

ABCC

STANDARDS

GUIDELINES

AND

INFORMATION

(Revised May 2021)

ARTICLE 1
RESIDENT REQUEST APPLICATION
SIERRA DAWN ESTATES GUIDELINES

A Resident Request Application must be fully completed as required by the governing documents (CC&R's Article VI, Section 6.3 & Policy 22) and must be reviewed and approved in writing by the ABCC before any alteration, modification or improvement of any kind may be started on the Lot or exterior of any structure on the Lot. The Application must include including the following but is not limited to:

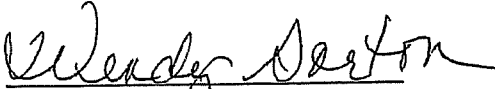
1. Any Drawings, diagrams or maps of the proposed improvement(s).
2. Paint Color swatch(s), if applicable.
3. Dimensions of installations.
4. Types of proposed plantings, if applicable.

Complete the attached ABCC Owner Request Application in its entirety. Failure to complete the Application correctly will result in Denial of your application. You will be given written notice for the reasons of denial, specifying any additional information the ABCC requires to process your application. Applications expire 45 days from the date issued from the office if not completed and submitted for approval

Building modification may require Building Permits and the approval of the City of Hemet. Approval by ABCC of any Owner Request Application shall not be considered to satisfy any local or state building requirements, nor shall the approval of any governmental entity be considered to completely satisfy the requirement for ABCC approval.

Revision Approved By
The Board of Directors of
SIERRA DAWN ESTATES HOMEOWNERS ASSOCIATION, INC.

At a regular meeting
On the 25 day of May, 2017
Certified by the Corporate Secretary:


Wendy Gorton

ARTICLE 2
LANDSCAPING
SIERRA DAWN ESTATES GUIDELINES

A Resident Request Application is required anytime a tree is removed from a property. The stump must be removed or cut six (6) inches below the ground surface and covered with rock or dirt.

It is not necessary to submit a Resident Request Application to the ABCC for removal or planting of bushes, shrubs and flowers.

A Resident Request Application for sta-rock, rock or pavers in yards must state the color of said rock or paver. Dirt is not acceptable for the yard, but may be used in planter areas. Acceptable material(s) for yards will be artificial grass, rock, pavers or sta-rock green in color; however, prior to installation of artificial grass, rock, pavers or green sta-rock, a Resident Request Application must first be approved in writing by the ABCC.

All buildings including accessory buildings and structures, shall not cover more than sixty (60) percent of the lot. The remaining percentage of the lot shall be landscaped, with a minimum of ten (10) percent of the landscape being live landscape.

Revision Approved By
The Board of Directors of
SIERRA DAWN ESTATES HOMEOWNERS ASSOCIATION, INC.

At a regular meeting
On the 25 day of May, 2017

Certified by the Corporate Secretary:


Wendy Gorton

ARTICLE 3
PAINING
SIERRA DAWN ESTATES GUIDELINES

The ABCC must approve, in writing, any and all exterior painting improvements on any lot prior to painting.

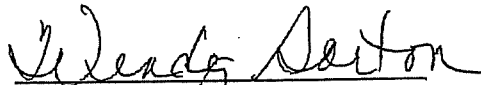
Paint colors for body and trim must be an approved color(s) per the Association-approved color swatch and must first be approved by the ABCC in writing.

The application must include a color paint sample for each color to be used for painting.

Revision Approved By
The Board of Directors of
SIERRA DAWN ESTATES HOMEOWNERS ASSOCIATION, INC.

At a regular meeting
On the 15 day of May, 2017

Certified by the Corporate Secretary:


Wendy Gorton

ARTICLE 4
FENCES
SIERRA DAWN ESTATES GUIDELINES

This section provides for the location and heights of walls, fencing.

A. FRONT YARD FENCES

1. Walls or fences in any front yard or in the case of a corner lot, the street side yard, shall be a maximum of 36 inches (3-foot) in height when measured from the adjacent sidewalk, curb or finished yard grade.
2. No fence higher than 36" shall extend beyond the front of the coach/modular home, or in the case of a corner lot, beyond the street side of the coach/modular home.
3. Fences in these areas shall be either wrought iron, decorative concrete block, vinyl or combination/variation of approved materials. This includes gates in conjunction with fences.
4. Location and design shall be as approved by ABCC in writing prior to installation or construction. Where there is no sidewalk, fences parallel to the street shall be set back from the inside of the curb line a minimum of 42".

B. REAR YARD FENCES

Walls or fences in side or rear yard may be no higher than 72 inches (6-feet) measured from the adjacent [insert location/area you wish to measure from, e.g., side or rear yard]. Fences shall be either vinyl coated chain link, chain link with slats, treated wood fencing (as defined below), wrought iron, concrete block, vinyl or combination/variation of approved materials. This includes gates in conjunction with fences. Treated fencing includes natural treated wood or stain/painted wood (as approved by the ABCC).

- C. The application for a fence shall contain an accurate site plot showing the precise location, and include an accurate drawing or manufacturer's brochure of the fence design.
- D. The ABCC has the authority to grant variances, and such variances do not impair the ABCC's ability to reject similar applications in the future.

CC&Rs ARTICLE V, SECTION 5.6 IN PART STATES;

Each Lot Owner shall be responsible for maintaining the Lot, the mobile home upon the Lot, any structures, fences, landscaping, promenades, and other things located upon the Lot in a clean, sanitary, workable, and attractive condition.

Revision Approved By
The Board of Directors of
SIERRA DAWN ESTATES HOMEOWNERS ASSOCIATION, INC.

At a regular meeting
On the 25 day of May, 2017

Certified by the Corporate Secretary:


Wendy Gorton

ARTICLE 5
PARKING AND CARPORTS
SIERRA DAWN ESTATES GUIDELINES

Parking of vehicles on Lots is restricted to the inside the carport/enclosed carport area only. Violations are subject to fines (Policy 21).

Vehicles advertising "For Sale" shall not be parked on any Common Area Parking space.

City Code Off-Street Parking Article XL section 90-1422 sub-paragraph (d).
On property in residential zones, the required front yard and street side yard shall not be utilized for parking, loading or storage of motor vehicles.

City Code 90-1424

TR-20 covered carport - Each space shall be nine (9)feet x thirty-six (36)feet measured from the front of the home toward the rear to provide for 2 cars.

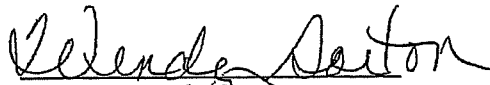
Carport-Enclosures

Carport Enclosures are allowed with prior written ABCC approval, but a City of Hemet Permit is required and must be furnished with the ABCC application.

Revision Approved By
The Board of Directors of
SIERRA DAWN ESTATES HOMEOWNERS ASSOCIATION, INC.

At a regular meeting
On the 25 day of May, 2017

Certified by the Corporate Secretary:


Wendy Gorton

ARTICLE 6
AUXILIARY STRUCTURES
SIERRA DAWN ESTATES GUIDELINES

Any addition to the primary dwelling shall not interfere with the natural flow of the primary roof. No structure, e.g. storage cabinets, other than the primary dwelling shall be greater than eight feet (8') at the highest point of the roof.

The total floor area of storage cabinets on any lot shall not exceed 120 square feet. The allowable floor area on a lot may be contained in one storage cabinet of 120 square feet or in not more than two (2) storage cabinets with a combined floor area not in excess of 120 square feet. A storage cabinet shall not exceed eight feet (8') in height.

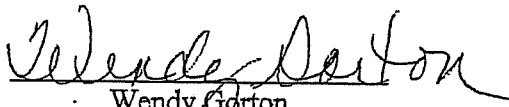
Installation of auxiliary structures must meet City of Hemet set-back requirements, in addition to all Sierra Dawn Estates ABCC requirements.

Please be advised that Plumbing, Electrical and Mechanical permits will be required for the above items, if installed. City of Hemet permits must be furnished with the ABCC application.

Revision Approved By
The Board of Directors of
SIERRA DAWN ESTATES HOMEOWNERS ASSOCIATION, INC.

At a regular meeting
On the 25 day of May, 2017

Certified by the Corporate Secretary:


Wendy Gorton

ARTICLE 7

GUIDELINES RELATING TO SOLAR ENERGY SYSTEMS

The Board recognizes there may be member interest in installing solar energy systems within the community. The Association has adopted this policy to aid members in developing their solar projects within Association expectations.

These Solar Energy System Guidelines ("Guidelines") constitute reasonable restrictions on the installation of solar energy systems pursuant to Civil Code section 714.1, and apply to the installation of solar energy systems.¹ It is critical to ensure that any installation of a proposed solar energy system is done in a manner that best preserves the harmony and character of the community as a whole. As such, the establishment of Guidelines that meld energy conservation efforts with an installation that is aesthetically pleasing is of paramount importance. Subject to the limitations of Civil Code § 714 ("Statutory Guidelines"),² the Owner-applicant is requested to install their solar energy system so as to minimize the visual impact from Common Areas and neighboring Lots, while maintaining an efficient operating system in accordance with the following Guidelines.

1) Approval:

- a. Prior architectural approval from the Association is required before any solar energy system may be installed. (CC&Rs, Article V, Section 5.20.) The Association may approve or deny an application. An application may be denied pending the submission of additional information or the acceptance of additional conditions. The Association may require submittal of any additional information necessary, in the Board's discretion, to evaluate an application. The Association may propose an alternative installation that is more aesthetically pleasing within the Statutory Guidelines.

¹ For purposes of these Guidelines, the term "solar energy system" refers to both solar domestic water heating systems and/or photovoltaic systems, as applicable to an Owner's request.

² Civil Code § 714 allows the Association to adopt reasonable restrictions that do not significantly increase the cost of the solar energy system or significantly decrease its efficiency or specified performance. Civil Code § 714(d) defines the term "significantly" as follows:

- 1) for domestic water or pool heating systems that comply with state and federal law, an amount exceeding 10% of the cost of the system originally proposed, but in no case more than \$1,000, or a decrease in efficiency by an amount exceeding 10%, as originally proposed;
- 2) for photovoltaic systems that comply with state and federal law, an amount not to exceed \$1,000 of the system cost originally proposed, or a decrease in efficiency by an amount exceeding 10%, as originally proposed.

- b. In reviewing an application for a solar energy system, the Board may, in its sole discretion, retain an expert to review an application for a solar energy system and/or to be involved in any aspect of the approval, installation, or inspection process. If the Board finds it necessary to utilize an expert, the Owner will be responsible for the cost, which will be billed to the Owner following a properly noticed hearing. This is considered an application cost and does not increase the cost of the proposed system under Civil Code section 714.
 - c. The Association's decision and any request for additional information must be in writing and must be sent to the requesting Owner within forty-five (45) days from the date of receipt of a complete and satisfactory application.
- 2) **Permits:** The Owners must obtain all necessary permits at their own cost. A solar energy system must meet all applicable building codes and health and safety standards and requirements imposed by state and local permitting authorities, including any approval requirements required by the local Fire Marshall, if any exist apart from the permit process.
- 3) **Installation Location:**
- a. The Owner must install his/her solar energy system solely on the roof of the dwelling or garage on the Owner's Lot. Ancillary equipment must be placed in the garage.
 - b. If the proposed solar energy system is not to be located on a roof, it may only be installed as approved by the Association.
- 4) **Installation/System Standards:**
- a. Water Heating System Standard: A solar energy system for heating water must be certified by the Solar Rating Certification Corporation ("SRCC") or other nationally recognized certification agencies. The certification shall be for the entire solar energy system and installation.
 - b. Photovoltaic System Standard: A solar energy system for producing electricity shall meet all applicable safety and performance standards established by the National Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories, and where applicable, rules of the Public Utilities Commission regarding safety and reliability.
 - c. Existing trees and other obstructions that may interfere with the efficiency of the solar energy system may not be removed without the prior written approval of the Association.
 - d. The solar panels must not produce a significant amount of heat as to cause harm to the Common Area or other homes.

- e. To the extent reasonably feasible without affecting the efficiency of the solar energy system as described in Civil Code section 714, the Owner must install the solar and related equipment so as to minimize glare and visibility from other areas of the Association. The solar panels must have sufficient glare resistance as to not cause a nuisance to other residents. The applicant is solely responsible for ensuring compliance with this provision. Verified complaints related to reflection of light and heat may result in modifications and/or removal of the solar energy system at the installing Owner's expense.
 - f. Roof-mounted solar panels must be square and parallel to the roof line(s) where the panels are to be installed.
 - g. All solar panels and other equipment must be installed with as low a profile as functionally practical, to minimize the visual impact of the equipment.
 - h. The highest point of any solar energy system should be lower than the ridge of the roof where it is attached, if possible, unless otherwise approved in writing by the Association.
 - i. Piping and electrical connections must be located directly under and/or within the perimeter of the panel and be concealed from view from all angles.
 - j. The color of the panels and trim of the support structure are limited to black, brown, gray or non-reflective metallic, as provided by manufacturer. No brass, silver, or white or other colored panels are allowed.
 - k. Support poles, support structures and other equipment must be painted to blend in with the color of the portion of the building on which it sits.
 - l. Installation must be in strict compliance with approved plans. Any changes to the approved plans must be separately approved in writing before installation.
- 5) **Solar Energy System Maintenance and Repair:** The Owner is responsible for keeping the solar energy system in good maintenance and repair at all times in compliance with the Governing Documents, and for all costs associated with this work.
- 6) **Insurance:** The Owner, including all successor Owners, are responsible for insuring the solar energy system, including any liability arising therefrom. The Association is not obligated to insure the solar energy system.
- 7) **Governing Documents:** These Guidelines are in addition to, and not in lieu of, the Governing Documents of the Association.

Revision approved by
The Board of Directors of
SIERRA DAWN ESTATES HOMEOWNERS' ASSOCIATION, INC.
at a regular Board of Directors meeting

on the 17 day of May, 2021.

Certified by the Corporate Secretary



Wendy Gorton