



PARC LA QUINTA

ARCHITECTURAL REVIEW COMMITTEE

ARCHITECTURAL & LANDSCAPE DESIGN STANDARDS AND REVIEW GUIDELINES

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I. DEFINITIONS

Unless otherwise specified in these ARC Standards, the definitions set forth in Article I of the Restated Declaration of Covenants, Conditions and Restrictions for Parc La Quinta Homeowners Association, recorded on May 29, 2008, as Instrument No. 2008-0292059 of Official Records of the County Recorder of Riverside County (hereinafter "Restated Declaration"), apply to these ARC Standards. The term Owner is also referred to herein as Homeowner.

II. INTENT OF STANDARDS

To maintain the aesthetic standards of the Parc La Quinta community and improve those standards where possible in order to secure and enhance our community's appearance. Factors to be considered in establishing these standards are: The quality of all existing and proposed workmanship, the design and harmony of any improvements or modifications with existing structures, the location of the improvements or modifications in relation to surrounding structures, topography and finished grade elevation. Moreover, the objectives are to maintain consistency in architectural and landscaping elements, to promote an image of a quality development and to preserve long-term property values.

It is important for all individual Homeowners to realize and respect that they represent a very visual part of the overall framework that composes the Parc La Quinta image. To ensure that Parc La Quinta is maintained as originally envisioned, this comprehensive set of **"Architectural and Landscape Design Standards"** (The Design Standards, herein), and a review Committee, **"The Architectural Review Committee"** (ARC, herein), has been established to oversee this program in its entirety.

The process of design and review of each residence's project will be subject to direction and approval of the ARC. The review and approval process and these Design Standards will ensure continuing high quality and compatibility of design with Parc La Quinta Community framework.

The Homeowners Association, the ARC and the Homeowners shall utilize The Design Standards as intended, to enforce reasonable control with regard to various aesthetic considerations for the Parc La Quinta development.

This document is not meant to duplicate or supersede the functions normally provided by governmental agencies, but rather to coordinate and direct the design, construction and/or reconstruction of the Parc La Quinta homes with different architects, landscape architects, engineers, contractors and the Homeowners.

II DESIGN PHILOSOPHY

The ARC of Parc La Quinta is required by the CC&Rs to maintain the current architectural and landscaped setting of Parc La Quinta's semi-custom homes, which endeavors to depict reasonable standards of professional, architectural and landscape design. The ARC shall assist

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the Homeowner in achieving their desires and plans for their home improvements within the Parc La Quinta development, while maintaining a consistency with the intent of the Parc La Quinta design philosophy. The ARC encourages any and all project Architects and approved Designers working on behalf of homeowners to respect, maintain and enhance the existing architectural and landscape elements, materials, colors, details and styles of Parc La Quinta. The overall riding intent of the design philosophy is to improve and enhance Parc La Quinta.

The following are some key elements that correspond with design goals set by the ARC:

1. Simple, elegant, strong, architectural statements
2. Home improvement when viewed from any angle must be a total concept and not a front and back statement only. The home improvement must be designed as a whole solution, which is integral to its site and surrounding.
3. Choice of roof shapes, exterior materials, application and architectural details must all maintain consistent architectural direction. Use of false roof forms, fake materials is not encouraged and is subject to approval by the ARC on a case-by-case basis.
4. A simple use of materials and detail typical of a home found in the Southwestern United States and or desert contemporary.

Further objectives of The Design Standards are to encourage and foster careful design so that harmony between the homes, their sites and the environment within Parc La Quinta can be achieved. Emphasis is placed on utilizing your property to its fullest potential within these Design Standards. To accomplish these objectives, the following considerations must be understood and accepted.

1. Standards for design and construction benefit the individual owner and the community as a whole.
2. A spirit of cooperation should exist between the ARC and the Owner.
3. The Standards are meant to enhance and rejuvenate the appearance of the homes found within the PLQ community.
4. The design intent for Parc La Quinta will be implemented under the authority of ARC.

III REVIEW PROCESS

In order to assure each Homeowner of Parc La Quinta that the proper standards of the Parc La Quinta development will be maintained, the practice of design review has been established by the ARC. The design review process involves three plan submittals:

1. Schematic Design Submittal

This submittal is presented when the Homeowner(s) and their design team have completed a Schematic Design concept site/floor plan and exterior elevations and roof plan. A presentation package is submitted for ARC review and approval. This package is to show the proposed revisions and or additions to the existing home and site.

2. Design Development Submittal

This submittal is a presentation of (Construction Drawings in progress) the project design, once the design has been fully refined for size, height, materials, and all basic exterior architectural details. Major items such as roof, wall, door and window openings will be reviewed in detail at this time. Conceptual site design will be developed for such items as finish grading/drainage, walls, site equipment areas, landscaping and lighting consistent with the neighborhood.

3. Construction Document Submittal

After Design Development approval, Construction Documents are to be submitted.

Construction (Working) Drawings shall be reviewed and approved by the City of La Quinta Building Department prior to the homeowner submittal of said construction drawings to the ARC for its approval and recommendations to the Board. The design standards are to ensure the exterior appearance to be cohesive with the existing structure. Should there be any changes to the approved Design Development Submittal and/or other inconsistencies with the Design Standards, the construction drawings will then need to be reviewed by the ARC.

The amount of time it takes the ARC to complete the approval process varies with the adequacy and completeness of each submittal. The complexity of each project is also a large factor in the timing of each review.

The building permit is not only the City of La Quinta's authorization to begin construction; it also is a sign of the Homeowner's agreement to observe and to build the project as approved.

If the Homeowners desire to make any changes to approved plans and specifications, proposed revisions must be submitted to the ARC in appropriate drawing and written form by the Architect or Designer for further review and approval by the ARC.

IV PLANNING YOUR HOME IMPROVEMENTS, MODIFICATION OR RECONSTRUCTION

1. Become familiar with these Standards.
2. Initial meeting with ARC Staff for Standards orientation.
3. Choose a licensed Architect, Landscape Architect, Civil Engineer and General Contractor. Non-Licensed designers may be used if previously approved by the ARC.
4. Obtain an as-built record drawing of existing site and building improvements.
5. Submit Plans – Schematic, Design Development and Construction Documents
6. Obtain Building permit
7. Obtain Completion Bond
8. Compliance Inspections
9. Certificate of Occupancy

V GENERAL CONDITIONS

Professional Consultant Requirements and Responsibilities

1. Homeowners are mandated to use California licensed professional consultants (Architect, Landscape Architect, Civil Engineers and Land Surveyor).
2. Homeowners are responsible to make sure their professional team leader(s) process through the ARC all construction drawings and any changes prior to and during construction for review by the ARC.
3. Homeowners are responsible for making sure all of their licensed professionals and contractors construct the Homeowner's residence in conformance with approved plans and any approved revisions.
4. Drawing submittals and design review applications must be complete and in conformance with The Design Standards submittal requirements before the ARC will formally accept them for review.

Steps to Successful Processing:

1. Homeowner receives Design Standards
2. Homeowner selects Design Team
3. Homeowner's design team shall meet with ARC staff for orientation to Guideline requirements and to answer questions
4. Design Development submittal review and conditional approval
5. Submittal of all Construction Documents to ARC for staff review and approval
6. Homeowner shall Provide Five Hundred Dollars, (\$500.00) payable to the Parc La Quinta Homeowners Association as Construction Compliance deposit.
7. Submittal of ARC approved Construction Documents to City of La Quinta (approval by the ARC is required by the City prior to submission for plan check)
8. City of La Quinta Construction Drawing approval
9. Building Permit issued by City of La Quinta
10. Pre-construction meeting with HOA manager and provide a copy of the submittal and approval of Construction Plan.
11. Submittal of time frame for completion of project.

The Architectural Review Committee shall review the completed submission and provide a written approval or disapproval of any such submission, including the reasons for any decision, to the requesting Owner within forty-five (45) days of receipt of such submission. In the event the Architectural Review Committee fails to provide a written response to the requesting Owner within forty-five (45) days of receipt of a completed application (or any extension thereof as provided below), the requesting Owner may submit his/her application to the Board of Directors for review.

Such failure by the Architectural Review Committee shall not be deemed approval of the architectural application / submission. The Architectural Review Committee shall have the right to extend this time line for an additional forty-five (45) days upon written notice to the Owner. In considering any architectural submittal in conformance with the Architectural Guidelines, if the Architectural Review Committee denies an Owner's architectural request, the requesting Owner shall have a period of fifteen (15) days to appeal the denial by the Architectural Review Committee to the Board of Directors, in which case the Board of Directors shall review the requesting Owner's architectural submission and render a decision within forty-five (45) days of receipt of the request.

Any architectural submission which is a variance from the Association's Architectural Rules shall require approval by the Board of Directors in accordance with the Restated CC&Rs. All approvals by the Architectural Review Committee or Board of Directors must be in writing. Oral approvals shall not be deemed effective.

VI DRAWING SUBMITTALS

There are three drawing submittals: Schematic Design, Design Development and Construction Documents. Each submission is outlined below. As a general requirement, each consultant will include an information block on all submittal sheets containing:

1. North arrow
2. Street address, lot and tract number
3. Submittal date
4. Date of each revision, change or plan re-issue
5. Name and city of lot owner
6. Name, address and California license number of the Architectural firm and Project Architect, if applicable.
7. Sheet number and description

A. SCHEMATIC DESIGN

The Schematic Design plans give the ARC its first look at the design concept of the Homeowner's improvements and/or reconstruction. At this stage, the ARC will focus on the architectural form and fundamental relationships between the Homeowner's improvements or reconstruction of the residence and the surrounding environment of neighboring homes, landscaping and the common areas.

The ARC at this stage is looking for conceptual consistency to the existing architectural style, materials and colors presently adopted as the Parc La Quinta Design Standards. The ARC does not focus on details at this point, but the choice of basic forms, sizes, materials and their relationship to one another. In general, the ARC is looking to see if the architects and/or designers are presenting an improvement to the home that conforms to the intent and spirit of the Parc La Quinta Community Design philosophy and its Standards.

The ARC requires four (4) sets of the following Schematic Design Drawings for review process:

1. Site/floor plan showing all existing and proposed improvements. (1/8" Scale)
2. Schematic colored and rendered elevations (all four sides as required) (1/8" or 1/4" Scale with shades/shadows and major plant massing shown)
3. Schematic roof plan, (1/8" scale) showing existing and any proposed changes and or additions to the existing residence.
4. Proximity of proposed addition as it relates to surrounding homes.

Site, Preliminary Grading/Drainage and Floor Plan (1/8") or (1/4") Scale

On submittals that will be affecting the site grading and drainage, a new grading/drainage plan must be completed and submitted for ARC approval.

Based on the extent of the proposed site work the ARC may decide on the extent of grading and drainage information required. The Committee reserves the right to request that a licensed Civil engineer and or Surveyor be required depending on the extent of site work being proposed.

B. DESIGN DEVELOPMENT SUBMITTAL

In progress construction drawings

This submittal is a presentation (Construction drawings in progress) of the home when design has been fully refined for size, height, materials and all basic exterior architectural details. Such items as roof, wall, door and window openings will be reviewed in detail at this time. Conceptual site design will be developed for such items as finish grading/drainage, walls, pools, spas, site equipment areas, landscaping and lighting. Successful completion of the Design Development phase will allow the project to be completed in two phases instead of three phases.

Construction Drawings still need to be submitted when fully completed but will not be reviewed by the ARC if staff review shows substantial conformity to the approved Design Development submittal.

Site/utility lighting floor plan (1/8")

1. Adjacent lot numbers, names of the adjacent lot Homeowners and their design or construction status
2. Easement on the lot.
3. Dimensioned building and pool setback lines from property lines. Roof overhang line and dimension from property lines
4. All service yard, trash area, pool, air conditioning units, irrigation back flow and other utility equipment location, along with the location of the yard gates location of garden gates
5. Utility service location from the lot, and all utility service locations at the home.

Architectural Floor and Dimension Plan(s) (1/4")

1. Door and window schedules
2. Room names
3. Dimensions
4. Ceiling heights, skylight detail

Building sections (1/4")

1. Building sections through major parts of the house in order to show roof forms and building heights.
2. Dimension wall and building heights.
3. Show finish grades relative to approved pad height and finish floor.
4. Show roof slopes
5. Reference typical eave and roof details to typical architectural details.

Exterior elevations (1/4")

1. Label and call out exterior materials and finishes and reference to specifications
2. Dimension wall heights and roof heights
3. Show finish grades and finish floor lines
4. Show all exterior openings (i.e. doors, windows, openings, columns, trellis and utility panels.

Roof Plan and Details (1/4" to 1/8")

1. Roof layout and drainage patterns
2. Roof drains and how they are to terminate (including overflow drains)
3. Typical roof details (i.e. eave, hip, ridge, rake, valley and parapet details.
4. Typical roofing materials and colors.

Electrical Plan (1/4")

1. Utility panel locations, power, telephone, CATV etc.
2. Location of surface mounted lighting fixtures on building
3. Provide manufacturers cut sheets and or design sketches for all exterior surface mounted light fixtures.
4. Location and installation details for any satellite dishes

Typical Exterior and Architectural Details (at appropriate scales for clarification and detail)

1. Roof eave, hip, ridge, rake/gable details, consistent with existing Parc La Quinta design standards.
2. Architectural Features, consistent with Parc La Quinta design standards.
3. Architectural columns and plinths.
4. Trellis and post to beam details, consistent with Parc La Quinta design standards.
5. Chimney cap details, consistent with Parc La Quinta design standards.

Typical Exterior Door and Window Details

1. Typical head/jamb details
2. Special surrounds and sills

Site Landscaping Hardscape, Planting and Lighting Plans

1. Hardscape items such as, driveways, walkways, site and side yard walls and pool equipment areas. (Consistent with existing Parc La Quinta Design standards)

Colors /Materials:

1. All new improvements shall be consistent with existing home or approved to be consistent with the Parc La Quinta Design Standards by the ARC.
2. If a homeowner desires to change their existing exterior color or materials scheme the proposed changes must be consistent with the Parc La Quinta Design Standards. All proposed changes to existing homes must be submitted to the ARC for approval prior to actual application.
3. Proposed new colors and materials must be submitted in the form of actual samples. Photographs of colors and materials are not acceptable. Refer to Residential Exterior Photos Page 23 and Addendum "A"
4. Material boards must but submitted on an 8-1/2x11 format and must be capable of being stored in a standard letter format file folder.

C. CONSTRUCTION DOCUMENTS

The Design Development submittal will be reviewed for conformance to the construction-drawing package by the ARC. If the submittal is in substantial conformance to the Design Development package, the construction drawings may be approved with comments. If staff finds design changes, and/or are incomplete, the package will either be returned for completion and resubmitted or will be scheduled for review by the ARC for approval.

D. APPROVAL PROCEDURES

When the lot Owner and his design professionals receive the ARC's written approval of the Construction Documents, copies of the approved ARC stamped drawings will need to be submitted to the City of La Quinta for plan check review and building permits.

If the ARC does not approve the Construction Documents, it will return them with a written request for correction and resubmission. The Architect and/or landscape Architect must provide all additional drawings and details the ARC requires to fully understand the design.

The Architectural Review Committee shall review the completed submission and provide a written approval or disapproval of any such submission, including the reasons for any decision, to the requesting Owner within forty-five (45) days of receipt of such submission.

In the event the Architectural Review Committee fails to provide a written response to the requesting Owner within forty-five (45) days of receipt of a completed application (or any extension thereof as provided below), the requesting Owner may submit his/her application to the Board of Directors for review. Such failure by the Architectural Review Committee shall not be deemed approval of the architectural application / submission.

The Architectural Review Committee shall have the right to extend this time line for an additional forty-five (45) days upon written notice to the Owner. In considering any architectural submittal in conformance with the Architectural Guidelines, if the Architectural Review Committee denies an Owner's architectural request, the requesting Owner shall have a period of fifteen (15) days to appeal the denial by the Architectural Review Committee to the Board of Directors, in which case the Board of Directors shall review the requesting Owner's architectural submission and render a decision within forty-five (45) days of receipt of the request.

Any architectural submission which is a variance from the Association's Architectural Rules shall require approval by the Board of Directors in accordance with the Restated CC&Rs. All approvals by the Architectural Review Committee or Board of Directors must be in writing. Oral approvals shall not be deemed effective.

The Construction Document's format is left up to the design professional's discretion; however, the ARC does have certain requirements that should be included. They are as follows:

Architectural Plans

Minimum Working Drawing sheet requirements include:

Cover Sheet

1. Site or vicinity map
2. Project information
3. Names of consultants
4. Square footage of areas

Site Plan (1/8" Scale)

1. Adjacent lot numbers, names of the adjacent lot Homeowners and their design or construction status.
2. All proposed and existing architectural and landscape improvements fifteen feet (15') into adjacent lots or to adjacent residential structure.
3. Easement on the lot.
4. Dimensioned building setback lines from property lines. Roof overhang line and dimension from property lines. Allow ARC to review improvement in proximity to surrounding vicinity.
5. All service yard, trash area, pool, air conditioning units, irrigation back flow and other utility equipment location, along with the location of the yard gates location of garden gates
6. Utility service location from the lot, and all utility service locations at the house

Grading and Drainage Plan (1/8" Scale or 1" = 10' 0") (If required by the ARC)

1. Include all information from the Design Development Site and Floor Plan
2. All existing grade contours, taken from the existing topographic survey on the lot, adjacent lots, community area and streets within twenty-five (25') with dashed lines at one foot (1') contour intervals.
3. Show location of all bubbler boxes, area drains and dry wells.
4. Indicate drainage flows with arrows to property line.
5. Spot elevations on drain inlets and outlets.
6. Locate and include typical details relating to draining facilities including drainage inlet and outlet structures, dry wells and area drains.
7. Indicate means of achieving positive draining from all locations on the lot in the event all drainage improvements fail.

Foundation Plan and Details (Scale 1/4")

1. Indicate all slab elevations
2. Reference and include all details required for the construction of the foundation system and installation of the concrete.

Floor Plan and Details (1/4" Scale)

1. Dimensions
2. Room names and finish schedules
3. Door and window schedules
4. Ceiling heights, skylight details

Building Sections (1/4" scale)

1. Building sections through major parts of the house in order to show roof forms and building heights.
2. Dimension wall and building heights.
3. Show finish grades relative to approved pad height and finish.
4. Show roof slopes.
5. Reference typical eave and roof details to typical architectural details.

Roof Framing Plan

Exterior Elevations (1/8" scale or 1/4" scale)

This plan should show:

1. All exterior materials and finishes
2. Main entry door, garage overhead door, garden gates, columns, ornamental iron work, exterior trim and special architectural features such as skylights and solar panels.
3. Items that will be evident on the exterior of the finished building, including louvers, vents, roof drain and gutter outlets, meter boxes, electrical fixtures, expansion joints, flashing, tile or masonry features strips, etc.
4. Roof pitch and maximum height of the finished structure.
5. Sections (minimum 1/4" scale).
6. Framing Plan and Details.
7. Overhangs and exterior trim including fascia, soffits, and frieze boards, columns trellis and plant-on.

Roof Plan (Minimum 1/8" Scale)

This Plan Should Detail:

1. Roof jacks should be minimized to eliminate view from street
2. Roof penetrations including plumbing and HVAC vents, fireplace and miscellaneous equipment flue, skylights, roof access doors.
3. Gutters, roof drains, scuppers, flashings and related sheet metal.
4. Roof slopes and water flow to drains or gutters or both with directional roofing arrows.
5. Roofing materials including manufacturers' names and methods of installation
6. Roofing plan details, including but not limited to roofing installation sections, metal flashing and counter flashing
7. Architectural detailing
8. Typical eave details
9. Architectural features
10. Columns and Plinths
11. Trellis and post to beam details
12. Chimney cap details

Electrical Plan

1. Utility panel locations, power, telephone, CATV etc.
2. Location of surface mounted lighting fixtures on building.
3. Provide manufacturers cut sheets and/or design sketches for all exterior surface mounted light fixtures. The purpose of this is to show that all new fixtures are consistent with the Parc La Quinta Design Standards.
4. Location and installation details for any Satellite dishes.

Miscellaneous Details – Provide as necessary to explain design of residence.

VII SITE IMPROVEMENT PLANS

Landscape Plan

Landscape Plan sheets to include:

1. Landscape Plan (Planting and Hardscape).
2. Indicate all information from the Site and Floor Plan and Grading and Drainage plan.
3. Proposed trees (note multi or standard trunk), shrubs, espaliers and groundcovers, noting size, location, quantity and species in common and botanical names.
4. Provide plant legend and key material to legend.
5. Provide sections and details through all garden and retaining walls. (Unless already shown on Architectural Site Plan.)

6. Show and describe all hardscape including material, color and finish. (Unless already shown on Architectural Site plans).

Irrigation Plan

All new planting shall be irrigated with an automatic irrigation system consistent with the Parc La Quinta Design Standards.

Plans and details for water features, sculptures and any other items that are viewable from public spaces.

1. Plans and details for water features, sculptures, and all other water treatments to be located on the lot.

Landscape Lighting

All new landscape lighting shall be consistent with Parc La Quinta Design Standards.

VIII ARCHITECTURAL STANDARDS

A. APPROVED PAD ELEVATIONS

All sites have been assigned a finish grade elevation that is a City of La Quinta requirement referred to as the ‘approved pad elevation’. The finished height of each house is measured from the approved pad elevation. However, selected areas within a house can be lowered or raised to create a more interesting floor plan. Pool and garden areas may be sunken to provide for privacy and design interest, however, provisions for drainage must be addressed.

1. Any alterations to approved pad elevations are subject to Governmental, City or County approval.

B. BUILDING AND ROOF HEIGHTS

The Homeowner’s design team is encouraged to design proposed improvements and additions to the existing residence to conform to the existing grades and allowable height elevation of the home site. Recognizing that the residence home may have several levels, the elevation of the highest point of the roof structure must not exceed the City of La Quinta Codes and Ordinances for allowable Single-Family Residence building heights.

C. MAXIMUM LOT COVERAGE

Home Sites

The maximum lot coverage shall conform to City of La Quinta codes and ordinances.

D. SETBACK/BUILDING AREAS

All site set-backs for front, rear, side and street side yards shall conform to City of La Quinta Codes and Ordinances. The Parc La Quinta ARC must approve any and all variances to these setbacks, before any approvals from the City. Approval by the City does not imply automatic approval by the Parc La Quinta ARC. All set back variances will be reviewed on a case-by case basis and shall not be considered as precedent for future submittals.

Pools, Spas and Water Features

1. All pools and spas shall be in conformance with the City of La Quinta, Standards and approvals.

2. All pool, spa, and water feature equipment must be located out of required setback areas and be screened from view of adjacent neighbors and common areas.

E. WALLS

Requirements:

1. Existing property line walls must be maintained as constructed by the original developer and must be maintained by all Homeowners on common property lines.
2. Side yard property walls, Height of side yard walls is to be six-feet (6') as measured from the higher building pad height between two lots.
3. All garden walls must be masonry (masonry block) or wood consistent with existing site walls unless otherwise approved by the ARC. Site walls on property lines are to be a minimum six to eight inches thick and finished to match existing Parc La Quinta property line walls. The use of slump-stone or wood as mentioned above for a garden wall is acceptable.
4. Yard gates must be consistent with the Parc La Quinta Design Standards.
5. Yard walls located within the front yard setback area must conform to the City of La Quinta ordinances for site walls.

Paint and Trim Standards

Central and Trim Colors (See Addendum No. 1), shall be maintained so as to preserve and present a clean appearance. Homeowners are required to get ARC approval of any and all approved painting work prior to commencement of such work. The ARC may or may not approve the current color scheme of the homeowner's residence. Upon ARC approval of the homeowner must notify the ARC of his/her/its completion of the work. There shall be a mandatory review every 10-year period from the time a home is newly painted. The Homeowners shall be responsible for the maintenance and up keep of his/her/its residence.

ARC may, from time to time, conduct evaluations of those residences that are out of compliance or deviate from the Architectural Design Standards, and shall make recommendations to the Board for actions to remedy the noncompliance of said residence to the homeowner.

Colors and Materials

Homeowners and their design professionals shall have the ability to choose from a pre-approved selection of colors from the ARC approved color palette, (Addendum No. 1). Materials used on any new improvements and/or reconstruction shall be consistent with

the current Design Standards contained herein. The ARC shall have final approval of all color and material submittals.

Reliefs and Reveals

The architectural treatment known herein as “Reliefs” and/or “Reveals” (see Fig. 1 and Fig. 2 below), are to be treated in such a manner as to be harmonious in color with the exterior walls of the residence.



Fig. 1



Fig 2.

The Reliefs and Reveals include but are not limited to: window surrounds, door surrounds, flat-panel insets, mechanical and architectural elements, roofline and beltline details.

Should the Owner desire to effect a different treatment on their residence other than approved by the ARC, the ARC will take under consideration, any paint or material treatment of the subject reliefs and reveals, provided the Owner follows the prescribed submittal procedures as described in the Parc La Quinta CC&Rs, Article 7.2.

Roofing Materials

All roof tiles are to be as the existing home. Photos illustrate type and installation pattern and detail

Skylights: Skylights shall be integrally designed (color and materials included) with the overall roof design.

Photovoltaic Cells affecting the roofline shall be reviewed on a case-by-case basis by the ARC.

Roof Tiles and Fascias



Chimneys



Windows



Typical Parc La Quinta Garage Doors



Typical Parc La Quinta Architectural Detail



Exterior light fixtures: (typical styles that meet ARC approval)



Roof Gutters

1. Roof gutters, when installed, shall be constructed in the roof structure with downspouts being run in the exterior walls.
2. Exposed gutters, when installed, shall be constructed in the roof structure with downspouts being run in the exterior walls.
3. Exposed gutters, downspouts, or scuppers are not acceptable.

Solar Equipment

1. Solar equipment is encouraged but should be designed to integrate with the structure.
2. All solar collectors and related parts must be out of view from adjacent lots and streets, where possible.

Mechanical Equipment/Sheetmetal/Vents

1. All sheet metal should be minimally exposed (1-1/2") and must be painted to match adjacent materials.
2. Plumbing vents should be ganged with a minimum number of vents exposed to view from adjacent properties and streets.

Signs / Displays

1. Real estate and security signs which do not comply with the following criteria require the prior written consent of the Association's Architectural Control Committee. The following shall be permitted:
 - (1) **"For Sale" or "For Lease" Signs.** One "For Sale" or "For Lease" sign no larger than 6 sq. ft. x 4 sq. ft with the aggregate not to exceed 12 sq. ft. All signs must be professionally manufactured and no hand-lettered signs are allowed. All signs must be set in the ground, not on any wall or building, and located in the front yard. Except as specifically permitted by the Association, no flags, banners or balloons will be allowed to advertise a residence "For Sale" or "For Lease".
 - (2) **"Open House" Signs.** One "Open House" sign conforming to the same size specifications as prescribed above may be posted on the Residential Lot and one at the front entrance gate in addition to the real estate and security signs, but only when a qualified Real Estate person(s) or owner is on the premises to conduct an Open House. All "Open House" signs are to be removed by 6:30 p.m. of the day of the Open House. No additional "For Sale", "Open House", etc., signs, e.g., directional signs to an Open House are permitted in the community or on the roadways, medians or verges adjacent to the community.
 - (3) **Security Signs.** Two security / alarm signs for each Lot, conforming to the size and color specifications prescribed above, may be posted on the Residential Lot (one in the front yard, one in rear yard), announcing the presence of a security system.
2. Address displays and back lighting must be maintained and/or replaced regularly as originally installed by the developer and visible from the street at all times.
3. **Signs, Banners, Flags and Posters.** The following regulations pertain to the display or posting of signs, banners, flags and posters (hereinafter, collectively "Displays") other than those "For Sale", "For Lease", "Open House" and Security Signs identified above:
 - (1) No commercial Displays of any kind are permitted.
 - (2) Signs or posters cannot exceed nine (9) square feet and flags or banners cannot exceed fifteen (15) square feet.
 - (3) Displays cannot be made up of lights, roofing, siding, paving materials, flora, balloons, or any other similar building, landscaping or decorative component or include the painting of any architectural surface.

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- (4) Displays are only permitted on a Resident's home or lot. Displays are not permitted on or in any common area, automobile, truck, golf cart, or any other vehicle.
 - (5) Displays which violate any local, state or federal law and/or adversely affect public safety, including traffic safety, are not permitted.
 - (6) All Displays must be maintained in good condition and any faded or torn Displays must be removed immediately.
 - (7) Displays which do not conform with the foregoing regulations will be removed by the Association without notice.
 - (8) Except for Association Displays, there shall be no other Displays whatsoever on Association Common Areas.
5. Signs shall not be displayed in windows of the houses.
 6. Signs not conforming to the above requirements or installed improperly anywhere within the Community shall be removed and stored by the Association without notice.

Satellite Dishes

1. Satellite dishes are limited to 39.6" DSS dimensions or smaller only
2. Show location of all dishes on Design Development and final Construction Drawings.
3. The term "satellite dish" as used within these Standards shall include all direct broadcast satellite dishes, wireless cable equipment and television or other aerial, antenna, dish, tower, other receiving structure. No transmitting antennas are allowed.
4. Absolutely no satellite dish of any nature will be acceptable on the exterior of the homes or lots anywhere within Parc La Quinta, unless the satellite dish has a diameter measurement of 39.6 inches or less (herein "conforming satellite dish").
5. To expedite location of the satellite dish and to assist the Association, Homeowner and/or Applicant shall submit an informational Satellite Dish Location Request Form in accordance with the format attached hereto and made part hereof by this reference (hereinafter, collectively, "Satellite Location Form").

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6. The Associations designated representative shall work together with the Owner or his/her installer to jointly site the satellite dish as set forth below.
7. Within one (1) business day of Associations receipt of the Location Form to install a conforming satellite dish, Association and Owner/Applicant shall agree upon a date and time for the ARC or it's representative to assist Homeowner and/or Applicant in a suitable location for the satellite dish that would be least obtrusive to the surrounding neighborhood and minimize any negative esthetic impacts.
8. The association shall have the right to require the installation of the satellite dish in an obscure location, as long as the quality of the reception is not impacted and there is not an unreasonable increase in cost and/or delay of the installation.
9. The Association, by and through the ARC, may also require that any satellite dish be painted to match a particular color in order to further camouflage the satellite dish.

Owner/Applicant shall comply with the following added regulations:

1. A qualified person who is knowledgeable about the proper installation of satellite dishes and antennas shall accomplish installation.
2. Installation shall be made in accordance with applicable building, fire, electrical, and related codes. A building permit shall be obtained if required by the City of La Quinta.
3. Wire or cabling shall be installed so as to be minimally visible and blend into the material to which it is attached.
4. Satellite dish, antenna, mast and/or visible wiring shall be painted so as to blend into the background to which it is mounted or placed.
5. Homeowner shall be responsible for the maintenance, repair and replacement of any satellite dish installation and shall be required to repaint, if for any reason the exterior surface of the antenna becomes worn or deteriorated.
6. Homeowner shall be responsible for any damage to any and all real or personal property or for any injury resulting of the satellite dish and/or its continued use or maintenance.

SATELLITE DISH LOCATION REQUEST FORM

Date of Request: _____

Name of Homeowner(s) / Applicant: _____

Address: _____ Lot/Tract No _____

Local Telephone Number: _____ Other Telephone Number: _____

Description of Satellite Dish/Antenna: _____

Preferred location of Satellite Dish: (Attach sketch or map to assist Association's designated representative with the location of dish which would be least obtrusive to surrounding area).

Suggested date/time available for satellite dish location meeting: _____

Aesthetic Considerations: _____

Homeowner(s) understand, acknowledge and agree as follows:

1. I have read the Architectural Standards and, if applicable, have furnished copies to the contractor engaged by me for this installation.
2. I agree to comply with the Architectural Standards. I also understand that it is my responsibility to ensure that my contractor also complies with the Architectural Standards.
3. I agree that it is my responsibility to secure proper building permits if required by the City of La Quinta.

Homeowner(s) Signatures: _____

Print Name(s): _____

(For ARC Use Only)

Satellite Dish Location Inspection and Approval

1. Date request received _____ Date, Location: _____
2. ARC and Homeowner(s) have located this satellite dish installation and have mutually agreed as follows (describe location or attach sketch: _____

Additional comments and requirements: _____

By: ARC Representative _____

Guest Houses

1. Guesthouses shall be designed as an integrated single visual element consistent with the main residence, and should be visually connected by walls, courtyard, roofs or other major architectural elements.
2. The guesthouse must comply with the zoning regulations of the City of La Quinta, CA and all other provisions of these Design Standards.
3. No guest house or guest suite may be leased or rented
4. All guesthouses shall contain a minimum of 350 square feet of air-conditioned space.

Garages

1. The maximum allowed width of any one garage door is 20'
2. The maximum number of garage doors is 1 two-car garage door and 1 single-car door.
3. No commercial usage of garages is allowed.
4. Garage size shall be conforming to the City of La Quinta codes and requirements. All homes are required to have at least a two-car fully enclosed garage. No commercial usage of this two-car garage area is permitted. Air Conditioning of garages is allowed.
5. Conversion of any garage space for residential use is not permitted.

TV Satellite Dishes (DSS Type Only)

1. Adequate permanent screening of Satellite dishes must be used so the dish is not visible to adjacent properties, or the street.
2. Screening designs shall be submitted to the ARC for approval at the design development stage.
3. Extensive landscaping placed in an unnatural or wall-like mass to act as a screen wall is prohibited.
4. Satellite dishes must stay out of all front and rear yard setback areas.
5. Refer to "Architectural Features, Section H and I".

Antenna

1. Outside antennas of any type shall not be permitted except for TV satellite dishes subject to previously stated restrictions.
2. Satellite dishes are the only antennae allowed for TV reception.

Landscape/Exterior Lighting

1. Exterior lighting shall be low scale and directed downward, recessed, or shielded so that the light source (filament) is not visible or obnoxious from adjacent properties or from a public viewpoint.
2. All exterior surface and or aboveground mounted fixtures must be sympathetic and complimentary to the home' architectural theme.
3. All exterior fixtures must have below grade, recessed or integral type junction boxes.
4. Low voltage lighting systems (12 volt) are to have all equipment, transformers, etc. out of view.

Exterior Holiday Decorations

The intent of this section is not to discourage decorating for the holidays, but to ensure a tasteful and high standard of seasonal decoration.

1. Holiday decorations shall be subtle, soft and tasteful.
2. Decoration displays should not be “overdone” in brightness, size or visibility from public spaces and common areas.
3. The ARC reserves the right to prohibit any holiday decorations it deems inappropriate.
4. Holiday decorations shall be allowed only between Thanksgiving and January 7th. No Holiday decorations shall be allowed before Thanksgiving and all decorations must be removed by January 7th.
5. Decorations for other holidays may be installed no more than two weeks prior to the holiday and must be removed within one week after the holiday.

IX LANDSCAPE DESIGN REVIEW STANDARDS

A. INTRODUCTION

It is the intent of the Architectural Design and Review ARC to encourage and promote a harmonious continuity between Homeowners' homes and the overall landscape design of Parc La Quinta. Plantings must be able to stand up to the desert climate – its extreme temperatures, reflected light and wind – while creating exterior living space and allowing for privacy, views and circulation.

Planting on the street side should consist of large trees, layered shrub plantings and a ground cover of grass or low growing plants. The desert growing season is vigorous and long, so trees and shrubs can shoot up to unmanageable size within only a few years, unless they are pruned consistently. Since Parc La Quinta offers an informal landscape, drastic pruning creates a formalized look. It is especially important for our Homeowners and landscape designers to pay close attention to tree and shrub spacing, selection and orientation.

The placement of trees, their type and size will need to be carefully considered so as to maintain the exquisite views in existence currently.

X GENERAL LANDSCAPING CONCEPTS

Landscaping at Parc La Quinta has evolved to informal arrangements of landscape materials. Landscape architects should be sensitive to the overall concept of landscaping as is evident in the exterior parkways and association common properties. They should be especially sensitive to existing or approved landscaping on adjacent property to the landscape character of the immediate neighborhood.

The landscape plan should provide for a smooth transition of both finish grade and landscape materials with adjacent properties. There shall be a minimum of one mature tree per front yard of each residence in accordance with approved landscape materials as described herein.

In accord with the Front Yard Cost Center requirements, the ARC may, from time to time, conduct evaluations on those residences that are out of compliance or deviate from, the general landscaping concepts or maintenance standards and then shall make recommendations to the Board for action to remedy the noncompliance of such residences.

Landscape Materials

The Architectural Review Committee (ARC) encourages the use of plant material already existing in Parc La Quinta. The Parc La Quinta predominate landscape theme is of a lush green environment not a sparse minimalist or desert theme.

The use of lush green environments can be accomplished through the use of both standard and water efficient plantings.

It is required that all designs be of lush materials and complimentary from one home site to another. The use of minimal tree and shrub planting with no ground cover shall not be permitted. All home sites shall use a well-balanced design of trees, shrubs, ground cover and annual color to compliment the home and site.

Grading and Drainage

Intent: Manipulation of the ground surface within the site as it meets the adjacent land aesthetically and functionally. In general, the intent of carefully continued drainage of private lots is to keep the streets as dry as possible and to return as much water as possible back into the ground water system. Any berm or increased elevation concept being developed within the individual lot must consider its connection to mounding patterns already established on the adjacent properties.

Swimming Pools & Spas

1. No pools shall be drained into domestic drainage systems.

Exterior Lighting

At night, exterior lighting is often the only way we perceive a landscape. It has the power of being a very strong design element as well as an element that can provide direction and safety.

Overall principles for Custom Lot lighting will embody the following:

1. Parc La Quinta does not use conventional lighting on poles to illuminate the street. Instead, Parc La Quinta relies upon indirect ambient light, reflected from the landscape planted along the street. The intent is to create a natural setting. The Homeowners are being required to continue this concept along the street frontage of their Lots.
2. To ensure the effect, the ARC recommends that street frontage landscape lighting be connected to a time clock and photocell on the Homeowner's property serviced by the Homeowner's electrical panel. All other garden lighting around the home will be controlled from conventional switching inside the Homeowner's home.

Specific Standards

1. Flood and Spot Light Fixtures: Above-grade floodlights for the lighting of trees and plantings shall be concealed as much as possible by shrubs to prevent daytime visibility. These fixtures are not allowed in grass areas visible from the street, or adjacent property. They shall be installed and shielded so as not to produce glare into neighboring properties, street, or adjacent properties. These fixtures to be of 'specification' grade and preferably copper and brass construction to prevent maintenance problems due to high alkaline soils.
2. Where below-grade fixtures are used to up-light trees, standards shall conform to those listed above for flood and spotlight fixtures.
3. No colored lamps shall be allowed, i.e., red, blue, amber.
4. No post lights will be permitted without ARC approvals.
5. Avoid excessive light spill on buildings, garage doors, driveways, etc. to allow full quality effect of the landscape lights and beauty of the garden.
6. All exterior wall mount or ceiling mount 'decorative' fixtures are to be made of high quality and in conformance with the homes' architecture.
7. Security Lighting: The Homeowner may desire security lighting. With prior ARC approval, visible security lights may be mounted on the home, which is visible from the street or yard.

8. Walkway Lights: Walkway lights placed in grass areas or adjacent to walkways in shrub or ground cover areas must use below grade junction boxes to minimize the daytime visibility of the hardware.

Landscape Inspection

1. A landscape inspection will be made by an ARC Representative with the landscape contractor and the landscape architect/designer, or representative, on site to review the following items for compliance to the intent of the Standards:
 1. Rough Grading and Drainage System Inspection,
 2. Plant Material and Placement Inspection, and
 3. Final Landscape Inspection.
 4. The Homeowner(s) shall call for inspection at least 48 hours prior to time of inspection. All work shall be completed at time of inspection so the ARC Representative may inspect work in a non-construction mode.

Typical Parc La Quinta Landscape Materials

Materials currently in use at Parc La Quinta:



Brazilian Pepper



California Pepper



California Palm



Citrus (Lemon)



Olive (multi-trunk)



Washingtonia Robusta Palm



Jacaranda



Mesquite Tree



Mesquite Tree (Velvet)



Silk Floss (thornless)



Fichus



Queen Palm
(10" trunk - minimum)



Sego Palm



Red Bird of Paradise



Bougainvillea

Common Areas:

All lawns in common and front/side public viewable areas of all homes are to be maintained as Bermuda during the summer periods and as Rye during the winter seasonal periods.

Hybrid types of sod will be acceptable so long as the same results occur. All lawns are to be maintained healthy and green all year around.

Typical examples of residences lawn area ground cover, shrubs and annual color.



XI OWNER / CONTRACTOR RESPONSIBILITIES AND REQUIREMENTS

1. Each lot owner is responsible for hiring a general contractor or superintendent licensed in California to construct his home or addition.
2. The Lot Owner and/or his general contractor or superintendent is responsible for hiring a licensed subcontractor to install the planting and irrigation.
3. Each general contractor or superintendent is responsible for familiarizing their employees, sub-contractors and suppliers with all relevant construction requirements and provisions in the ARC Standards and enforcing them.
4. The Lot owner and/or his general contractor or superintendent are required to construct the residence and surrounding improvements according to the plans, specifications and revisions approved in writing by the ARC and the City of La Quinta.
5. Once construction begins, the general contractor and his construction superintendent are responsible for keeping airborne dust and particulate matter at a minimum. DUST CONTROL IS MANDATORY.

The home improvement building process consists of three (3) phases:

1. Pre-construction
2. Construction
3. ARC inspection

Construction time starts from the time final drawings are approved by the ARC. The contractor then has 12 months to complete construction.

XII PRE-CONSTRUCTION PROCESS

Before construction commences, the following are to be submitted to the ARC

1. **A \$500.00 Construction Compliance Deposit.** This deposit can be drawn upon as a means of enforcing compliance with the provisions of these design Standards and the CC&R's for the Parc La Quinta community. This deposit is returned after all provisions of the design Standards and the homeowner's association has been met. This includes but is not limited to correcting security, safety or health risks/hazards, cleaning or maintaining the site, adjacent property and streets, repairing the damaged or disturbed work of others and legal expenses for enforcing compliance.
2. One (1) copy of the building permits
3. Two (2) full sets of construction documents

Temporary Construction Facilities

The following temporary construction facilities are required, to be placed on the lot before construction commences are:

1. Temporary Toilet – A temporary fiberglass toilet in good condition shall be provided with biweekly chemical maintenance program. The units shall be maintained in a clean, sanitary and odorless condition
2. Trash/Refuse Container – A minimum three (3) yard steel, roll-off dumpster shall be maintained on the lot for the duration of construction. Regular servicing is required to alleviate odors and overflow.

If temporary storage bins and/or a construction trailer is placed on site, they shall be steel and in good repair.

BE ADVISED: ANY RAMPING OF CURBS MUST BE METAL – NOT WOOD.

All items visible from the street or adjacent improved lot must be as unobtrusive as possible. No garishly painted exteriors will be allowed. Care must be given to leave the construction site in a neat and orderly manner every day.

B. USE OF ADJACENT PROPERTY

The use of adjacent property for Access by vehicles, parking or storage will not be permitted, unless written permission is obtained from that property owner. Written permission must be provided to the ARC prior to any use of the adjacent property.

General contractors, employees, subcontractors and suppliers shall not enter or use common areas for any reason unless granted permission by the ARC.

All adjacent property must be returned to its original condition at the end of construction.

DOGS AND CHILDREN ARE NOT PERMITTED ON CONSTRUCTION SITES

Construction Hours:

Must conform to City of La Quinta Codes and Ordinances.

The Association and ARC shall have full Access to the lot and building while under construction for the purposes of inspection or enforcement of any provision of the CC&R's or design Standards. No signs other than an approved address sign will be permitted on any home site under construction.

Site Conduct and Safety

The general contractor, job superintendent, employees' subcontractors and suppliers shall:

1. comply with all construction provisions contained in the ARC Standards and CC&R's,
2. not consume alcohol or drugs on site,
3. not disturb, damage or disrupt the work of others,
4. not make loud noises or disturb the serenity of the area by playing loud music,
5. take all necessary precautions for the safety of all persons, materials and equipment on or adjacent to the site,
6. follow the speed limit of 15 miles per hour at all times,
7. remove daily, all debris and waste generated by the work and or those employed on site,
8. remove all equipment materials, supplies and temporary structures when any phase of the work is complete,
9. keep the streets, gutter and adjacent property clean and free of dirt, trash debris or other material related to or caused by work.

Other Provisions

1. The ARC will clean Homeowner's lot should homeowner not maintain the site in an acceptable state. Two (2) times the cost will be charged to the general contractor responsible.
2. No construction vehicle parking is permitted on the site, overnight or during weekends.
3. Whenever possible, the parking of all construction vehicles, trailer and storage equipment shall be off-street.
4. Under no circumstances are construction vehicles, storage containers or delivery vehicles to block the entrance to or driveway of another residence.
5. Construction ramps are to be made of metal or 1" plywood construction. Dirt ramps are unacceptable and are not permitted.

Disposal of Site Spoils

Any spoils generated from the site grading must be placed on or removed from the lot. NO MATERIAL MAY BE PLACED ON THE STREET OR COMMON AREAS.

Concrete trucks are not to be washed down on the street. A wash down area must be designated to eliminate any runoff from streets or onto adjacent developed property. All dirt not specifically designated for a specific purpose on site must be removed 10 days from being collected. All dirt being stored for future use must be maintained to minimize airborne dust.

Compliance

Parc La Quinta as a community reserves the right to deny site access to any general contractor, job superintendent, subcontractor, supplier or their employees who are in violation of the construction regulation.

The Parc La Quinta community and its ARC Committee reserve the right to stop construction on a lot where:

1. The property is not being built or landscaped per approved plans or variances.
2. The design Standards, CC&R's and/or regulations are not being complied with fully.
3. Revisions are made to approve plans during construction.

Once a home is under construction, the architect or landscape architect must approve all revisions, before the ARC reviews them. A Revision Request form must be used for this purpose.

All variances are subject to local governmental approvals.

Together with this Design Review Application, Homeowner(s) have included a working retainer fee in the amount of Five Hundred Dollars, (\$500.00) payable to the Parc La Quinta Homeowners Association along with Homeowner(s) schematic and design plans for the home.

Homeowner(s) understand that they or their designer must follow the three steps of plan submittal stated below:

1. Schematic Phase
2. Design Development
3. Construction Drawings

Initials of Homeowner(s): _____

Homeowner(s) understand that a deposit of Five Hundred Dollars, (\$500.00), shall be made payable to The Parc La Quinta Homeowners Association for compliance purposes and that said deposit shall be returned to Homeowner upon Certificate of Occupancy received by Homeowner(s) and copy of said C.O. delivered to the ARC.

Signature of Homeowner(s)

Homeowner's Name _____

Site Address

Lot # / Tract #

Mailing Address

Telephone Number (Daytime)

Telephone Number (Evening)

Architectural Firm

Contact

Address

Phone Number / Fax Number / email

License Number / State

COMMENTS:

Received By

Date/Time

Deposit Received: (Amount) _____

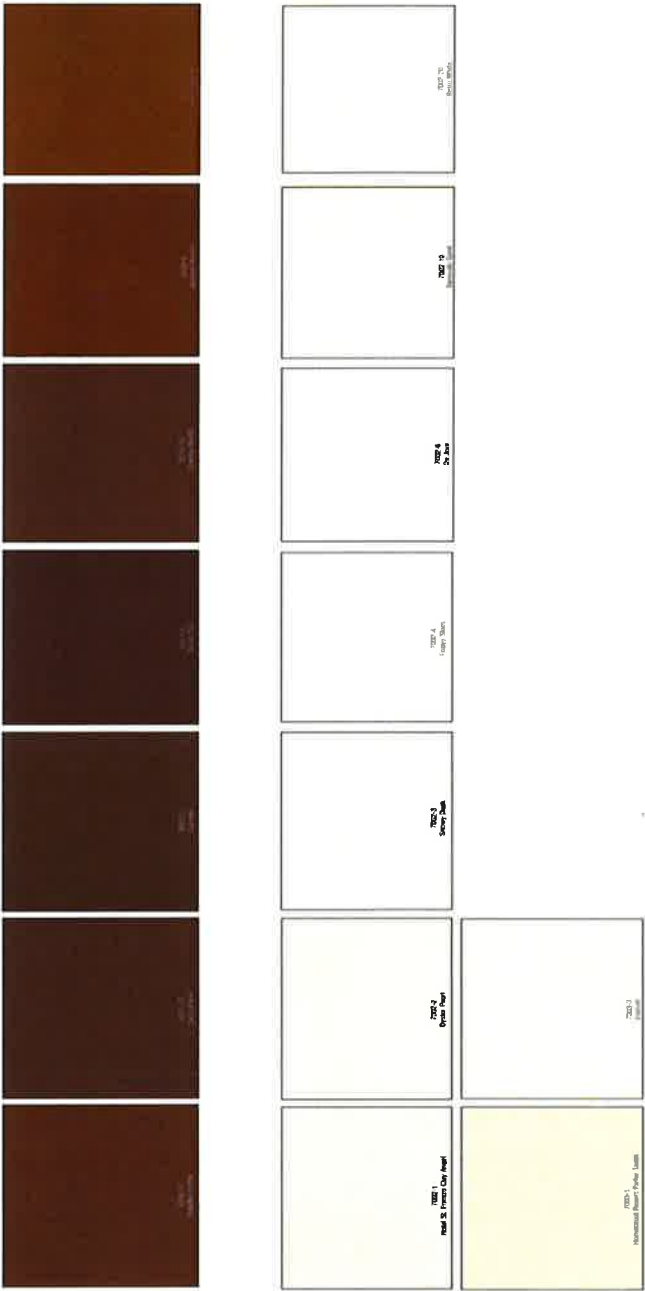
Type (Money Order or Check)

Deposited: (Date) _____

Number _____

ADDENDUM No. 1

PARC LA QUINTA COLOR PALETTE



NOTE: Actual colors may deviate from those reproduced here, the ARC recommends that homeowners check with the ARC prior to submittal of their color and trim selections.

ARC Standards
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END

ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS
& REVIEW GUIDELINES