

## Galerie Homeowners Association Architectural Committee and Guidelines

The Architectural committee has the responsibility to you as an individual homeowner within the Galerie community to preserve and protect the aesthetic Architectural integrity of all buildings and patio structures which collectively contribute to the overall community environment.

In order to effectively accomplish the objectives described above, the Architectural committee has issued guidelines to assist each homeowner in the planning and design of these structures. The guidelines are based upon prevailing past practices, common sense and reasoning and the stipulations of the Galerie CC&R's, Article VIII. Obviously, no set of guidelines will cover all situations; requests not clearly covered by these guidelines will be evaluated by the Board of Directors (BOD) based on the criteria set forth in Article VIII of the CC&Rs. In certain cases, the Board may request concurrence of adjacent property owners.

The Architectural Committee (ARC) is composed of the BOD and is headed by a board member who is the primary contact for homeowners.

Homeowners are encouraged to contact the cognizant Board member prior to finalizing design and material ordering to preclude problems and to facilitate the approval process.

### I. **Definitions:**

#### A. **Rear property line:**

Generally individual lots extend to the top of the rear yard slope, or highest point before slope grade begins its downward projection. If your lot is level or you are in doubt, please contact the cognizant BOD.

#### B. **Drainage Easement:**

This occurs on many lots where a concrete culvert occurs to facilitate land drainage.

#### C. **Common Property Encroachment:**

There are no individual homeowner encroachment rights or structural additions Permitted on or to extend beyond individual lot lines or over common property.

### II. **Guidelines:**

#### A. **Building Permits:**

It is the responsibility of homeowners to secure Anaheim building Permits for the structures, any underground/understructure utility services and final Anaheim approval signatures. "A copy of the City's final inspection report reflecting City approval of the completed work must be provided to the Architectural Committee by the owner within thirty days after issuance of the City approval." Failure to do so will result in retraction of Association Architectural approval and structure removal may be required. Please note that the Architectural requirements are generally for visual and property line compliance, while Anaheim code covers structural and equipment installation integrity. Where conflict occurs, the more stringent of the City or Association requirement shall take precedence.

#### B. **Decks:**

Decks may extend to the rear of the property line provided:

1. Minimum height of bottom of deck to be 12" above drainage culvert flow line (top of culvert).
2. The deck must have at least one removable access panel, 24"x24" located in the center of the deck over the culvert for maintenance purposes.
3. If the deck is 18" or more above ground level, a safety railing may be required by the city. Unless directed by code, the safety railing and fence shall be no higher than the side fences.
4. If the deck extends over the culvert, the Association will not be responsible for cleaning or drainage remediation.

## Galerie Homeowners Association Architectural Committee and Guidelines (Continued)

### **Fences:**

1. Across the rear of the property line shall not exceed 42" in height.
2. Running from the home to the back property line: The maximum height of the fence shall be 72" for a distance of 72" from the home. At this point the fence shall be no higher than 42' until joining with the rear property line fence.
3. Overhead Patio Covers shall be 50% open design. In general, they should not extend more than 66% of the lot depth. Upon design review, the Architectural committee may request written concurrence from neighboring homeowners.
4. Materials of Construction - Fences and decks may be of the following materials: vinyl, stucco, Trex, iron or Trex like materials and wood. Natural woods must be painted using the approved Galerie color palette. If left unpainted, the final aged color must be stained and sealed, and approved by the Architectural Committee prior to construction.
5. Patio lights should be on controllers and not illuminated continuously during late night hours.
6. The removal of a patio fence without replacement is a modification of the building exterior and shall require Architectural approval.
7. The use of trellis, other structures, or plantings to raise the fence height is prohibited.
8. Any violation of, addition, or modification to the plans approved by the Architectural committee and/or City building Department are subject to removal or adjustment to conform to the originally agreed upon plans. The homeowner shall bear the expense of required removal and/or corrective actions required to conform to the approved plans,

### **Notice of Completion:**

1. **Owner shall submit a NOC (Notice of Completion) to the Association no later than ten (10) days after the completion of said improvements. The NOC shall include but not limited to photographs, agency approved plans and/or reports, building permit and final job card signed off by governing agencies.**
2. **Work must commence and be completed within 90 days of architectural approval. If work is not completed the architectural application will become null and void, unless a formal request for an extension has been filed/requested to the Association for approval.**