1 ARCHITECTURAL RULES AND REGULATIONS

Preamble: As stated in the Architectural Rules and Regulations approved by the board in October 2011, any changes to Leaseholders’ space/unit prior to October 2011 cannot be cited as a reason for a variation to the following rules and regulations.

The leaseholder of an Architectural Application/Permit shall hold harmless Almar Acres Association, Inc.), the Members of the Board, its Committee Members and its employees from any claim, action, or proceeding against the Association concerning said Application/Permit.

1.1 Definition: A space’s property line shall be defined as the right side of the concrete slab that houses the electrical pedestal. To identify a space’s property line, when standing on the roadway facing the space, the right side of the concrete slab that houses the electrical pedestal governs the space’s property line.

1.2 GENERAL ARCHITECTURAL RULES

1.2.1 All new construction, installation or modification to leaseholds (including, but not limited to: sheds, decks, concrete works, skirting, etc) shall be approved by the Architectural Committee.

1.2.2 The “Architectural Application for a Permit” must be in writing. Alleged oral consent is null and void.

1.2.3 Any unapproved shed, deck, fence, concrete, skirting or other structure shall be removed immediately by order of Almar Acres Board of Directors.

1.3 ARCHITECTURAL APPLICATION APPROVAL PROCEDURE

1.3.1 Application for the above changes is to be submitted on an "Application for an Architectural Permit" form (hereinafter referred to as the “Application”, which may be obtained from any Architectural Committee Member, Board Secretary, Almar Acres' On-site Manager or the Almar Acres website

All Applications will be accompanied with a copy of the Architectural Rules.

1.3.2 The “Application for an Architectural Permit” form shall include the following:
1. Size, type, year and model of recreational vehicle
2. Planned date of arrival for placement of recreational vehicle or starting date of construction
3. Description of construction
4. Placement of walls, fences, concrete, decks, shed, waterlines, electrical lines or any other changes to the separate interest in setback allowance and size requirement as defined in Section 11.2 of the Architectural Requirements.
5. Architectural drawings from top and from all four sides. The drawings must show openings, steps, electricity and water lines and the type of materials used.

1.3.3 With his/her signature on the Application for a change of his/her leasehold, the leaseholder acknowledges that he/she has read and will abide by the Almar Acres Architectural Rules.

1.3.4 Application: After having received the leaseholder's "Application for an Architectural Permit" form, the Architectural Committee reviews it, then two members of the committee inspect the site before the application is approved or disapproved by vote of the Architectural Committee. The original Application of Architectural Permit shall be filed both in paper and electronically by the Chairman of the Architectural Committee.

1.3.5 The leaseholder is authorized to begin the project when he/she receives the "Architectural Permit Form" signed by two members of the Architectural Committee. The permit shall be posted on the work site in view of the street.

1.3.6 The Permit leaseholder shall complete the job within sixty (60) days, unless receiving prior approval from the Architectural Committee. It is the responsibility of the leaseholder to notify the Architectural Committee when the project is complete. There is NO responsibility of the Association to monitor the changes made to the separate interest during the construction process.

1.3.7 New applications will be automatically disapproved if there are current architectural violations of Sections 11.3.7 and 11.3.9 of the Architectural Rules and Regulations.

1.3.8 Approval: When the Architectural Committee receives notification of the completion, two committee members will inspect the site and, if approved, will sign the architectural permit.

1.3.9 Disapproval: In the event of disapproval, the leaseholder will be notified in writing of the problem needing correction. The written decision will include both an explanation on why the project was disapproved and a description of the procedure for reconsideration of the decision by the Architectural Committee. The leaseholder must acknowledge receipt of the correction notice. A time frame will be set by the Architectural Committee to correct the infraction in question. If the leaseholder declines to make the corrections the Board of Directors will meet to decide on the action to be taken.

1.4 ARCHITECTURAL REQUIREMENTS

1.4.1 All construction shall be of a size, type, color and composition to be aesthetically compatible with the general area.

1.4.2 Setback of recreational vehicles:
   1. From street of all residences shall be a minimum of five (5) feet.
   2. From the back property line shall be a minimum of three (3) feet.
   3. From the north stone wall on Dillon Road shall be a minimum of five (5) feet.
1.4.3 Recreational Vehicles shall be a minimum of three (3) feet from the right side of concrete slab that houses the electrical pedestal.

1.4.4 On Park Models with extending bay windows, the three (3) feet set back begins with the side of the unit. On motor homes and trailers will slide outs, extended slide outs can be no closer than two (2) feet from the right side of the concrete slab that houses the electrical pedestal.

1.4.5 Wheels and axles shall not be removed from recreational vehicles. The tongue shall be stored under the unit.

1.4.6 No one is allowed to repair or modify 120V or 240V service in the pedestal. Only personnel authorized by Almar Acres Association are allowed to open electrical pedestals. Spaces that have modified electrical services are responsible for any repair or replacement of wiring or appliances regardless of the voltage that appliance may use. The maximum main breaker on any electrical pedestal, Park Model or RV is 120V/50amps.

1.4.7 Electric stoves or electric clothes dryers are not allowed because the electrical infrastructure of the park is not sufficient to meet the additional electrical demand. Leaseholders with electric stoves and/or dryers are grandfathered until the Proprietary Lease changes ownership.

1.4.8 All new park models shall be skirted and painted within sixty (60) days. Earthquake tie-downs shall be installed pursuant to County of Riverside Regulations.

1.4.9 All awnings will be freestanding. Awnings erected before the implementation of these Rules and Regulations will be grandfathered. (Riverside County, Chapter 2.2, Article 9, §2466)

1.4.10 Completely enclosed structures with window(s) and/or door(s) are not allowed except for one (1) storage structure. A storage structure (shed) shall not be larger than a hundred (100) square feet and a maximum of eight (8) feet in height. The structure may be of metal or wood, such as T1-11 or other standard building siding.

1.4.11 Room-like structures must not be completely enclosed to be in compliance with County of Riverside Ordinance 348, Article XIXd, Section 19.98a.h (1), which permits ramadas and patio covers. A Ramada is defined a temporary or permanent shelter equipped with a roof but no walls, or only partially enclosed.

Room-like structural additions will have a minimum of twenty (20) square feet open non-enclosed ventilation area that may have louver, screens or screen doors. NOTE: Storm doors with hard panels in place are considered a wall.

Room-like structures will not have built-in heating or cooling systems.

1.4.12 No permanent structure, except those built of non-combustible material, shall be erected closer than eighteen (18) inches from the left property line provided a
minimum three (3) foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.

1.4.13 The construction of a deck and/or any structure on top of a deck has to be in compliance with County of Riverside Code.

1.4.14 Fences, walls and hedges must be no higher than six (6) feet in height. They may be constructed on back, left and right property lines if they are made of non-combustible material, such as concrete block or vinyl. (County of Riverside Ordnance 19.550.030.A.

All other fences of combustible material will be constructed a minimum of eighteen (18) inches from the left property line (unless on a fire lane or street) and a minimum of thirty-six (36) inches from the rear property line for the purpose fire control.

Fences, walls and hedges must not block access to electrical pedestal to allow for reading of meter.

1.4.15 If a leaseholder wants to access water and sewer connections on the left side of the space, he/she needs to file an Architectural Permit Form with the Association.

1.4.16 An area a minimum of twelve (12) feet wide and a minimum of twenty (20) feet in length from the street shall be reserved for vehicle parking.

1.4.17 To control dust and sand, any exposed ground, except for landscaped areas must be covered with crushed rock or concrete.

1.4.18 The leaseholder is responsible for weed, shrub and vegetation control. If the leaseholder does not comply with notification to cleanup, the Association has the right to enter spaces to clean up and to charge the Leaseholder for same.

1.4.19 Appliances (other than BBQs), such as refrigerators, washers and dryers shall not be seen from the street. No building supplies/materials or other personal material shall be stored in view of the street in front of the residence.

1.4.20 Laundry lines and/or any clothes hanging devices are allowed only if contained behind the recreational vehicle and not visible from the street in front of the residence.

1.4.21 Nothing shall be stored under un-skirted recreational vehicles.

1.4.22 Recreational vehicles and spaces must be kept clean and in sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate, or any fire hazard to exist.