

MeadowCreek II Owners Association

MeadowCreek II Architectural Guidelines Tract Numbers 220 & 221

The purpose of these guidelines is to assist the lot owner and his/her architect in preparing house construction plans for review and approval by the Architectural Control Committee for MeadowCreek II Tract Numbers 220 and 221. It is not the intent of the Architectural Control Committee to discourage architectural creativity, but to ensure that aesthetic standards are maintained and that the proposed construction will preserve the architectural harmony and integrity of the MeadowCreek II subdivision.

One set of preliminary building construction plans shall be submitted to the ACC which shall include.

1. A plot plan of the lot showing all proposed improvements (including landscaping) at a minimum scale of 1" = 10'. Set backs from all property lines shall be shown on the plot plan.
2. Floor plans at a scale of ¼" = 1'.
3. Front and side building elevations indicating building heights, roof slopes, and roof eave overhangs.
4. A description of all exterior materials and colors of roofs, eave fascias, exterior walls, and door and window trim.
5. Proposed construction schedule.

Within 30 days after receipt of a completed submittal, the ACC will deny or approve the proposed construction. In granting or denying approval, the ACC may direct the applicant to modify the construction plan or to submit additional information as may be deemed necessary.

Review and approval by the ACC shall not constitute satisfaction of, or compliance with, the terms and conditions of Section 7 of the MeadowCreek II CC&R's, entitled "Architectural Control". Compliance with Section 7 requirements shall be the sole responsibility of the owner.

The following architectural guidelines will be used by the ACC in reviewing construction plan submittal.

- a. **Minimum Set-backs:** 25' front, 20' rear, 7.5' side.
- b. **Type of Construction:** No modular, pre-fabricated, or manufactured housing will be permitted.
- c. **Building Height:** No more than two full stories, 35' maximum.
- d. **House Size:** 1750 square feet minimum living space (excludes garage).
- e. **Roofs:** Metal or rock roofs will not be permitted. Recommended roofing materials are tile and premium asphalt shingles. Flat roofs are not permitted. Recommended roof pitches are 4:12 and 6:12.
- f. **Finishes and Colors:** Textured plywood siding, metal siding, or plastic siding is not permitted. All garage doors shall be wood or finished metal. Recommended color schemes include earth tones, pastels and other color schemes compatible with a high desert environment. High gloss and bright color schemes are not permitted.
- g. **Landscaping:** Front yard landscaping shall be completed within six months (6) of completion of construction. Landscaping shall include trees, shrubs and grass. A complete irrigation system shall be installed for all front yard landscaping.
- h. **Drainage:** Except where a drainage easement is provided, no lot shall be designed to drain onto any adjacent lot.
- i. **Fencing:** Side and rear yard fencing shall be installed within three months of completion of the building structure. Maximum height shall be six (6) feet. No fencing is permitted in the front yard. See CC&R's Section 6.25, for fencing materials and requirements.
- j. **Lighting:** All exterior lighting shall be shielded or hooded to eliminate glare or excessive illumination.
- k. **Roof Projections:** Unenclosed metal fireplace stacks are not permitted. Evaporative coolers or air conditioning units shall not be installed on the street side of the roof of any structure and shall not be visible from the street. No vertical antenna or any other projection shall project more than three (3) feet above the ridgeline of any residence.
- l. **Satellite Dishes:** Satellite dishes or similar antennas over 36 inches in diameter are not permitted. Roof insulations of such facilities are not permitted.

All submittals or inquiries should be directed to:

Architectural Control Committee
MeadowCreek II Owners Association
c/o Jo Ann E. Stoltz, E.A.
136 South Main Street, Suite 4
Bishop, CA 93514