



ARROWOOD MASTER ASSOCIATION DESIGN GUIDELINES



Revised & Approved: September 2023

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ARROWOOD MASTER ASSOCIATION DESIGN REVIEW GUIDELINES

I. PURPOSE

As set forth in the Declaration of Restrictions, the Design Review Committee (hereinafter referred to as the “Committee”) is vested with the power to review and approve all Improvements to all Residences in Arrowood Master Association. Such Improvements include, without limitation, additions, modifications and alterations to Residences, signs, fences, walls, landscaping, screens, window treatments, and attic fans, and any other modifications to the exterior of a Residence or other Improvements or alterations to your home.

The Committee does not seek to restrict individual creativity or personal preference, but rather help to assure continuity in design which will help preserve and improve the appearance of the Association community property and enhance the property values of all Owners in the Association.

Prior to the commencement of any addition, alteration, or construction work of any type on any Lot/Unit within Arrowood Master Association, you must first make application to the Committee for approval of such work. Failure to obtain approval of the Committee may constitute a violation of the Declaration of the Restrictions affecting your home and may require modification or removal of unauthorized works of Improvement at your expense. A building or other permit may be required by the City of Oceanside Building Department or other governmental agencies prior to the commencement of any work. The Association assumes no responsibility for failure to obtain such permits. Also, obtaining such permits does not waive the obligation to obtain Committee approval.

A. Design Review Committee

Defined in the Arrowood Master CC&Rs, dated May 10, 2002, Article VIII, Architectural Control, paragraph 8.1, page 33, the Design Review Committee (DRC), shall be composed of no less than three (3) members and no more than five (5) members, with the exact number of members set by the Board. All Committee members shall be appointed by the Board with the term to serve for two (2) years. The Committee members appointed by the Board must be members of the Arrowood Master HOA. Members of the Committee shall receive no compensation for services rendered other than reimbursement by the Association for any expenses that might be incurred in performing their duties. The Committee has the right to retain architects or other construction specialists as may be necessary to perform its duties. Board members may also serve as the Committee members. Any board member when serving as a committee member will also serve as the Chairperson of the Committee.

B. Appeals

Extract from the Arrowood Master CC&Rs, dated May 10, 2002, Article VIII, Architectural Control, paragraph 8.2, page 37, the Board has no obligation to adopt or

implement any appeal procedures, and in the absence of Board adoption of appeal procedures, all the Committee decisions are final.

However, the Board may reconsider an appeal on a case-by-case basis. If a homeowner disagrees with the DRC's decision on the homeowner's submitted architectural plans, which are disapproved by the DRC, he/she should submit a written request to the Property Manager for appeal within 30 days of the notice of the DRC's decision. The written request should state the reasons he/she believes that the board should overturn the DRC's decision. The hearing shall be placed on the agenda of the next board meeting by the Property Manager. The hearing panel is composed of majority of board members. The procedure for hearing is described in Section VIII.

The Board member who is also a DRC member shall recuse himself/herself from the DRC hearing case.

II. ARCHITECTURAL GUIDELINES

A. Submission Procedure Requirements

1. All Applicants

All applicants for Committee approval are to be made on the standard Arrowood Master Association Home Improvement Form attached as Exhibit A.

2. Submission of Applications

All applications are to be made to the:

Arrowood Master Association Design Review Committee

The Avalon Management Group, Inc., AAMC

3618 Ocean Ranch Blvd, Oceanside, CA 92056

Phone: (760) 481-7444 x103. Website: www.AvalonWeb.com

3. Fee Schedule

There will be NO fee for an initial home improvement form, per the published architectural design guidelines, to be submitted. If the DRC determines your plans require the review of a Landscape Architect, then the below fee schedule will apply, and the initial fee of \$175.00 will be required to be paid by the homeowner. This is allowed per the CC&Rs, section 8.2.2. Further, if you have a home with a bio-swale or retention basin, then your plans may also have to go to the landscape consultant as your plans may require a specialized review and the current consultant is known to the City of Oceanside who knows all their requirements. The fee starts at \$175.00 for this review to be paid by the homeowner. Checks are to be made payable to Arrowood Master Association.

Again, there will be no fee associated with applying for:

- a. Solar Panel Installation,
- b. Exterior painting with approved color scheme or approved color palette.

If required the review of a DRC architect, the following fee will apply:

- a. Review of initial landscape plans for \$175.00 (One Hundred Seventy-Five Dollars) per submittal for each residential lot.
- b. Review of plan for major renovation of front AND rear yards for \$175.00 (One Hundred Seventy-Five Dollars) per submittal for each residential lot (after review and approval of initial plan).
- c. Review of plan for major renovation of front OR rear yard for \$125.00 (One Hundred Twenty-Five Dollars) per submittal for each residential lot (after review and approval of initial plan).
- d. Review of plan for a minor improvement. Additional plant material or the addition of one (1) improvement (i.e., patio cover) for \$75.00 (Seventy-Five Dollars) per submittal for each residential lot.
- e. Upon receipt of Notice of Completion from Homeowner, Consultant will schedule a time with the homeowner to review the landscape installation for compliance with approved plans. Consultant will provide a report of acceptance of improvements or reason for denial.
- f. After review of plans as indicated above, any changes to said plans which require another review may be billed at an additional \$75.00 (Seventy-Five Dollars) per submittal.
- g. If the required number of copies of plan is not received, a \$20.00 (Twenty Dollar) reproduction fee may be charged.

** These fees are subject to change by the Landscape Architect Firm.*

4. Construction Drawings

Plans and specifications for works of Improvement must be prepared in accordance with the applicable building codes, and with sufficient clarity and completeness to enable the Committee to make an informed decision on your request. Plans must show the following information:

- a. Plot plan drawn to scale showing the following:
 - All proposed Improvements and relevant elevations, together with the desired location of such Improvement to the Lot/Unit.
 - Complete dimensions of the proposed Improvements.
- b. Description of materials to be used, including the proposed color scheme. Samples should be provided.
- c. Drainage plans (if applicable) where the established drainage pattern might be altered by the proposed Improvement.

- d. Floor plans (if applicable) showing overall dimensions and area of Improvements reflecting your preliminary design concept.
- e. Description of proposed construction scheduled.
- f. Landscape and irrigation plans with a plant materials list (if applicable).
- g. A photograph of the dwelling and the specific areas affected by the improvement. The images should include a wide-angle version to give context to the location in reference to the house, as well as any other pertinent angles.
- h. If proposed Improvements require access over the Association facilities for purposes of transporting labor or materials, written permission shall be required from the Association. Any such requests must be filed with the Board of Directors prior to the commencement of your Improvement.
- i. Any other information or documentation deemed to be necessary by the Committee in evaluating your request.

5. Submission of Application for Improvements

Please forward two (2) sets of your proposed plans and specifications, together with two (2) copies of the standard Home Improvement Form (Exhibit A), and two (2) copies of the Neighbor Notification Statement (Exhibit B), along with the following information to the Committee to constitute a complete Application. Applications submitted digitally do not need to provide multiple copies. Please contact Property Manager for the correct email address if electronic copy submittal is preferred. REAR YARD LANDSCAPING WILL BE COMPLETED ONE YEAR FROM THE CLOSE OF ESCROW. ALL PLANS MUST BE SUBMITTED TO THE COMMITTEE NINE MONTHS AFTER THE CLOSE OF ESCROW.

B. Failure to Comply with Required Procedures

If the Committee determines that a submittal to the Committee is insufficient form or content to constitute a complete application, it must notify the Applicant in writing within ten (10) days after the application is submitted. The notification will include a statement of why Application is not complete or adequate; otherwise, the Application as submitted shall be deemed to be adequate and complete.

C. Approval and Disapproval of Plans by the Design Review Committee

In the event the Committee fails to approve or disapprove an application for improvements by an Owner of a Lot in writing within forty-five (45) days after the complete application has been submitted to the Committee, approval of the application will be deemed to have been rejected by the Committee.

Approval or disapproval of plans by the Committee or the Board, in accordance with the process and procedures herein shall in no way make the Committee or its members, or the Board or its members, or the Community Association, liable to any Owner of the Community, or responsible for, or liable for, the improvements built after approval of the

plans, and the Owner whose plans are approved shall defend, indemnify and hold the Committee and the Board, and the members thereof, harmless from any and all liability arising out of such approval.

Upon approval of the Committee, the Owner shall diligently proceed with the commencement and completion of all work so approved in compliance with the approvals granted. The work must commence ninety (90) days from the date of approval unless the Committee has approved in writing a later date of commencement of such work. If the work is not commenced within ninety (90) days after the approval date, or such later time as been otherwise granted, then the approval shall be deemed cancelled, and the Owner must reapply for approval.

D. Enforcement

Failure to obtain the necessary approval from the Committee, or failure to complete the Improvements in conformity with the plans and specifications approved by the Committee, may constitute a violation of the Declaration of Restrictions and may require modifications or removal of any work or Improvement at your expense.

E. Violations

All Owners in Arrowood Master Association shall have the right and responsibility to bring to the attention of the Committee any violations of the standards set forth herein.

F. Inspection of Improvements

The Committee may inspect work at any time prior to completion to determine that the approval is being followed. The Committee shall inspect the work within sixty (60) days after a Notice of Completion has been delivered to the Committee by the Owner. The inspection shall be for the purpose of determining if the Improvement complies in all material respects with the approval as granted.

G. Notice of Completion

Upon the completion of any construction or reconstruction or the alteration or refinishing of any Improvement, or upon the completion of any other work for which approved plans and specifications are required, the Owner shall complete and forward a written Notice of Completion (Exhibit C) to the Committee within ten (10) days.

H. Statement of Compliance or Noncompliance

If at any time during the construction of any work, the Committee finds that the work was not performed or completed in compliance with the approval granted in all material respects or finds that the appropriate approval which was required for any work was not obtained, the Committee shall notify the Owner in writing of the noncompliance. The

notice shall specify in writing the particulars of noncompliance and shall set forth the requirements of the Owner to remedy the noncompliance. The Committee shall determine in its reasonable judgment whether an alteration, modification or improvement complies with the approval as granted in material respects. Minor changes, deviations or imperfections that do not negatively affect or impact the Community shall not be considered as noncompliance.

If it is determined that an Owner has not constructed an Improvement in compliance with the approval granted in all material respects, and if the Owner fails to remedy such noncompliance in accordance with provisions of the notice of completion, then after expiration of sixty (60) days from the date of such notification, the Board shall provide a Notice and Hearing to consider the Owner's continuing noncompliance. At the Hearing, if the Board finds that there is no valid reason for the continuing noncompliance, the Board shall then require the Owner to remedy the noncompliance as necessary and appropriate in the determination of the Board as to result in the improvement being rendered as reasonably in compliance as is appropriate for the overall good and benefit of the Community, or remove the same within a period of not more than forty-five (45) days from the date of the Board's determination.

If the Owner does not comply with the Board's ruling within such period, or within any extension of such period as the Board, in its discretion may grant, the Board may Record a Notice of Noncompliance (if permitted by law) and commence a lawsuit for damages or injunctive relief to remedy the Noncompliance.

I. Variances

The Committee undertaking review and approval may authorize variances from strict compliance with any guideline and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. The Committee granting any such variance shall state its findings of approval the reasons and rationale for such variance. Such variances may be granted only when unique circumstances dictate and no variance may be effective unless authorized in writing, and if not contrary to an express provision of the Community Declaration.

The granting of a variance in any one circumstance shall not stop or prevent the Committee from denying a variance in any other circumstance. The inability to obtain approval of any governmental agency or the issuance of a permit from a governmental agency, the cost of compliance, or the terms of any financing shall not be considered a hardship warranting a variance.

III. ARCHITECTURAL STANDARDS AND IMPROVEMENTS REQUIRING APPROVAL

A. Artificial Turf

Artificial turf may be installed in front and rear yards after receiving written approval by the Design Review Committee (DRC). Any installation without prior approval and compliance with the following requirements is prohibited. The goal of this approval process is to ensure that materials, installation, and maintenance conform to high quality community standards and avoid incongruous or unsightly landscaping selections.

1. Replacement of Existing Grass

Existing grass lawn (non-artificial) may be replaced one-for-one with artificial turf so long as the current landscape design is not altered. All request to substitute existing turf must be accompanied with product specifications, installation details and product samples shall be provided that clearly indicate the quality of the product, installation techniques and proper drainage and to document compliance with the adopted standards.

2. New Landscaping Designs

The term "artificial turf" shall apply to any synthetic turf product that is in the form of turf grass. Artificial turf shall occupy no more than fifty percent (50%) of the total front yard landscape area, excluding such hardscape features as walkways, driveways, and patios.

3. Submittal Requirement

All requests for the installation of artificial turf shall be accompanied by plan that clearly indicates the location and area, in square feet, of the total landscape area and the total proposed area of artificial turf installation. The plan shall include all other landscape areas and all other proposed improvements.

Artificial turf product specifications, installation details and product samples shall be provided that clearly indicate the quality of the product, installation techniques and proper drainage and to document compliance with the adopted standards.

Artificial turf shall be professionally installed as a permanent improvement and shall be integral to the landscape theme of the yard. The artificial turf product shall have a well perforated or permeable backing for drainage and shall be installed on a layer of compacted aggregate (such as decomposed granite) to facilitate drainage. It shall be regularly maintained, repaired if damaged, and replaced when no longer serviceable in the judgment of the DRC.

Artificial turf, like real turf, requires regular maintenance. Organic matter such as leaves shall be regularly removed. Debris and animal waste shall be regularly removed, and the turf shall be hosed or washed off to eliminate odors. Raking of the turf and/or replenishing of infill material shall occur as recommended by the manufacturer or if required for the turf to maintain a "natural" look.

4. Location

- a. Artificial turf shall not be used on any slopes that exceed 4 to 1 (twenty-five percent [25%]) in steepness.
- b. The original grade and drainage must be maintained.

5. Material Requirements

a. Submissions must include the following materials and information:

1. Completed Home Improvement Application including plot plan:
2. A description of the Artificial Turf System that will be used including specific information on:
 - Artificial Grass Surface including validation of total lead (Pb) content in yarn fibers
 - Definition of type and depth of aggregate base materials & site construction plan
 - Definition of soil stabilizing fabric including permeability specification sheet & MSDS.
 - Definition of infill materials including specification sheet & MSDS
 - Definition of seaming materials and adhesives including specification sheet & MSDS
 - Copy of manufacturer's warranty for all materials, workmanship, and builder's warranty statement for workmanship for construction (California Contractors are required to provide a minimum of 1 year workmanship warranty)
3. A description and proposed plan for drainage of the affected area; include materials lists and site plan.
4. A minimum 12" by 12" sample of the exact artificial turf or synthetic grass surface materials to be used - substitutions are not allowed without prior approval.

b. Minimum requirements for Artificial Turf System Installations are as follows:

1. Primary layer on native soil: non-woven, highly permeable soil stabilizing fabric for the soil type and conditions of the installation. Fabrics must be porous and not impede infiltration of normal watershed to appropriate drainage solutions required by any other related CC&R of property.
2. Minimum 3" – 5" of appropriate compactable aggregate base with subsequent or additional imported base materials and fabric layers, as required*

3. Acceptable artificial turf surface fibers include: Polyethylene (PE) Polypropylene (PP), Nylon (PA) with a minimum 6-year (Nylon (PA)) and 8-year (PE & PP) manufacturer warranty against UV degradation (fading and discoloration) and the style and color selection must compliment other adjacent natural lawn and landscaped grass within the community; must meet or exceed ASTM standards*. Acceptable backing materials include perforated, vertically draining, latex or polyurethane coated materials to provide optimum tuft bind and maximum permeability. Horizontally draining backings must not be infilled; infill materials are prone to migrate into drainage systems. Acceptable infill materials will include but are not limited to recycled rubber crumb, acrylic coated silica sand, recycled PET bead lets, thermo-plastic elastomer coated silica sand, semi round silica sand. Sub-angular silica sand may not be used as infill materials. All materials submitted for approval must be accompanied by test documentation which declare that the artificial turf yarn and backing materials are disposable under normal conditions, at any US landfill station (Total Content Leach Protocol (TCLP) test)
4. Infill materials, type, and amount, per square foot, installed, as suggested by the turf manufacturer, or based upon standard industry guidelines*
5. Surfaces must appear seamless, and edges must appear natural, and well groomed.
6. Total surface installation must be water permeable with minimum 25 inch/Hour Permeability Rating
7. All job materials used for surfaces must pass applicable fire retardancy ratings including pill burn test
 - a. Additional Requirements for Rear Yards that are not visible from common or public areas
 - Artificial surface must be of suitable materials, styles and color for the purpose intended and meet the minimum specifications noted above.
 - Specialized surfaces for putting greens, play areas, bocce ball and other uses are allowed in rear yards, only and must be engineered and installed as permanent construction. The use of artificial turf materials on existing hardscape such as patios or side-yard concrete driveways or pathways is subject to the approval of the Landscape Committee.

b. Additional requirements for Front Yard uses in visible sites from common or public areas

- Artificial surface must be of suitable materials, styles and color for the purpose intended and meet the minimum specifications noted above appropriate uses are for lawns and landscape elements only.
- Minimum pile height (individual turf blade height) is an average of 1.5 inches; classic slit film, monofilament, or a combination of blade styles; including texturized and knit de knit materials used for thatch are allowed Please note that all installations must appear natural at all times. Any deviation from a natural look due to improper installation or lack of maintenance will be in violation of these rules. Product improvements may occur at any time; the Landscape Committee will remain open to review new products and solutions as they become available and may modify, from time to time, the Artificial Turf Minimum Specifications and Guidelines.

B. Awnings/Canopies/Sunscreens

1. Permanent and temporary awnings, canopies, and retractable window shades of any type must be approved by the architectural review committee prior to installation.
2. The design, color, and style must blend with the design, color, and architectural style of the residence.
3. Fabric awnings shall utilize fade-resistant colors and materials, and may not be kept when frayed, split, torn, or faded.
4. Metal awnings shall be maintained and shall not be allowed to rust.
5. Permanent and temporary awnings/sunshades attached to the outer wall of the residence or patio cover, such as bamboo, woven grass, fiberglass, or reeds are permitted within the fenced yard of the residence and are not permitted in the front of the residence facing the street.
6. Window sunscreens are allowed provided that the frame of the sunscreen is not larger than the frame of the window; the color of the sunscreen frame matches the color of the window frame to which it is attached; and screen fabric must be black, dark brown or dark bronze.
7. Exterior security bars are not permitted over the windows of the residence.

C. Basketball Standards & Sports Apparatus

No basketball apparatus or other sports apparatus shall be attached to the exterior of any building, placed on any Lot or affixed in any portion of the Community Common Areas without prior written consent of the Board.

C. Brown Grass

The Arrowood Master Association (HOA) is unable to require owners to water their landscaping when a statewide or local emergency has been declared due to drought conditions. Owners have two options to maintain their landscaping during such declared drought emergencies.

1. Option 1, Drought Tolerant Landscaping

Homeowners may elect to remove living grass, shrubs, plants, flowers, etc. and install drought tolerant landscaping consisting of succulents, landscape rocks, river rock, decomposed granite pebbles, ground cover or ice plants. Softscape (shrubs, plants, artificial turf and/or other porous material) must occupy 50% of the total front or side yard areas.

Homeowners are required to submit new landscape plans for Architectural Committee approval. Homeowners shall receive written approval from the Architectural Committee prior to installing any new landscaping.

2. Option 2, Brown Grass Maintenance

Homeowners who are unable to adequately water their landscaping may properly maintain brown grass landscaping. Proper maintenance includes keeping their front lawns mowed, edged, weeded, neat, and clean. Mulch or bark must be applied to areas where the grass deteriorates to bare dirt greater than 4 square feet. It is recommended that a minimum of a one-inch (1") layer of natural mulch be spread over the lawn areas to prevent erosion or allow dirt to enter the storm drain system.

D. Color Scheme Program

No painting of a residence, building, fence, wall, or other structure shall be painted without the prior written approval of the Design Review Committee (DRC). An application must be submitted prior to painting any of the exterior elements of the house.

1. Approved Color Palette

For Homeowners that plan to repaint the exterior of the property, the paint colors must be within the HOA approved color palette. Homeowners need to submit an application whenever they plan to repaint their home, whether it is the same color

scheme or one of the current Arrowood Sherwin-Williams color schemes. There is a separate application specific to painting of homes which is included as Exhibit B, as part of the submission process, homeowners are required to use the Sherwin Williams Colorsnap Visualizer to submit a picture of their home with the proposed colors as a rendering. To use the Sherwin Williams Colorsnap Visualizer, please visit <https://www.sherwin-williams.com/visualizer#/active/scenes> . You will need a photo of the exterior of your home to start this process.

For example:

- stucco colors must be selected for stucco or the main body of the house.
- accent colors can be used for shutters,
- front door and garage doors have different set of approved colors, but homeowner may paint front door the same as the garage door,
- gate, stucco/wood/iron fence each has a different approved color,
- trim has different set of approved colors.

2. Fence and Gate Colors

Subject to prior DRC approval, acceptable finishes for fences, gates are:

- Wood: Must be stained or painted an approved color. Approved colors may be found on Arrowood Sherwin-Williams site.
- Stucco: Must be an approved color or color that matches the home's stucco color.
- Wrought Iron/Metal Gates: Must be painted semi-gloss or high-gloss in the color black.
- Vinyl: Must not be visible from the front and must be a vinyl fence manufacturing color (not painted) in White or an approved color that matches the home's stucco, wood siding or trim color.
- Cinder block: Must be painted an approved color or color that matches the home's stucco or wood siding or trim color.
- Hybrid Gates, which are constructed of both metal and wood must have the metal painted black and wood stained.

3. Driveway Color

Driveways may be the original concrete, or with the approval of the Committee, included in part or be replaced with pavers or stamped concrete, provided it's not stained concrete.

E. Property Coverage Programs

1. Drainage

No Arrowood homeowner shall change or modify lot drainage patterns that existed at close of escrow until the landscape plans have been approved by the Design Review Committee (DRC) and a licensed landscape Architect. Failure to make adequate provisions for proper drainage could cause major problems including, but not limited to trapped water that undermines the foundation and possible violations

of City of Oceanside, Storm Water Mitigation Plan (SWMP). Owners will be charged an additional fee (See enclosed fee schedule in the Architectural Guidelines) for all landscape plans reviewed by the Landscape Architect to determine if plans meet City bio-retention lot requirements, drainage restrictions, and architectural guidelines if required. Any landscape plans that alter the drainage or bio-retention lot requirement will require an analysis by a licensed civil engineer and Landscape Architect at the owner's expense. The analysis shall be submitted to the City of Oceanside for approval before the Arrowood DRC can approve the plans.

The Arrowood Master Association and/or the DRC are not responsible for the installation or maintenance of private yard drainage facilities. This is the sole responsibility of the homeowner and his contractor.

All (private) yard surface water (including hard and soft surface runoff, roof runoff and any other water runoff) must have a positive drainage away from buildings and water must flow from the backyard to the front yard/street. Runoff water may be collected into a landscape drainage system or by using swales installed during final grading prior to purchase by original owner. Types of drainage systems may include patio and deck drain inlets, French drains, rain gutters, etc. directed, via hard pipe from the backyard to the front yard and through a curb core, to the street. Roof drains/gutters cannot be attached to the underground drains. They must remain free flowing into the landscape. Drain inlets must be located though out all landscape, and hardscape areas, including side yards. This is subject to code change by the City of Oceanside.

2. Drainage for Bio-Retention Lots

Homes that sit on Bio-Retention lots will have restricted landscape modifications since all water runoffs must percolate into the Bio-Retention Pond for filtering. Therefore, the use of underground drains, widening of the driveway with concrete ribbons, removal of swales, wide side yard sidewalks that do not allow water runoff to percolate into the Bio-Retention Pond are not permitted. Once the drainage is filtered through the Bio-Retention basin, it may be released, via hard pipe through a curb core, to the street. No water shall leave the lot without first entering the bio-retention basin. No water may be directed to any Common

Area or other off-site area unless such drainage existed at the time of escrow and was approved by the City of Oceanside. This is subject to code change by the City of Oceanside.

3. Drought Guidelines

Landscaping plays a significant role in establishing Arrowood neighborhood character, best exhibited using plant materials that are rich in color and texture. Layered plantings tend to soften homes and hardscape. Considering frequent and persistent drought conditions in the area and legislation regarding HOA's and drought tolerant landscaping (xeriscaping), the Arrowood Board has formulated the

following guidelines to assist homeowners who wish to adopt water conservation friendly landscaping methods. We believe that it is in the best interest of the Master Association and our fellow homeowners to follow these guidelines as closely as possible to preserve both the beauty of our community and the value of our homes. Please be advised that all xeriscaping plans must be approved by the Design Review Committee (DRC) before beginning any work on the project. The Arrowood HOA Board, the DRC, and our contracted management company are available to answer any questions you may have and will work carefully with each homeowner to approve designs that further the underlying concept, while still maintaining the appearance of the neighborhood.

Because of the ever-increasing concern for water conservation and the increase cost of water, residents may consider using the principles of xeriscape or “California Friendly” landscaping in their front yards. Xeriscaping means using native and adapted plants which grow and sustain themselves with low water requirements and that can tolerate heat and drought conditions; it is an alternative to conventional, high water use landscapes. It does NOT include cactus or rock gardens that are more conducive to desert regions such as Palm Springs, New Mexico, or Arizona. They should include lush landscaping consisting of native and Mediterranean plants that provide a garden of greenery which are maintained using water efficient practices, e.g., drip irrigation. The City of Oceanside has been promoting xeriscaping for resource conservation and environmental protection.

Advantages of Xeriscaping:

- Cost savings on water bills.
- Conservation of diminishing water resources during drought periods.
- Prevention of pollution of surface and ground water from environmentally harmful runoff.
- Reduced yard maintenance requirements.
- Reduced need for costly fertilizers and pesticides.
- Aesthetically enhanced front yards vs “brown” and patchy lawns
- Attract hummingbirds, butterflies, and other wildlife into your yard.
- Pride in knowing you are doing something substantial to protect and beautify our community.

In the past, Arrowood HOA has always required full and green turf areas to cover most of our front yards. While many of us have been able to adhere to this requirement, we also understand that it has become difficult to attain due to several concurrent years of inhospitable climate conditions and the resultant city-enforced watering restrictions. Many of the Xeriscaping Guidelines are consistent with our Pre- Existing Landscaping Guidelines (DRC Rules, Bylaws, and Community Guidelines). The turf/grass percentage requirement is the only substantial change required to begin the transition to a more environmentally friendly landscaping policy. As such, Arrowood intends to manage xeriscaping proposals as “Requests for Variance”, but NOT a replacement of our Existing Landscaping Guidelines. The Xeriscaping Guidelines represent a new and un-tested policy for considering variances. As such, over the course of the next few years, there may be conflicts found between the two guideline sets. These will be

Arrowood Masters Design Review Guidelines

reviewed by the HOA Board, DRC, contracted management company, and the homeowner on a case-by-case basis, and any resolutions will result in a revised policy document. Please notify management if you find any conflicts so that a meeting is scheduled to discuss the issue and make any needed determinations. It is believed that we can work together to provide a fair and even application of the requested variances.

How to Request a Variance:

All landscaping plans, including xeriscaping plans must be submitted to and approved by the DRC BEFORE beginning any work on the project. Failure to gain approval in advance of doing work on the project may result in fines being assessed and may necessitate the return of your property to previous condition at the homeowner expense. Approval may require up to a month of research and multiple site visits (depending upon the extent of the proposed changes), so it is best to begin the approval process 2+ months in advance to avoid excessive project delays. The winter months are the best time to plan these changes and improvements (which is also true in standard landscaping). The variance request should be submitted using our Request for Architectural Approval form. You may mail the form or email it. Again, please allow time for the DRC to review and approve your request and feel free to contact us to verify that we have received it and to check on the status.

New Acceptable Standards for Front Yards – Xeriscaping Areas (Variance):

General Guidelines:

Fifty percent (50%) of the front yard softscape area may contain rock; it must also have plantings (bushes, shrubs, plants, flowers) interspersed throughout, at least every four-square feet (4 sqft) to soften the rock appearance. To soften the rock appearance, the plantings must have adequate breadth/depth and/or height one (1) year after planting. Recommended breadth/depth shall be at least one and a half (1.5) feet, and/or height shall be at least the same (1.5 feet).

The remaining percentage (50 %+) of the softscape area may also contain rock but shall contain plantings to cover the area (100%) sufficiently fully. This must be achieved within one (1) year of installation; the DRC reserves the right to require additional plantings to effectively cover bare planting areas if this is not achieved. Upon installation, all planting areas shall receive natural mulch so that no visible bare soil remains. The mulch shall be maintained and replenished until plants reach maturity.

Any proposed use of rock, stone, or boulders in the front yards shall be submitted with exact specifications of material type, size, and location. No artificial rocks or dyed rocks are permitted. Samples of desired material are to be provided for review to the DRC.

Xeriscaping areas must be surrounded by a border to clearly define the Xeriscaping areas from the Turf areas.

Dry stream beds must include living plant materials to soften the appearance of the rock.

Any materials used to restrict weed growth in the Xeriscape area must be hidden from view (covered by mulch or other acceptable material).

Xeriscaping areas are subject to the same maintenance requirements as other landscaping and must be always maintained to ensure an attractive appearance. Homeowners with neglected lawns, xeriscaping or otherwise, may be subject to fines. Plants shall be trimmed, beds must be kept weed-free, and borders must be edged. No plants may encroach on public sidewalks. Sickly and dying plants must be removed and replaced. Perennials that die back during winter must be cut back to remove dead material. This includes most ornamental grasses and other flowering perennials that go dormant to the ground in winter. Mulched areas must have fresh mulch reapplied as needed. You should plan to re-mulch at least once per year.

4. Equipment and Storage Sheds

No structure of a temporary character, trailer, tent, shack, garage, barn, or other outbuilding shall be installed or used at any time, temporarily or permanently.

- a. The location must be specified on the landscape plan.
- b. Design and material of the prefabricated shed must be approved by the Architecture Committee.
- c. Any non-prefabricated shed must have specific design plans approved by the Architecture Committee.
- d. Only one shed is allowed per home.
- e. Sheds shall be 8 feet tall or less and project no more than 1 foot above the fence line.
- f. The shed shall be no more than 100 square feet.
- g. No metal sheds will be allowed.

Prefabricated enclosed cabinets less than 6 feet tall and less than 10 square feet do not require approval.

5. Fencing/Walls/Planters

- a. All fencing/walls must not exceed the maximum height of six (6) feet.

- b. Side yard fencing can be one of three materials: painted wood with a cap; Slump block Wall matching the Arrowood perimeter wall or painted tubular steel.
- c. Side yard returns must be wood or a slump block wall, to match the adjacent side yard fencing/wall, with a wood gate. Color is to match the side yard fencing/walls.
- d. Rear yard fencing must match existing rear yard fencing/wall installed by the neighborhood builder.
- e. All raised planters which are to be placed adjacent to a building, patio wall or fence shall consist of four sides, be waterproof and have a flash wall installed.
- f. Installation of any fencing, walls or planters that are not an identical replacement for those installed by the neighborhood builder is not permitted without prior Committee approval.
- h. Tinted stains or colored stains require approval.
- i. Fencing is not permitted in or around the front yard of a residence.
- j. Vinyl fence should not be visible from front yard and requires approval.

6. Gutters and Downspouts

No gutters, downspouts, or scuppers to control water shed from roofs shall be installed without prior approval of the Committee. Such Improvements shall be primed and painted to match the surface color of its appurtenant Residence. Each Owner shall also ensure that the gutters and downspouts serving his/her Residence are kept clean and free of debris.

Once a year, each homeowner must certify to the Arrowood Homeowners Association that the gutters/downspouts are free of debris, screen covers are cleaned and reattached, all mechanical connections are repaired, and splash pads at the bottom of downspouts are maintained to prevent pooling of water. Down pipes cannot empty roof water into an underground drain. All roof water from gutters must allow water to flow to grass or concrete and drain into the soil.

7. Landscaping and Other Related Improvements

No Owner of a Lot/Unit shall make any alteration to the Association property, or Improvements installed by the neighborhood builder, or remove, plant, or replace any landscaping, planting, structure, furnishings, or other objects within the Association except with the written consent of the Board.

No landscaping, decks, balconies, patios or other physical improvements or additions shall be made by any Owner to any yards of a Lot (“Yard Improvements or Alterations”) which Yard Improvements or Alterations are visible from a Community Street or any portion of the Community Common Area until plans and specifications showing the nature and kind, shape, and location of the materials for such Yard Improvements or Alterations have been submitted to and approved by the Committee. No more than 50% of the front or rear yard and 80% of the side yard shall be covered with impervious, or other hardscape surfaces/structures. Impervious/hardscape surfaces/structures includes driveways, entry walks, patios, patio roof covers, pool decks, cabanas, gazebos, pool rooms, sheds, standalone structures, etc. Impervious surfaces include any surface that does not allow for water infiltration including weed screens or tar paper between the ground and mulch. Hardscape surfaces that do promote drainage, such as pervious pavers and decomposed granite, are considered by the MA and DRC, to be permeable surfaces and shall be considered when applying for landscape plan approval. The use of gravel, rock, dry stream beds, etc. shall not occupy more than 15% of the 50% requirement for permeable material for front yard areas. Rock gardens are not permitted. All other areas shall consist of planter areas consisting of trees, shrubs, ground covers, turf, or other natural surface such as mulch or natural rock or stone.

8. Outdoor Lighting

Exterior landscape lighting can be low voltage (12V) or solar powered. Higher voltage lighting shall be submitted for written approval by the Committee prior to installation. Lights shall be placed so they do not create an annoyance to neighbors as determined by the Committee.

Outdoor high voltage lighting shall be contained in the originated property; with the primary field of light produced by the lighting illuminating only that property i.e., there shall be no bright light entering neighboring properties. Spotlights, area lights, and similar lighting shall be directed within the light’s originated property.

Laser lighting and Drone lighting that enter, trespassing upon to neighboring properties are strictly prohibited.

Holiday lights and decorations shall not be displayed on a Lot not more than 30 days prior and 2 weeks after the holiday, and lighting rules from above paragraphs applied

9. Outdoor Furniture

Outdoor furniture shall be complimentary to the exterior color scheme of the buildings. Furniture in a state of disrepair, (i.e., torn cushions, rusting frames, faded or torn umbrellas), is specifically prohibited. Outdoor furniture being used in the front in areas, such as porches incorporated with the house and/or front garden patio areas which have been created, must comply with the following guidelines. This pertains to any furniture which is viewable from the front side of the house at ground level.

a. Temporary furniture created for such purposes as temporary use may not be permitted for an extended period. Temporary furniture may however be used temporarily on a situational basis such as a gathering. The furniture must be removed after such occasion. These include, but are not limited to:

1. Plastic formed chairs
2. Folding camp or sports chairs

b. Furniture designed for internal use may not be used at any time. These include, but are not limited to:

1. Couches
2. Overstuffed chairs
3. Furniture which has been designed to be used for continuous outdoor use, such as patio or garden furniture, is allowed. These include, but are not limited to:
 - a. Wooden or wood-like furniture, stained, varnished, or painted to blend with the colors of the home construction.
 - b. Metal constructed furniture Outdoor furnishings on display must be maintained in proper order and shall not be in a state of disrepair.

10. Painting of a Residence

No painting of a residence, building, fence, wall, or other structure shall be painted without the **prior** written approval of the Committee. Even if the same colors are to be used, an application, including the neighbor notification form, must be submitted prior and a NOC after.

11. Patio Covers

No patio covers shall be constructed without the prior written approval of the Committee. All patio covers shall be constructed entirely of wood, or wood simulated material, and shall be stained or painted to match the Residence trim or be white. No aluminum, metal, plastic, fiberglass, cloth, composition shingle or tile may be used.

All patio cover submittals shall include height, size of members, column, and post locations, spacing of members and setback distance to rear and side walls, etc. Patio covers are allowed in the rear and side yards only. The total area occupied by the patio cover shall not exceed 20% of the useable yard area. This shall include all portions of the patio cover including over hangs and eaves.

The patio cover shall maintain a minimum of a 10-foot setback from all property lines. This shall include all over hangs including eaves. The maximum height of a patio cover shall be 10 feet if flat roofed and 12 feet if it has a peaked roof. The architectural character of the patio cover shall conform to the architectural character of the existing dwelling.

The patio cover must meet all the requirements of the City of Oceanside as well as the following:

- a. Unacceptable construction materials for structures in this section:
 1. Corrugated plastic
 2. Corrugated fiberglass
 3. Plastic webbing, split bamboo, reeded or straw like materials
 4. Asphalt shingles.
- b. Patio covers cannot be enclosed or converted into living space.
- c. Patio covers may not act as second story decks unless attached to the dwelling and solely accessible from the living area of the dwelling. All applications for patio covers shall include:
 1. Calculations showing coverage area of the cover.
 2. Location of the cover in relation to the dwelling and property lines.
 3. Materials and colors.
 4. Dimensions and details.Solid patio covers are allowed if it conforms to the architectural style of the house and color matches the house color or trim color.

12. Perimeter Walls

Perimeter walls shall not be removed, reconstructed, or modified without the prior written approval of the Committee.

13. Pools, Spas and Hot Tubs

No pool, spas or hot tub shall be constructed without the prior written approval of the Committee. All accessory equipment shall: (a) be screened from the view of any other Lot, from any portion of the Community Common Area and from any public rights-of-way, (b) be located and sound attenuated per local codes; and (c) conform to governing laws and agency regulations.

Gas fired heaters shall be stack-less or low profile in configuration. Solar heating systems are subject to Committee approval as to location and appearance from other Lots/ and/or public rights-of-way. They shall be mounted directly on the roof and be of a color, size, and shape consistent with the roof line. Color should match the roofing material as closely as possible. Solar panels are allowed within the plane of the roof only.

14. Screen Doors

Homeowners installing screen doors must submit plans to the Architectural Review Committee for approval. The information should include picture, manufacturer brochure, sample color, or any other information that could assist the committee. Homeowners installing retractable screen doors with frame painted to match doorjamb do not require approval by the Architectural Review Committee.

The design, color, and style must blend with the design, color, and architectural style of the residence.

- a. All screen doors must be installed within the existing doorjamb.
- b. Screen doors must be of high-quality construction. Screen doors must be maintained.

15. Rooftop Structures and Skylights

The installation of rooftop structures, a system to accommodate skylights is not permitted without prior Committee approval.

16. Solar Energy Systems

Installation of Solar Panels can be submitted using a pre-approved application, Exhibit C. Pre-Approval is contingent upon the solar panels being installed by a professional contractor meeting the CA Solar Contractor License Qualifications, with all local and state laws and permits followed. Any exposed conduit shall be painted to match the color of the exterior of the home.

17. Structural Additions or Alterations

No structural additions or alterations shall be constructed without the prior written approval of the Committee. Additions and alterations shall conform to the material, colors, character and detailing as established on the existing Residence.

- Additions and alterations shall conform to the original structural character of the existing Residence.
- Additions and alterations shall be stained or painted to match or complement existing colors used on the existing Residence.
- The design of additions and/or alterations shall seek to minimize intrusion upon a neighbor's privacy, or the interference with the passage of light or air to neighboring Residences.
- All backyard structures enclosed or not such as patio covers, Gazebos, Cabanas, pool houses, sheds, etc. must not exceed a height of 12 feet above the ground.

18. Unsightly Items

All weeds, rubbish, debris or unsightly materials or objects of any kind shall be regularly removed from the Residence and shall not be allowed to accumulate thereon. All clotheslines, refuse containers, wood piles, air conditioners, storage areas, machinery and equipment shall be prohibited upon a Residence unless screened from view of other Lot, from any portion of the Community Common Area and from any public rights-of-way.

19. Water Supply Systems

No individual water supply or water softener system shall be permitted in any Lot unless such system is designed, located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the City of Oceanside and all other applicable governmental authorities. Any sewage disposal system shall be installed only after the approval by the Committee and any governmental health authority having jurisdiction.

20. Window Covering

Only curtains, drapes, shutters, or blinds may be installed as window covers. No aluminum foil, paint, cardboard, newspaper, or similar covering deemed to be inappropriate for a window covering shall be applied to the windows or doors of any Residence.

21. Window Tinting/Shading/Blinds

Windows may be tinted from the inside provided that no reflective materials are used to create a mirror effect as seen from the outside of the residence. Color of blinds, curtains, or shades visible from the exterior of the residence should be compatible with the exterior dwelling unit color scheme.

IV. RIGHT TO ADOPT ADDITIONAL ARCHITECTURAL STANDARDS

The Board of Directors may, from time to time, adopt and promulgate additional Design Guidelines to be administered through the Committee. Copies of such additional Design Guidelines, together with any Community Guidelines adopted and promulgated by the Board of Directors and/or the Committee, shall be on file at the office of the Management Company.

V. GENERAL CONDITIONS

- A. An oversight of a Covenant, Condition or Restriction, or a Committee policy does not constitute a waiver of that rule and therefore, must be corrected upon notice.
- B. Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, dumpsters, sand and building materials may not be stored on streets, sidewalks, or Arrowood Master Association Property.
- C. Any damage to Arrowood Master Association Property will be replaced or repaired by a Arrowood Master Association subcontractor. All applicable charges for restoration will be charged back to the responsible Owner and are due and payable within thirty (30) days from notification or assessment of penalties.

- D. Approval of plans is not authorization to proceed with Improvements on any Property other than the Lot owned by the Applicant. It is the Applicant's responsibility to correctly determine all Property boundaries and Lot lines.
- E. An Improvement may be repainted without Committee approval, so long as the Improvement is repainted the identical color with which it was last painted in compliance with all applicable restrictions.

VI. ENFORCEMENT GUIDELINES, FINE SCHEDULE, AND PROCEDURE FOR HOMEOWNER HEARING

These sections are covered within our Community Guidelines

VII. EXHIBIT A - Home Improvement Form



HOME IMPROVEMENT FORM

IX. EXHIBIT A – Home Improvement Form

Submit Applications to:
 Arrowood Master Association
 c/o Avalon Management
 3618 Ocean Ranch Blvd
 Oceanside, Ca 92056
 (760) 481-7444

Name: _____

Address: _____

Email Address: _____

Phone: _____

Signature: _____

SUBMITTAL CHECK LIST: (Please include the following)

- _____ Home Improvement Form (Exhibit A)
- _____ Impacted Neighbors on Statement (Exhibit B)
- _____ 2 Sets of drawings which must include details of size (dimensions), design, color and materials. Location of drains must be included on drawings.
- _____ Photographs of the dwelling and specific area impacted by the proposed improvement. The images should include a wide-angle version to provide context of the location in reference to the house.
- _____ Payment, if applicable, for Landscape Architect Firm Review (see payment schedule page 5) There will be NO fee if reviewed by the DRC. Payments should be made payable to Arrowood Master Association.
- _____ Names of plants should include the common name and not Latin Names

PROJECT BEING SUBMITTED: (please check appropriate items)

ARCHITECTURAL

- _____ Awnings
- _____ Deck (wood)
- _____ Gazebo
- _____ Green House
- _____ Patio Cover
- _____ Patio Slab
- _____ Painting
- _____ Rain Gutters
- _____ Solarium
- _____ Addition/Extension
- _____ ADU/JADU
- _____ Other: _____

LANDSCAPE/HARDSCAPE

- _____ Landscape:
 - _____ Front
 - _____ Rear
 - _____ Trees (type/location)
- _____ Hardscape Only
- _____ Fence(s)/Walls:
 - _____ Front
 - _____ Rear
 - _____ Retaining
 - _____ Drains

EQUIPMENT

- _____ Air Conditioner
- _____ Built-In Barbecue
- _____ Lighting
- _____ Pool & Equipment
- _____ Spa & Equipment
- _____ Swingset/Playhouse
- _____ Waterfall/Fountain

OTHER

VIII. EXHIBIT B – Painting Application



PAINTING APPLICATION

Name: _____

Address: _____

Email Address: _____

Phone: _____

Proposed Start & Completion Date: _____

All of the approved Arrowood Master Association color schemes may be viewed on the Sherwin-Williams website. Make your selection from one of the approved options. You will have a choice of the colors for trims, doors, etc., within that color scheme (deviations from the color schemes will not be approved). Make sure to identify which scheme you're selecting (Ex. #1A).

Color Scheme #: _____

Stucco Color: _____

Stucco Accent Color: _____

Gutters: _____

Downspouts: _____

Wood Trim/Fascia: _____

Garage Door/Trim: _____

Shutters: _____

Front Door: _____

As part of the submission, please use the Sherwin Williams Colorsnap Visualizer, available on their website to submit a picture of your home with the colors you are proposing. To use the Sherwin Williams Colorsnap Visualizer, please visit <https://www.sherwin-williams.com/visualizer#/active/scenes>. You will need a photo of the exterior of your home to start this process.

Please complete this form and submit application, along with photos, to:

Via Mail: Arrowood Master Association
c/o Avalon Management
3618 Ocean Ranch Blvd
Oceanside, Ca 92056

Via Email: Oceanside@AvalonWeb.com

XI. EXHIBIT C – SOLAR ENERGY IMPROVEMENT FORM



SOLAR ENERGY INSTALLATION IMPROVEMENT FORM

Name: _____

Address: _____

Email Address: _____

Phone: _____

Proposed Start & Completion Date: _____

Additional Details:

Certification: I certify that the improvement list above complies with the Community Guidelines as it relates to the installation of Solar Energy Installations. I understand that this approval is isolated only to the installation of the Solar Energy System. Any additional modifications require approval prior to commencement.

Upon completion of the proposed improvement, a Notice of Completion Form, along with photos of the completed installation shall be submitted for final review by the Design Review Committee.

Homeowner Signature

Date

Please complete this form and submit application, along with photos, to:

Via Mail: Arrowood Master Association
c/o Avalon Management
3618 Ocean Ranch Blvd
Oceanside, Ca 92056
Via Email: Oceanside@AvalonWeb.com

X. EXHIBIT D - Neighbor Notification Statement

Neighbor approval or disapproval of a particular Improvement shall only be advisory and shall not be binding in any way on the Committee's decision.

Definitions: Facing Neighbor; Rear Neighbor and Adjacent Neighbor

Facing Neighbor: Means the three (3) Lots directly across the street.

Adjacent Neighbor: Means all Lots with adjoining property lines to the Lot/Unit in question.

Neighbor: Means all Lots immediately surrounding the area which would be affected by the construction of any Improvement.

Improvements Requiring Notification:

Any exterior Improvements may affect the neighbors in the community.

The Neighbor Statement (below) must be provided to the Committee to verify the neighbors have been notified about the proposed Improvements.

ARROWOOD MASTER ASSOCIATION

XI. EXHIBIT D - Neighbor Notification Statement

NEIGHBOR NOTIFICATION STATEMENT

The attached plans were made available to the following neighbors for review:

Neighbor (Rear)	
Name _____	Phone _____
Address _____	
Signature _____	Date _____

Neighbor (Rear)	
Name _____	Phone _____
Address _____	
Signature _____	Date _____

Common Area or Back Yard - Rear of Home

Adjacent Neighbor (Left)	
Name _____	Phone _____
Address _____	
Signature _____	Date _____



Adjacent Neighbor (Right)	
Name _____	Phone _____
Address _____	
Signature _____	Date _____

Your Street - Front of Home
(If front yard or front of home is altered)

Facing Neighbor	
Name _____	Phone _____
Address _____	
Signature _____	Date _____

Facing Neighbor	
Name _____	Phone _____
Address _____	
Signature _____	Date _____

Facing Neighbor	
Name _____	Phone _____
Address _____	
Signature _____	Date _____

My neighbors have seen the plans I am submitting for approval (see above verification). If any neighbor has a concern, they should notify Avalon Management in writing. Neighbor objections do not mean the plans will be denied, although their concerns may be considered by the reviewing party. Please note that this is not seeking the neighbors' approval, rather it serves to alert them that the attached information is under consideration by the DRC and will commence if approved so that they may make whatever accommodations they feel is necessary.

SUBMITTED BY: Name: _____ Date: _____

Address: _____

XI. EXHIBIT E – Notice of Completion

ARROWOOD MASTER ASSOCIATION

NOTICE OF COMPLETION

Notice is hereby given that: _____

the undersigned is the Owner(s) of the property located at:

(Street & Number)

(City)

Description of Completed Work:

The work of Improvement on the described property was COMPLETED on the _____ day of _____, 20____ in accordance with the written approval of the above Owner's plans and submitted package. Enclosed are pictures of the completed project.

Signature of Owner: _____

Date: _____

XII. EXHIBIT F - Color Scheme Program

Below is the paint store that has been designated by the HOA to provide color schemes based on the [approved color palette](#).

Sherwin-Williams may provide their own special paint discount to Arrowood Homeowners. However, they have other special sales year-round. Homeowners will have to decide which the best deal for their project is. The Arrowood Master HOA has no control over the price of any paint.

The closest Sherwin-Williams Store is located at:

Sherwin Williams in Oceanside – Store 1530
1793 Oceanside Blvd
Oceanside, CA 92054-3453

XIII. EXHIBIT G – Plant List

TREES PROHIBITED

Note: These trees are more combustible than other trees and according to the Oceanside Fire Department poses a fire hazard.

Botanical Name	Common Name
Abies species	Fir
Agonis juniperin	Juniper Myrtle
Cedrus atlantica	Atlas Cedar
Cedrus deodara	Cedar
Cedrus libani	Cedar of Lebanon
Chamaecyparis species	Cedar
Cryptomeria japonica	Cryptomeria
Cupressus species	Cypress
Cupressocyparis leylandii	Leyland Cypress
Eucalyptus species	Eucalyptus
Juniperus species	Junipers
Picea species	Spruce
Pinus species	Pines
Podocarpus species	Yew Pines
Pseudo Suga menziesii	Douglas Fir
Schinus molle	California Pepper
Schinus terebinthifolius	Brazilian Pepper Tree
Tamarix species	Tamarisk
Taxodium species	Cypress
Thuja species	Arborvitae
Tsuga species	Hemlock
Washingtonia robusta	Mexican Palm

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TREES PERMITTED

Botanical Name	Common Name
<i>Agonis flexuosa</i>	Peppermint Tree
<i>Albizia Julibrissin</i>	Silk Tree
<i>Arbutus unedo</i>	Strawberry Tree
<i>Archontophoenix cunninghamiana</i>	King Palm
<i>Syagrus (arecastrum) romanzoffianum</i>	Queen Palm
<i>Bauhinia variegata (purpurea)</i>	Purple Orchid Tree
<i>Cassia leptophylla</i>	Golden Medallion Tree
<i>Chilopsis linearis</i>	Desert Willow
<i>Chionanthus retusus</i>	Fringe Tree
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Ginkgo biloba</i>	Maidenhair Tree (Male only)
<i>Hymenosporum flavum</i>	Sweetshade Jacaranda
<i>Acutifolia</i>	Jacaranda
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Laurus nobilis</i>	Sweet Bay
<i>Leptospermum petersonii</i>	Lemon Scented Tee Tree
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Liquidambar styaciflua</i>	American Sweet Gum
<i>Lirodendron tulipifera</i>	Tulip Tree
<i>Lophostemon confertus (Tristania conferta)</i>	Brisbane Box
<i>Magnolia grandiflora</i>	Little Gem
<i>Magnolia grandiflora</i>	St Mary
<i>Magnolia soulangeana</i>	Burgandy
<i>Metrosideros exelsus</i>	New Zealand Christmas Tree
<i>Photinia fraseri</i>	Photinia standard
<i>Pistacia chinensis</i>	Chinese Pistache "Keith Davey" (Male only)
<i>Podocarpus gracilior</i>	Fern Pine
<i>Podocarpus henkellii</i>	Long Leaf Yellowwood
<i>Podocarpus macrophyllus</i>	"Maki" Shrubby Yew Pine
<i>Prunus cerasifera</i>	Purple Leaf Plum
<i>Pyrus calleryana</i>	Aristocrat" Aristocrat Pear
<i>Pyrus calleryana</i>	"Bradford" Bradford Pear
<i>Quercus ilex</i>	Holly Oak
<i>Quercus suber</i>	Cork Oak
<i>Rhaphiolepis</i>	"Majestic Beauty" Rhaphiolepis standard
<i>Rhus Lancea</i>	African Sumac
<i>Tabebuia chrysotricha</i>	Golden Trumpet Tree
<i>Tipuana tipu</i>	Tipu Tree

Arrowood Masters Design Review Guidelines

Tristaniopsis (Tristania) laurina	Water Gum
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If you plan on using the following trees, please be advised they are generally weak wooded, very large, or have invasive root systems.

Botanical Name	Common Name
Acer saccharinum	Silver Maple
Alnus rhombifolia	White Alder
Bambusa oldhamii	Oldham Bamboo
Bambusa bambusoides	Giant Timber Bamboo
Bambusa vivax	Timber Bamboo
Erythrina caffra	Coral Tree
Erythrina coralloides	Naked Coral Tree
Erythrina variegata	Indian Coral Tree
Ficus benjamina	Benjamin Fig
Ficus elastica	Rubber Tree
Ficus macrophylla	Morton Bay Fig
Ficus microcarpa	Indian Laurel Fig
Ficus religiosa	Bo-Tree
Ficus rubiginosa	Rusty-Leaf Fig
Grevillea robusta	Silk Oak
Morus alba	White Mulberry
Morus rubra	Red Mulberry
Platanus racemosa	California Sycamore
Populus species	Poplar or Cottonwood
Robina pseudoacacia	Black Locust
Salix babylonica	Weeping Willow
Salix matsudana	Hankow Willow
Salix X pendula	Wisconsin Willow
Zelkova serrata	Sawleaf Zelkova