

BOD approved these changes at the January 21, 2009 Board Meeting.

1. Ancillary Buildings and Gazebos (*Architectural Approval Required*)

A gazebo is defined as a freestanding roofed structure, usually open on the sides. All building plans must be submitted to the Architectural Committee for approval before start of construction. No residential ancillary building or gazebo may be more than four feet above party/perimeter walls. In the case of commercial buildings, architectural drawings are required.

An Ancillary building/structure is defined as any building/structure whether or not attached to the house and includes but is not limited to being used as a sunshade, ramada, pergola, or any other similar use or purpose.

Ancillary building roofs that are visible from adjacent properties must be tiled to match the house. Flat or open lattice roofs need not be tiled. Sidewalls, fascias and support pillars must be stuccoed and finished to match the house, when required.

Sidewalls of gazebos may remain in the natural wood finish or be stuccoed and painted to match the body color of the house. All free standing structures must be a minimum of three feet from any party/perimeter wall.

Freestanding fabric covered canopies and tents are not allowed. However, temporary freestanding fabric covered canopies, tents, or similar structures may be used during non-repetitive special events. They must be located a minimum of three (3) feet from any perimeter wall. Temporary is defined as not to exceed forty-eight (48) consecutive hours in any thirty (30) day period.

No temporary building, trailer, incomplete building, tent, shack, garage, or structure of any kind, shall be used at any time as a residence.

2. Awnings and Sail Shades (*Architectural Approval Required*)

An awning may be attached to a residence only in the side or rear yard. Awnings and canopies are prohibited in the front of a residence and on a side yard that is adjacent to a street. Businesses may install awnings. Only solid colors that complement the exterior finish are permitted.

Temporary canopies or other similar structures may be used during non-repetitive special events. They must be located a minimum of three (3) feet from any perimeter or party wall. Temporary is defined as not to exceed 48 hours.

5. Clotheslines (*CC&Rs, Article IV, Section 2, paragraph (k)*)

No outside clotheslines or other outside facility for drying or airing clothes shall be placed or maintained in Tatum Ranch unless they are not visible from neighboring property .

7. Decomposed Granite and Boulders [***Architectural Approval Required***]

Decomposed granite is permitted in a naturally occurring neutral earth tone color only. Use of naturally occurring neutral colored earth-tone boulders such as surface select/naturally weathered granite is also permitted. Use of plastic underliners is prohibited. (No sprayed/painted granite/boulders are permitted.)

Architectural approval is not required to replenish existing decomposed granite with the same size and shade of granite.

14. Garage Doors

Garage doors shall remain closed except when needed for yard and house maintenance or for access to and from the house. When garage doors are replaced or repaired they must be painted to match the body or trim color of the house; single or double garage doors must be of the same design and color.

16. Gates (***Architectural Approval Required***)

Replacement of a single gate with a new single gate shall not exceed 6 feet in height and 5 feet in width and comply with the Design Guidelines.

Replacement of a single gate with a double gate is allowed provided it is of the same type, design and color as the original single gate. Such gates shall not exceed 6 feet in height and 10 feet in width. The addition of hard surfaces in front of the double gates is not permitted. Entry through such double gates is approved for occasional use only and does not permit the area in front of or behind the double gates to be used as additional parking areas.

18. House Painting (***Architectural Approval Required***)

House paint colors must be chosen from the current approved color palettes that are available for review at the Association office. Colors chosen must be from only one color grouping from the Tatum Ranch color palette. Homeowners may choose to use one, two or three of the colors on the palette of their choice. As an alternative, homeowners may decide to paint their house the existing color(s). Prior to painting, an Application for Design Review identifying the colors selected must be submitted to the Architectural Committee for approval. The body of the house must be painted with a flat finish and garage doors may be painted with semi-gloss or flat finish paint in either a trim color or the color of the body color of the house. All exterior walls must be painted at the same time the house is painted. Wing walls must be painted the body color of the house. Perimeter walls must be painted Dunn Edwards color Brown Owl color #Q5-19D.

Houses painted with unapproved colors must be repainted with approved colors as described above.

19. Landscaping/Hardscaping (*Architectural Approval Required*)

Changes to the backyard landscaping do not require Architectural Committee approval as long as they are not visible over the rear yard walls. Plants used to landscape any visible area within Tatum Ranch must be from the Approved Plant List, which can be found at our website, www.tatumranch.org. No artificial plants or grass are permitted.

The additions of planters that use the perimeter/party walls as a retaining wall of the planter shall be submitted for approval. A moisture barrier must be used to prevent damage to the painted and/or stucco surface on the opposite side of the wall.

Decorative borders are not permitted in the front or side yards. Lot line delineation is allowed if it is flush to grade. Delineation of grass lawns is allowed with "mowing strips" of brick or natural or earth tone colored concrete. Front yard grass must be kept green year-round.

Grass areas may not exceed 10% of the total lot area. Grass in the front yard is limited to 2% of the lot size. The remaining 8% is allowed in the rear yard.

20. Landscape Maintenance

All landscaped and hardscaped areas shall be properly maintained. Maintenance shall include but not be limited to keeping the areas neatly trimmed and free of trash, weeds and unsightly material. Front yard grass must be kept green year-round.

No tree, shrub or planting of any kind on any lot, parcel or other area shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, bike path, equestrian trail, pedestrian way, the Golf Course or other areas from ground level to a height of eight (8) feet .

21. Lighting [(*Architectural Approval Required*)]

Exterior lighting fixtures on the house shall be of a design/color consistent with the style/color of the structure. No more than ten (10) low voltage landscaping lights may be placed in the front area of the house. Wiring must be concealed. All security devices and electrical lines mounted on the house shall be concealed in the eaves or by other trim and painted the color of the color of the surface to which they are attached.

Except for holiday decorations, no colored or twinkle lights are permitted.

Exterior lighting is limited to 40 watts per fixture for incandescent bulbs or 450 lumens. Security lights shall be no more than 100 watts for incandescent bulbs or 188 lumens.

Lights installed on lampposts are not permitted. Exterior lights including security lights must be shielded or directed so that lights will not shine onto a neighboring property.

**35. Signs (*Architectural Approval Required for Commercial Signage*)
(*CC&Rs, Article IV, Section 2, paragraph (m)*)**

A single "For Sale" or "For Lease" sign is only permitted in front of a house and shall not exceed 450 square inches, including the supporting structure. Attachments shall not exceed four in number and 400 square inches in total area.

In no case shall signs, placards or banners be placed or affixed to the surface of any residential structures. Signs shall not be placed over rear or sidewalls or on second story balconies. The exception is that residents are permitted one 'No Solicitor' sign not to exceed 28 square inches. This sign must be posted in the front entryway.

Not more than two security signs are permitted. They shall be mounted on a stake within one foot of the house and shall not be more than 16" from the ground to the top of the signs.

Permanent/temporary commercial signs or banners require approval by the Architectural Committee. A-frame or sandwich board signs are not permitted except for residential "Open House" signs which are allowed on Friday, Saturday and Sunday only.

47. Trellises (*Architectural Approval Required*)

Vertical Trellises attached to the rear patio of a residence are permitted. Natural wood or artificial wood-appearance trellises may be used if painted with a solid color that matches the exterior of the house. A trellis may be used to support a climbing plant selected from the approved plant list