

ARCHITECTURAL

1) Installations, additions and changes requiring prior written Committee approval:

- a) **Concrete or Wood Deck Patios** -- Architectural Committee will pay special attention to the possible effects any patio may have on proper drainage. Patio or wood deck must remain inside the unit boundaries. A copy of the approved plans or drawings will be retained by the Committee for its files.
- b) **Patio Covers** -- Details, structured plans, or drawings must be submitted to the Architectural Committee for preliminary approval. The standard patio cover should conform to current architectural guidelines. A maximum of sixty days from issuance of the Building Permit to patio completion is the rule. A copy of the approved plans or drawings will be retained by the Committee for its files. A City of Placentia Building Permit is required for all patio covers. Permits will not be issued by the City without a letter of approval from the Woodfield Community Association.
- c) **Exterior Patio Shelving or Counter Tops** -- Detailed plans or drawings for proposed shelving or counter tops must be submitted to the Committee for approval. All shelving or counter tops are to be painted the trim color of the unit and must be correctly installed. A copy of the approved plans will be retained by the Committee for its files.
- d) **Railings** -- Wrought iron porch railings may be used; however, they must be properly installed. The standard is wrought iron railing that has been used by the Builder and fencing with straight iron poles and no scroll work of any kind. A copy of the plans will be retained by the Committee.
- e) **Patio Gates** -- Patio gates may be used; however, they must be properly installed. The standard gate is of wood painted to match the fence of the unit or wrought iron, straight iron poles, no scrollwork of any kind and painted black. All hinges must be on the inside of the gate.
- f) **Privacy Screens** -- A privacy screen on the patio fencing between the homes is allowed in the duplex home only. They are not allowed between units in the row buildings. Before installing a privacy screen, it is required that you contact the Architectural Committee for approval and a list of conditions.
- g) **Exterior Antenna Wiring/Satellite Dishes** -- Television lead wiring is not permitted to run over the roofs of the homes or down walls. To install outside TV lead wire, contact the Architectural Committee for guidelines and approval. Satellite dishes must be mounted on fascia board. Mounting of dish on rooftop or in stucco is not permitted. No cable/wiring is allowed lying on rooftop. All wiring must be concealed and secured down the seam of the building and painted to match the surface. Attaching anything to the roof voids the roof warranty. Any homeowner who damages the roof will be responsible for the costs to return the roof to its original condition, any damages caused to any other units due to their installation, and any uncovered warranty work charged to the association on the entire building. Please use good judgment in placement of dish to be the least visible by neighbors and guests.
- h) **Key Pads** -- Architectural standards for key pads next to garage doors may be obtained from the Committee Chairperson.
- i) **Flagpole Brackets** -- One (1) Flagpole bracket per unit is allowed on wood trim and must be painted the same color as the wood trim.
- j) **Guttering** -- Guttering is allowed only on the rear of a home. Architectural approval is required.
- k) **Porch Lights** -- Must be consistent with the current architectural guidelines.
- l) **Screen Door** -- The ONLY screen door approved by vote of the residents is the retractable screen door. Approved for front entry and in-swinging door (Not approved

for garage doors). The only approved color is white. Screen door must be completely hidden when closed (retracted).

- m) **Mailbox** -- Existing mailboxes must be 41” high (per the U.S. Postal Service) and securely mounted to a post (not attached to garage wall). Posts must be straight and securely mounted in the ground. Mailboxes must be free of rust, peeling paint and stickers, decals or numbers of any kind. Mailboxes must conform to current architectural guidelines. New mailboxes must be in the same spot as the old mailbox. The style must be approved by the board.
- n) **Garage Doors** -- The Woodfield Community Association will allow for replacement of garage doors with the raised panel wood or metal doors provided they meet the following specifications: Doors must be constructed of Wood or (insulated) metal. Doors must be painted to match the color of the door being replaced. The number of horizontal sections is four when wood trim is added to a solid construction door or to a plain metal door. The number of raised panels is sixteen on the metal roll-up (four vertical rectangles x four horizontal rectangles).
- o) **Entry Doors** – Woodfield Community Association will allow for replacement of front entry doors per current architectural guidelines. All new doors require architectural approval.
- p) **Windows and Patio Doors** -- All glass windows must have a clear appearance (No colored glass or glass finishes). No grids may appear on glass. Single or dual pane glass is approved. Framing may be replaced with like framing (aluminum) or white vinyl framing. If you replace ONE window, you must replace ALL to match within one residence. Patio sliding doors must be a 2-panel sliding door. No French Doors are allowed. All windows and doors must be professionally installed and conform to current architectural guidelines.
- q) **Window Coverings** -- Permanent window coverings must be installed no later than 120 days from the close of escrow. Appropriate window coverings include: white, neutral, tans or beige blinds or shutters. Drapes or colored drapes must be lined with a neutral color. Curtains and exterior bamboo rolling shades are not considered to be permanent window coverings and should not be visible from the exterior of any unit. Furthermore, no mirrored or reflective tints may be placed on the window within the community.
- r) **Patio Lights** – Patio lights must be kept in good repair. All patio lights must have a globe or cover; no exposed light bulbs or flood lights. Broken patio lights must be repaired or replaced. Architectural approval is required as with all exterior repairs and replacements.

2) General additions not requiring written Committee approval:

- a) **Flower Boxes** -- Flower boxes may be set on window ledges, but not attached.
- b) **Exterior Christmas Lights/Decorations** -- Christmas lights/decorations are allowed if the following conditions are met by the resident:
 - (1) All hooks or nails used to hang the lights/decorations must be removed by the resident by January 15th.
 - (2) The resident is responsible for any damage done to the exterior of the homes as a result of their hanging up Christmas lights/decorations.
 - (3) Attaching lights/decorations to the roof is forbidden.
- c) **Peepholes** -- May be installed in front doors at the Homeowners’ expense.

3) Additions or Changes NOT allowed:

- a) Hot Houses or Green Houses

- b) Second Floor Sun Decks
- c) Enclosed Patios
- d) Window Decorations (Awnings, protective windows, bars, outside shutters, attached flower boxes, newspaper, bed sheets, or foil, except temporarily.)
- e) Room Additions
- f) Fiberglass or Aluminum SOLID patio covers
- g) Alterations to Existing Fences which deviates from approved architectural guidelines.
- h) Visible Dog Houses
- i) Flower Boxes or Pots, Patio Furniture, or items of any kind on garage roofs.
- j) Flag Poles

4) Signs

- a) One (1) 18” by 24” For Sale, For Rent, For Lease type sign per unit. Signs must be placed in planted areas and not in grass areas.
- b) Signs (“For Sale”) must be removed within 48 hours if sale or entry of the property into Escrow.
- c) Realtors are responsible for damage to sprinkler system when installing “For Sale” or directional signs.
- d) Signs must comply with applicable law.

5) Buildings

- a) Homeowners are responsible for maintenance of their units except for periodic painting and all roof repairs.

Contact the management company to obtain an application for approval of exterior changes or additions. In your request, identify your property by Lot and Tract numbers as well as the address; and whether you own or lease the property.

Send three (3) copies of the sets of drawings and/or a detailed description of your proposed changes, together with the application form, to the management company.