not. Architectural components restricted by City Code usually include but are not limited to fences, roofs, windows and

River City Commons Association Architectural Guidelines

doors, concreted areas, and landscape (design and maintenance). There are complex Sacramento City Code regulations that apply to fences. City Code regulations for fence extensions (additions) are based on the original fence lines when the house was built so we have included this information for you in Chapter IV Original Architecture.

City Code changes from time to time so be sure to check that your plans comply with current laws. You can check their website or talk to a Development Services planner at a City Permitting Office (they can be very helpful). Be sure to consult the Sacramento City Permitting Office before submitting your plan to the RCCA property manager.

To help our association keeps its property management fees down, please contact the City to report health, safety, nuisance or graffiti issues and city code violations instead of our property management company. Most of these issues are not part of the RCCA Association's responsibility or the property manager's job.

RCCA Architectural Rules and their Enforcement

The RCCA CC&Rs require that owners obtain approval from the Board of Directors before making alterations, modifications, additions, or other improvements to exterior *architectural components* of residences and/or lots. Failure to follow our RCCA CC&Rs or our Rules and Regulations may result in monthly fines until the owner reverses the change, the Board hires a contractor to reverse the change and charges the owner, or the Board approves the change.

If you do not have a copy of the CC&Rs, Rules and Regulations, or a Home Improvement Application form, call the property management company. Find their contact information in the monthly RCCA newsletter.

By following RCCA recommendations and rules, we can:

- Maximize our property values
- Ensure the architectural integrity of our community
- Maintain an attractive, coordinated look
- Keep this a neighborhood we can be proud to live in

River City Commons Association
Architectural Guidelines

III. ARCHITECTURAL INTEGRITY AND STYLE

This chapter introduces the concept of architectural integrity and provides an historical perspective of the builder's original vision for the architectural style of our community. This information is provided to help better understand the purpose of these guidelines.

What is Architectural Integrity?

Many people buy houses for the uniqueness of architectural style such as the ornate Victorian style houses in downtown Sacramento, the Arts and Crafts styled bungalows with large front porches supported by chunky square posts in mid-town, the adobe pueblo-style houses in Santa Fe, and the modernist (mid-century modern) style of our RCCA community.

Architectural integrity means the intactness of the building as an architectural system (its plan, features, materials, finishes, and structural system). A loss of architectural integrity can occur when owners make changes, such as removing architectural elements (e.g., house lights and numbers, bold exposed beams, windows), applying inappropriate coatings (e.g., wood covered with stucco or stucco covered with vinyl siding), adding elements or extensions with styles obviously different from the original.

Today, homebuyers and owners want architectural integrity, not a haphazard mix of styles all in one house. When houses within a planned community, like the RCCA homeowners association, become a hodgepodge of styles, the whole community loses its architectural integrity and property values can be affected.

Maintaining historical integrity comes from identifying the original architecture, then conserving or preserving those elements in their most authentic state. It is okay to change some things in the interest of functionality (e.g., to increase security or reduce energy use), as long as you maintain the style of the home. Changes to the exterior should be compatible (i.e., similar or complimentary) with the original architecture. It is the responsibility of the RCCA Board of Directors to ensure that members follow the rules created to protect the developer's original vision and our

River City Commons Association Architectural Guidelines

property values. This is why all changes to the exterior of the lots must be reviewed and approved by the Board before projects begin.

Through the years, RCCA owners have heard this story repeatedly, "We have been looking at homes for months, and then we found this community of unique homes. We just had to live here." Even though our homes are modest, we can be proud of their distinct style designed by an architect known and respected for his modernist building designs.

FYI: When you make changes, inside or out, consider saving any original fixtures that you replace because the next owner may want to restore the house to its original appearance.

Modernist Architecture: the Builders' Vision

The style of our houses is called "modern" or "modernist" architecture. Modernism became a popular architectural design movement from the late 1800's to 1984. It started in Europe and the United States then spread throughout the world. Architects working in this design style typically:

- Adopted the principle that the materials and function determine the resulting design,
- Adopted glass, steel and concrete as preferred materials (in addition to traditional wood),
- Used machine-made elements and mass-production (as opposed to hand-crafting),
- Rejected ornamentation,
- Simplified form and eliminated unnecessary detail,
- Rejected historical styles as a source of architectural form.

The clean *modernist* lines of Joseph Eichler's San Francisco Bay Area homes featuring classic post and beam construction inspired brothers Jim and Bill Streng (homebuilders). A local architect, Carter Sparks had worked for the architectural firm that designed for Eichler. Streng Bros. Homes hired Sparks to bring a new interpretation of the *modernist* home to the Central Valley.

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Their new interpretation of *modernist* architecture featured a "less is more" approach characterized by the architecture of Ludwig Mies van der Rohe and the flowing interior spaces, projecting roofs and warm woodsy styles of Frank Lloyd Wright. Architects Louis Sullivan, and Greene and Greene also influenced Sparks. Our developer, Jim Streng, considers our architecture to be the type of modernist design called "mid-century modern".

That is why the simple exteriors of our houses are not embellished with decorations, such as brick wainscoting, fake window shutters or curlicues. Our homes are horizontal in style with flat or low-pitched roofs. Some have bold exposed wood beams, wide fascia and overhangs. For the RCCA community, Streng Bros. Homes and Sparks used a standard color palette of muted earth tones for the exterior that has created a harmonious, blended look for our community. Their standard was to paint both half-plex units the same color so they would blend with each other instead of contrast or compete. The beauty of our home's *modernist* architectural design is the simplicity of the exterior and the intended surprise with the interior.

Originally, brightly colored front doors on RCCA homes beckoned invitingly and teased the imagination of what is inside. When entering the home, one pleasantly confronted space and light from the open floor plans, high or vaulted ceilings, walls of glass windows and doors, and cathedral windows at the gables. Exposed aggregate in the entry, large skylights, earthen-floored wall-less atriums, and sliding glass doors opening onto backyard patios emphasized the merging of indoor and outdoor spaces.

Following his philosophy that "simplicity is the essence of good design", Sparks designed the RCCA community with high standards and Streng Bros. Homes made them affordable for homebuyers who love *modernist* architectural design.

For a copy of "RCCA Original Architecture" containing photos and written descriptions of our original architectural components, find it on rivercitycommons.com or call the property manager.

River City Commons Association
Architectural Guidelines
IV. Guidelines for Architectural Components

A. INTRODUCTION***Reminders:***

- The RCCA CC&Rs require that no alterations, modifications, additions, or other improvements shall be made to the exteriors of residences and/or lots without obtaining architectural approval from the Board of Directors by submitting a Home Improvement Application (HIA).
- Before submitting your project requests to our community manager, check with the City to determine if your project meets City Code requirements and if it will require a permit. Permits are usually required for projects such as landscape irrigation, roofing and laying concrete.

Important:

- Rules stated in this Architectural Guidelines document shall take precedence over rules in the RCCA Rules & Regulations document.
- We are **not** requiring owners to remove or undo architectural changes, which were previously approved by the Board, or complied with the CC&Rs, and Rules and Regulations in effect at the time of the change. However, ALL future changes shall comply with all RCCA governing documents in effect at the time. In addition, this document shall not change any ongoing out-of-compliance issues.

Photo examples are presented here to assist owners in making decisions about future changes to the exterior architectural components of their houses and landscaping. The term ***compatible*** refers to a look or condition that is similar to or blends with the original architectural vision of our builders and architect. The term ***incompatible*** is used when the component is too ornate, too big, brightly colored, negatively affects the neighborhood (physically), or has a style that detracts from our modernist architecture.

River City Commons Association
Architectural Guidelines
IV. Guidelines for Architectural Components

B. BUILDING ARCHITECTURE

House Elevation

- Houses shall remain one (1) story.

COMPATIBLE:

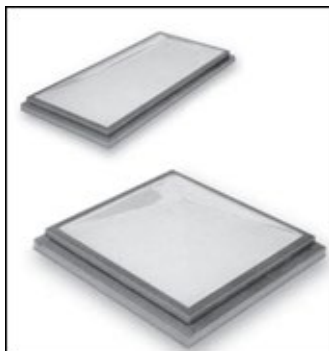


(Half-plexes with matching garage doors, color, windows and lights)

Roof Area

- Original rooflines of gabled and flat roofs shall remain the same as the originals.
- Seamless gutters are acceptable but shall maintain a similar line (i.e., slope) as the original roofline.
- Adding downspouts or changing downspouts to Asian rain chains shall be acceptable.
- Skylights shall not be replaced with dormer boxes.
- Roofline fascia board, beams and overhang shall not be covered with stucco.

COMPATIBLE:



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IV. Guidelines for Architectural Components

Eaves, Downspouts

COMPATIBLE:



(Downspout same color as body of house)



(Roof flashing same color as fascia)

INCOMPATIBLE:

(Roof flashing should be same color as fascia)



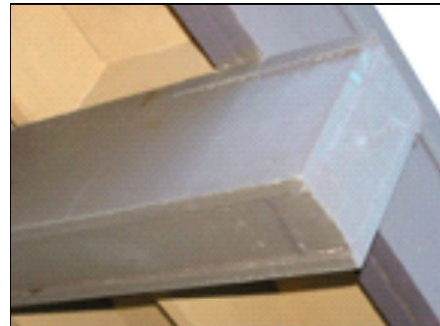
(Downspout should match house body color)



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IV. Guidelines for Architectural Components

Beams

Recommendation: For optimal architectural integrity, it is recommended that exposed beams be maintained at their original size, shape, and projection. To minimize future damage and repair costs, repair sun damage and dry rot as soon as you see it. When repairing rotted or sun-damaged beams, they can be rebuilt to the original projection. To extend the life of the beams, install metal flashing caps on the top and ends of the beams.

COMPATIBLE:

(Beam restoration after dry rot repair)



(Original beam projection)

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IV. Guidelines for Architectural Components

Beams (continued)**INCOMPATIBLE:**

(Beam and fascia with dry rot and sun damage)



(Beam cut at an angle)

Utilities and Services

- Antennas, solar panels, satellite dishes and similar roof area equipment shall be located in back or on the side near the back, unless the service provider gives written notice that reception or function is unduly impacted in these locations.
- Service and utility boxes shall not be installed on the street-facing side of a house so that they are visible from the street.
- Inactive and obsolete cable lines shall be removed.
- Cable lines shall run from the street to the house under the ground, sidewalks and driveways and not be visible above the ground.
- Cable lines shall be strung together neatly along the base of the house, or discretely up the sides and under the eaves.
- Cable lines shall not droop or be draped along the body of the house, fascia, roof or overhang.
- Cable lines, and utilities and service boxes located on the body or fascia of the house shall be painted to match the background.
- Owners shall ensure that utilities and service companies follow the rules above.
- Personal mailboxes shall not be permitted.
- Air conditioning units, which are not installed on the roof, shall not be visible from the street or neighboring yards.

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IV. Guidelines for Architectural Components

Utilities and Services (continued)

COMPATIBLE:



(Cables tied together & run along base or under eaves)



(Box same color as background)

INCOMPATIBLE:



(Drooping cable line)



(Boxes & lines should match background)

River City Commons Association
Architectural Guidelines
IV. Guidelines for Architectural Components

Body of House

- Exterior walls on a house shall remain the same as its original T1-11 or stucco finish.

Front Doors

- Front doors seen from the street shall have a simple, modern design.
- French front doors seen from the street shall not be acceptable.
- Security doors visible from the street shall be black wrought iron or match the house body color.
- Security doors visible from the street shall have simple, straight lines and shall **not** be ornate.

COMPATIBLE: (Simple straight lines)



(Original front door)



(Black security screen door)

River City Commons Association
Architectural Guidelines
IV. Guidelines for Architectural Components

Front Doors (continued)

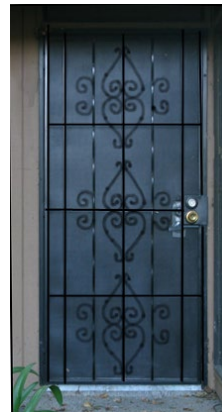
INCOMPATIBLE when facing street: (Ornate designs, curved windows)



(Panels)



(White security door)



(Ornate design)

River City Commons Association
Architectural Guidelines
IV. Guidelines for Architectural Components

Garage Doors

- Garage doors shall be the original flat T1-11 siding or other material with simple horizontal or vertical lines. Note: houses with stucco siding had original garage doors of flat wooden panel.
- Garage doors shall be painted the same color as the body of the house.
- Garage door windows, if any, shall have simple rectangular or square window panels with clear or sandblasted-like glass.
- Garage doors designed with large glass panels shall **not** be acceptable.
- Carports and garages shall **not** be converted to living spaces.

COMPATIBLE:

(Simple straight lines & pattern with square or rectangular windows)



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Architectural Guidelines
IV. Guidelines for Architectural Components

Garage Doors (continued)

INCOMPATIBLE:



(Ornate windows)



(Trim should match body color)



(Door should match body color)

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Architectural Guidelines
IV. Guidelines for Architectural Components

House Lights

- House lights shall be simple, modern and geometric in design such as a globe, tubular, rectangular, or square shape and shall **not** be floodlights.
- House lights shall **not** be made of clear glass or shiny brass, or have an ornate, carriage, or stagecoach design.
- House lights shall **not** shine directly onto the neighbor's lot, into the neighbor's windows, or onto areas of the street and beyond.

Reminders:

- Many house lights can be adapted to be motion detectors.
- When selecting and installing new house lights carefully consider how the light projects. The light should only illuminate an owner's sidewalk and yard area. Also, keep in mind that clear glass house lights with bright bulbs may be intrusive to your neighbor.

COMPATIBLE:



(Original)



(Has motion detection)



River City Commons Association
Architectural Guidelines
IV. Guidelines for Architectural Components

House Lights (continued)

INCOMPATIBLE when facing street:

(Ornate, floodlights)



River City Commons Association
Architectural Guidelines

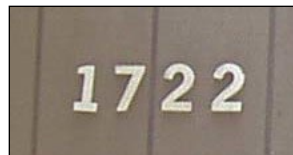
IV. Guidelines for Architectural Components

House Numbers

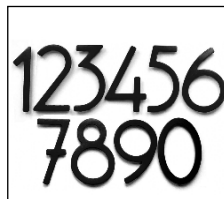
Each unit shall have house numbers on the house that are visible from the street at night by emergency crews.

- House numbers shall:
 - Have a font that is numeric, of simple design, and between 3" and 12" tall
 - Be a color that contrasts with the color of the house body so they are clearly visible
 - Have a dull or flat finish
 - **Not** be ornate such as floral porcelain or embossed arched plaques.
 - Be located on the body of the house for a house with no carport
 - Be located on the carport post, fascia or anywhere on the body of the house for a house with a carport

COMPATIBLE: (Simple, plain)



(Original)



River City Commons Association
Architectural Guidelines
IV. Guidelines for Architectural Components

House Numbers (continued)

INCOMPATIBLE: (Floral, ornate, arched or shiny brass)



River City Commons Association
Architectural Guidelines

IV. Guidelines for Architectural Components

Windows

Recommendation: For optimal resale value and architectural integrity, keep the window frames all the same style throughout the house.

- Windows shall be located in the same positions as the original windows.
- Replacements to the original Blomberg Window System windows shall be one of these styles:
 1. Blomberg Black Walnut aluminum in same style as original
 2. Window configurations with the same panes of plain glass, same overall size, shape, horizontal and vertical lines as the original frames; in addition, a frame no wider than 1 ½" and no deeper than 1".
- Replacements to the original Blomberg Window System patio doors shall be one of these styles:
 1. Blomberg Black Walnut aluminum in same style as original
 2. Patio door configurations with the same panes of plain glass, same overall size, shape, horizontal and vertical lines as the original frames; in addition, a frame no wider than 1 ½".
- Window frames visible from a neighbor's front yard, front entryway, sidewalk, or street shall be the original Blomberg Window System's Black Walnut finish or a color that closely matches the body of the house.
- Removable window covers such as framed sunscreens or security screens shall have narrow frames that cover the entire window; the frame shall be the same color as the body of the house or same dark black-brown as the Blomberg frames; their screening shall be brown or dark gray.

Architectural Guidelines**IV. Guidelines for Architectural Components****Windows (continued)****Three options to camouflage a window with frames in an unapproved color:**

1. Cover window with a frame, which shall:
 - Be with or without screen
 - Have plain design with straight-lines
 - Be made of wood or metal
 - Have the same horizontal and vertical lines as original windows
 - Cover the entire window frame
 - Be painted the same color as the body of the house.
 - Be removable for easy cleaning and maintenance
2. Paint window frame with a paint close to the Blomberg Black Walnut color by a professional window company prior to installation.
3. Spray-paint the window frames to match your house's body color using paint appropriate for your frame (e.g., paint especially made for aluminum, vinyl, etc.).

- Window awnings, roll-up shades, sun sails, canopies or any other covering shall not be used on windows visible from the street.
- Security bars or gates shall not be visible on the windows facing the street.
- Window shutters and window boxes shall not be installed on the house exterior facing a street.
- Window dressings visible from the street shall be neutral in color and design.

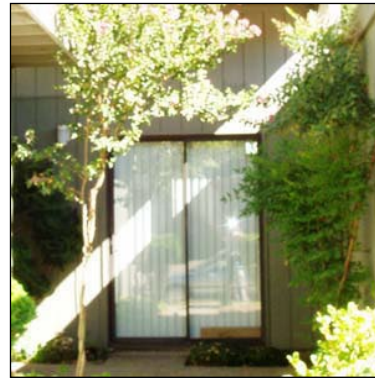
FYI: If you have a window dressing with a brightly colored or patterned fabric visible from the street, line it with a neutral-colored fabric so the window dressing color or pattern does not show.

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Windows (continued)

COMPATIBLE:

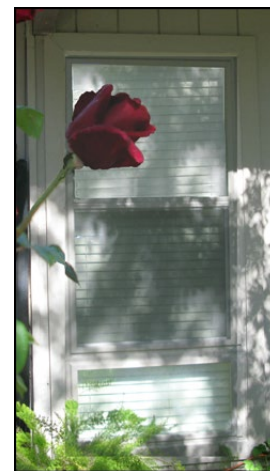
(4 Original Blomberg windows & patio door)



(Security screen)



(Sun Screen)



(Window trim color matches siding)

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Windows (continued)

INCOMPATIBLE when facing street:



(Window trim should match house body color)



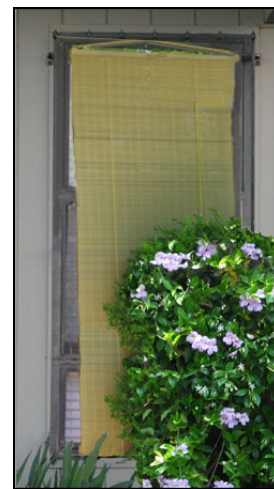
(White window frame)



(Two-pane horizontal window)



(Bars covering window)



(Roll-up shade)



(Window box and shutters)

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Windows (continued)

INCOMPATIBLE when facing or visible from street:



(White frame; altered window dimensions; paneled windowpanes; trim doesn't match siding; trim not at right angles)



(Colorful patterned window dressing)

(Window air conditioner)



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C. PAINTING AND PAINT COLORS

Painting Rules

- Owners shall use the authorized Kelly-Moore colors listed below or matching colors from the paint dealer of their choice. If using paint other than Kelly-Moore, get a color sample from the community manager or the Architectural Review Committee (ARC) and have the dealer match that color.
- Owners shall submit a Home Improvement Application package before starting to paint, to register their choice of authorized colors with the community manager for subsequent approval by the ARC.
- Utility and service boxes, and cable lines attached to the house shall be painted to match their background, which is usually the body of the house.
- The underside of the roof overhang (eaves) shall match the color of the fascia-beams, the body of the house, or be a lighter shade from the compatible color row.
- These shall be painted to match the body of the house:
 - downspouts
 - the concrete base below the siding or stucco
 - wood framing the windows and garage door
 - wood doors visible from the street
- When repainting the metal Blomberg window frames, owners shall use the Blomberg Black Walnut color or closely match the body of the house with a metal spray paint.
- Some houses have different roof elevations and owners may not notice the area under the elevated overhang. The owners shall paint all the siding and overhang eaves on the house including those under the highest point near the roofs.
- The paint sheen shall be either flat or satin.
- Owners shall abide by the color selection and painting rules described below.

Architectural Guidelines**IV. Guidelines for Architectural Components****Half-plexes**

Owners of attached half-plexes are strongly encouraged to paint the units with matching colors for optimal architectural integrity. Failing that, it is preferred that these owners coordinate their selections so they are from the same row of compatible colors.

Owners of attached half-plexes are responsible for painting ALL sides of their own house. However, they may agree to coordinate their painting efforts when the house positions are offset. When attached units are greatly offset and painted different colors, it can produce odd results. When colors are selected that do not match, these owners may jointly decide to allow each other to paint the offset areas facing their property line to match the color of their choice.

Authorized Paint Color Selection

The ARC maintains sets of authorized Kelly-Moore paint color samples listed in the chart below. For a general idea of the colors, see the samples displayed in the case located to the left of the pool gate.

To help you decide on your color(s), request to borrow a set by contacting our community manager or a member of the ARC. Please also contact them, if you need help to identify your current house color(s).

Once you have decided on your color(s), submit a Home Improvement Application that identifies the paint color by number and name to the community manager for review and approval by the ARC.

After receiving approval for your color(s), you may

- buy the specific Kelly-Moore paint color or
- use the Kelly-Moore sample color card at a paint store of your choice. They will use that card to produce a paint that is computer-matched to the sample color card. Before leaving the store, verify that the paint they mixed matches the color card.

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AUTHORIZED COLORS AND COMBINATIONS

Kelly-Moore paints

Row	Body (pick one)	Fascia-and-Beams (pick one)
1	228 Charro 412 Cargo 4547 Coconut Husk (aka Butternut*) RCC Taupe† (aka Taupe*)	228 Charro 412 Cargo 26 Oyster 417 Oxford Brown 4547 Coconut Husk (aka Butternut*) RCC Taupe† (aka Taupe*) HLS4225 Buckingham Palace (aka Chocolate*)
2	26 Oyster	26 Oyster 228 Charro 412 Cargo
3	216 Malibu Beige 217 Chadwick 197 Wood Moss (aka Monterey Gray*)	216 Malibu Beige 217 Chadwick 197 Wood Moss (aka Monterey Gray*)
4	231 Spanish Sand 171 Sand Pebble 36 Navajo White	231 Spanish Sand 171 Sand Pebble 36 Navajo White
5	230 Graystone 186 Keystone 27 Bone	230 Graystone 186 Keystone 27 Bone
6	178 Plymouth Gray	178 Plymouth Gray 4876 Wrought Iron Gate (aka Charcoal) **
7	HLS4206 Leather Chair (aka Cedar*)	HLS4206 Leather Chair (aka Cedar*) HLS4225 Buckingham Palace (aka Chocolate*)
8	304 Stonegate (aka Beachwood*)	304 Stonegate (aka Beachwood*)
9	4449 Wine Cellar (aka Red Brown) **	4449 Wine Cellar (aka Red Brown) **
<p>These colors are fascia-beam-only options: HLS4225 Buckingham Palace (aka Chocolate*) 417 Oxford Brown 4876 Wrought Iron Gate (aka Charcoal) **</p>		
<p>Eaves (under the overhang) this area may be painted same as body, fascia, or be a lighter color within the row.</p>		

* Our Strengh Bros.Homes architect, Carter Sparks, selected these colors for our homes in 1993.

** these are not authorized colors but have been approved on occasion as variances

Kelly-Moore paint. We have a 10% discount with the stores at 6800 Folsom Blvd. and 5101 Raley Blvd. Identify yourself as a member of the River City Commons Association, **account #212-RC-8080**. The paint stores do not keep records of our authorized paint colors, so it is important to ask for the specific color you want by name and number.

† RCC Taupe is a custom color. Any Kelly-Moore dealer can get the formula from the River City Commons Association account.

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Color Selection Rules

The owner shall choose one of these options:

- 1) Paint the house all one color (select one Body color from the chart).
- 2) Paint the house two colors (select one Body and one Fascia color from a single row on the chart).

Example of painting house **two colors** (Option #2 above)

Row 1/ body of the house - Charro

Row 1/ fascia and beams – Choice of Cargo, Oxford Brown, Oyster, Chocolate, Butternut or Taupe

The owner may **not** choose a color from Row 1 for the body and Row 2 for fascia and beams.

Things to Consider About Paint Colors

- If you choose a dark color for the underside, the spider webs will be more noticeable.
- If you choose a very light color for the fascia and beams, it will show stains from water and debris running off the roof.
- When a very light color is used on the body: 1) every little flaw in the wood, mark, ding, smudge, etc. is apt to show and 2) heat from sun is not absorbed as much as dark colors.
- When a very dark color is used on the body: 1) any light-colored smudge is apt to show and 2) heat from the sun is absorbed making the house hotter.

Architectural Guidelines**IV. Guidelines for Architectural Components*****Recommendations***

- To prevent paint from flaking off metal roof flashings (i.e., drip lines), wash the metal with a dishwashing solution, rinse thoroughly, and spray with vinegar before painting.
- For the best protection against sun damage and dry rot, paint all south and west-facing wood every two (2) years.
- Wash the house with a strong stream of water the day prior to painting.
- If you are changing the color, apply a primer first or the old paint may bleed through. For stucco (plaster) surfaces, first apply a primer then either an oil or acrylic paint.
- Some paints do not adhere well to previously painted surfaces. There are different paints for wood, stucco, metal and vinyl. Test your paint. Use a test area, wait one day, and then try to scrape it off. If it comes off easily, you will probably have peeling problems.
- There are products that will remove water stains. For example - Oxalic Acid or Dekswood (Flood Company).
- Use paint with a fungicide. This is important under the eaves.
- For your information, the wood siding is T1-11 fir plywood.

Architectural Guidelines**IV. Guidelines for Architectural Components****D. FENCING**

The **goal** for fencing is to:

- establish a consistent standard for the neighborhood
- avoid a fortress-like look
- avoid making the fence dominate the lot

Fence Extensions and Replacements**Wood Fences and Gates**

- Wood fencing shall be tri-stakes, straight-topped 1" x 6" boards, or capped 1" x 6" boards.
- As measured from the highest ground point, fences and gates shall be six (6) feet tall or lower.
- All fence panels along a shared property line shall be either all front (frame-side with rails) showing or all back (smooth board side) showing but shall **not** be alternating.
- On corner lots, all fence panels shall have the front-side facing the street.
- Wood fence panels and gates shall have a straight or capped top.
- To accommodate changes in the slope of the lot, fence tops shall be stair-stepped.
- Front entry gates shall **not** be made of wood (except as referred to below).
- Wood gates shall **not** have hinges showing to detract from a simple, clean appearance.
- Fences shall **not** have horizontal kick plates at the bottom which are visible from the street.
- Fences shall **not** have latticework.
- Wood fences and gates shall **not** be painted (except T1-11 plywood used on fenced courtyards, which shall be painted to match the body of the house).
- Weatherproofing products, if used, on wood fencing and gates that are visible from the street, shall be transparent with no color (i.e., clear).

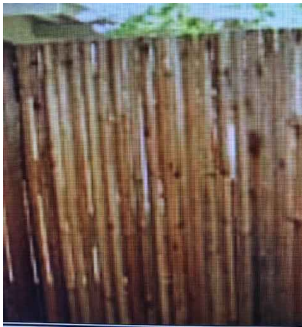
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Wood Fences and Gates (continued)

- Owners of lots located along the north side of the RCCA park shall maintain the fence bordering the park using capped 1" x 6" wood boards and shall have the fence panels facing the park.
- Owners of lots bordering a court parking lot shall maintain the fence bordering the parking lot using capped 1" x 6" wood boards and shall have fence panels facing the parking lot.

COMPATIBLE- 3 options for wood fencing:



(Tri-stakes)



Capped 1"X6" boards)



(Straight-top 1"X6" boards)

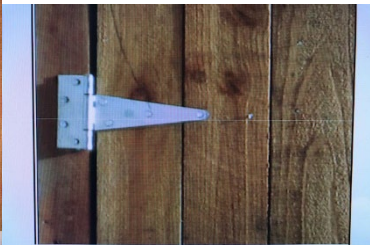
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Wood Fences and Gates (continued)

INCOMPATIBLE:



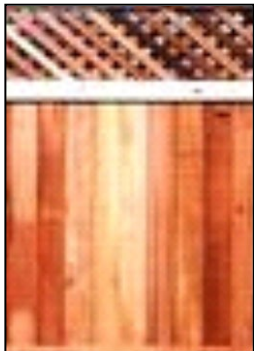
(Dog-eared top)



(Hinge visible from street)



(Bottom kick-plate)



(Lattice top)



(Fence creates a fortress-like effect)



(wood gate)

Architectural Guidelines**IV. Guidelines for Architectural Components****Wrought Iron Gated Entryway**

Optional front entry gates, which connect the front bedroom corner-area of the house to the common property fence, shall only:

- 1) be made of black wrought iron and
- 2) be allowed on non-corner lots.

Construction shall be as follows:

- Gate and fencing shall be six (6) feet high or lower.
- Gate and fencing shall be parallel to the front of the house and connect to the common neighbor fence along the walkway to the door.
- Gate and fencing design shall have simple, straight lines with a straight bar across the top and be made of black wrought iron.
- Gate and fencing shall **not** project beyond the front of the house.
- Gate and fencing shall **not** be ornate or have spikes or curves.

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Wrought Iron Gated Entryway (continued)

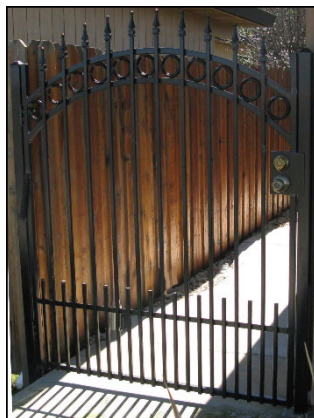
COMPATIBLE:

(Simple, straight lines,
black wrought iron gate)



INCOMPATIBLE:

(Ornate, spikes)



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Front Courtyards

A front courtyard may be appropriate for a lot depending on the size and shape of the lot, the style of house, and orientation of the house to the street, neighboring houses or parking lots. Houses with larger-sized alcove entries are usually appropriate for a courtyard.

The materials and design of front courtyard gates and fences shall be one of these options:

A. Black wrought iron

- Fence and gate shall have simple, straight lines with a straight bar across the top and shall have a maximum height of six (6) feet.
- Wrought iron fence and gate designs shall be similar to RCCA park fence except without spikes.
- The fence sides shall run parallel to the front of the house and driveway where feasible.

B. Capped T1-11 board

- Fence and gate shall be capped T1-11 siding placed on both sides of the fence and shall have a maximum height of four (4) feet.
- The gate shall not have hinges showing on the street-side.
- Fence and gate shall be painted the same color as the body of the house.
- The fence sides shall run parallel to the front of the house and driveway where feasible.

Architectural Guidelines**IV. Guidelines for Architectural Components****E. LANDSCAPE**

This section includes rules and recommendations intended to promote attractive landscapes while trying to help owners avoid costly mistakes or negatively affecting their neighbor's landscape.

Guidelines for a modern style garden (if desired):

- Lines: strong, uncluttered lines, absence of decoration/ Almost sculptural quality of space
- Shapes: simple and geometric, or flowing and organic
- Colors: crisp and clean, featuring strong contrast
- Vegetation: massive, architectural and strong in line (large-leaved hostas & spiky grasses are popular examples)
- Accessories – restraint, one item will reinforce the modernist concept of "less is more"

Design Rules**In yard areas facing the street:**

- Landscape shall contain a minimum of 33% living vegetation.
- Artificial vegetation shall **not** be visible from the street.
- Paths and yards shall **not** be made up entirely of dirt.
- Areas of exposed dirt in the landscape design shall be kept to a minimum for an attractive integrated landscape design.
- The design and maintenance of driveway divider landscape shall be the shared responsibility of both owners of attached duplexes.
- Driveway dividers shall be landscaped with plants and/or rocks.
- Driveway dividers shall **not** be covered with concrete or pavers.

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Design Rules (continued)

Anywhere on the property:

Any tree expected to be taller than 50 feet at maturity according to the Sunset Western Garden Book shall **not** be planted.

Prohibited trees include but are not limited to:
Italian Cypress (<i>Cupressus sempervirens</i>)
Coast Redwood (<i>Sequoia sempervirens</i>)
Italian Stone Pine (<i>Pinus pinea</i>)
Deodor Cedar (<i>Cedrus deodora</i>)
<i>Eucalyptus</i>

Softscapes

COMPATIBLE:

- Plants appropriate for Zone 14 according to the Sunset Western Garden Book (Note: for USDA system, we are in Zone 9b)
- Small to medium trees available FREE from Sacramento Tree Foundation
- Evergreens
- Birch and Japanese Maple trees
- Fortnight Lilies, Agapanthus, Wheeler's Dwarf, Heavenly Bamboo, Lantana, New Zealand Flax (*Phormium*), Azaleas, Camellias, Junipers, Mugo Pines
- Vinca minor, Asiatic Jasmine, Aptinia groundcovers



Crape Myrtle

Softscapes (continued)

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INCOMPATIBLE anywhere on lot:

- Trees over 50' according to the Sunset Western Garden Book
- Trees that will drop fruit on the sidewalk or walkway
- Trees with surface roots or notorious for entering pipes
- Invasive plants (e.g., running bamboo, ivy)



(Parasitic Mistletoe)



(Privets)



(Liquidambar)



(Pollard tree pruning)

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Landscape Materials facing the street

Recommendation: Water-permeable weed cloth under large areas of mulch, rock, gravel or sand can greatly reduce weed growth.

- Landscape material including but not limited to boulders, rocks, stones, brick, borders, pavers, retaining walls, stepping stones, mulches shall be primarily neutral in color (i.e., tan, brown, off-white, gray, and black).

COMPATIBLE:



(Exposed aggregate)



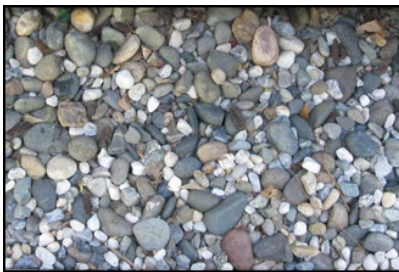
(Decomposed granite)



(River rock)



(Pea gravel)



(Salt & pepper)



(Mexican pebbles)

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Landscape Material facing the street (continued)

COMPATIBLE:



(Exposed aggregate stepping-stones)



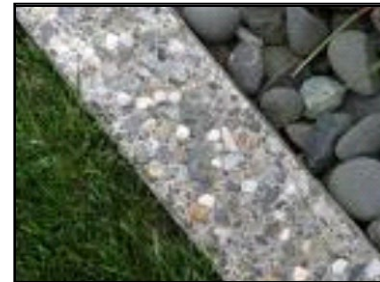
(Wooden poles as border)



(Tan/gray edging)



(Flagstone retaining wall)



(Mowing strips)



(Red or pinkish material, ornate design)

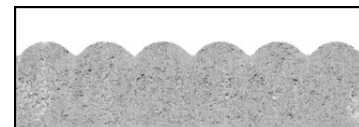
INCOMPATIBLE:



(Red lava rock)



(Red brick)



(Scalloped edging)

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Accessories facing the street

- Outdoor accessories (i.e., lighting, benches, pots, fountains, sculptures, statues, decorations, etc.) shall integrate with the landscape design of the yard areas facing the street.
- Holiday decorations shall be removed from sight of the street and neighboring yards within 15 days after the holiday.
- Lights shall **not** be installed on trees, shrubs or other plants in the yard facing the street on a permanent basis.
- Landscape lighting shall **not** shine into neighboring windows.
- The only type of furniture visible from the street shall be benches or chairs, which shall have a simple design (non-ornate) and be made of wood, concrete and/or metal.
- Fountains visible from the street shall have a maximum height of three (3) feet and have clean, simple lines.
- Decorative items (e.g., plaques or nameplates) shall only be installed on areas of the house that do not face the street.
- Pots shall **not** be placed on the driveway.
- Plants in temporary nursery containers shall **not** be allowed in yard areas facing streets.

COMPATIBLE:



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INCOMPATIBLE:



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Accessories facing the street (continued)

COMPATIBLE:

(Simple shape or lines)



INCOMPATIBLE:

(Ornate, double lamps)



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Accessories facing the street (continued)

COMPATIBLE:



(Simple Asian design)



(Simple shape and lines;
less than 3 feet tall)



(Simple shape and lines)

INCOMPATIBLE:



(Wall decorations)



(More than 3 feet tall)



(Fence/gate decorations)



(Arbor for vines or decoration)

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Architectural Guidelines**IV. Guidelines for Architectural Components****Pavement, Poured Concrete**

- Replacement of original driveways and walkways shall match the original exposed aggregate.
- Poured concrete areas shall make up no more than 40% of the yard areas between the house and the City sidewalks including driveways and walkways.
- Driveways shall **not** be altered for parking more vehicles in the driveway than the number for which the driveway or garage was originally designed.
- Driveway dividers shall **not** be paved with concrete.
- Curbs shall **not** be installed in driveway dividers.
- Mow strips in the yard areas facing the street shall be flat and neutral-colored concrete with a smooth concrete or exposed aggregate surface.
- Planting beds along the front and sides of the house shall **not** be paved.

Paths and walkways

- Paths and walkway areas facing the street shall be constructed in a professional looking manner.
- Paths, walkways and stepping stone areas facing the street shall be graded so the ground is even.

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Architectural Guidelines**IV. Guidelines for Architectural Components****Structures**

- Garden structures (e.g., sunshades, shade arbors, arbor to support vines, pergolas, trellises, gazebos, patio covers and awnings) shall be limited to the back yard, or side yards that do not face a street.
- Shade cloths and sun sails visible from neighboring yards shall be a solid neutral color (i.e., tan, beige, gray, black, brown, or off-white)
- Corrugated panels, reed or straw-like materials shall **not** be used for top covers of patios or other garden structures visible from neighboring yards.
- Non-garden structures including but not limited to: animal enclosures, sports equipment (e.g., portable basketball standards) and storage sheds, shall **not** be visible from the street, sidewalk or a neighboring yard.
- Any planned structure that will show above the fence line shall be submitted to the Board for approval.

Drainage

- Established drainage patterns shall be maintained to carry water to street gutters and storm drain systems.
- Drainage flow shall **not** flood neighboring yards.