

Tennis Villas at Blackhawk

DESIGN REVIEW BOARD REQUEST

The following information is vital to homeowners considering altering or adding to the exteriors of their homes or installing any landscaping. Be sure to retain these guidelines and the attached Architectural Application for future use and submission.

Authority

The Amended Declaration of Covenants and Restrictions (CC&R's) for the Tennis Villas at Blackhawk Planned Development, recorded on the 17th day of April, 2001, in the office of the Recorder of Contra Costa County, California as Instrument No. 2001-0096198-00 and specifically Section 10 of the CC&R's, authorizes the formation of a Design Review Board which shall have the duty to review and approve, disapprove or conditionally approve all plans, submittals, applications and requests made or tendered to it by Owners of Lots, or their agents, pursuant to the provisions of the Declaration.

Purpose

In order to maintain the architectural character and aesthetics of Tennis Villas at Blackhawk, it is necessary that modifications of structures, materials and colors be compatible with the original architectural design.

The Board of Directors set the standards and the Design Review Board applies those standards on all exterior alterations. This process assures the continuity of character, which helps preserve or improve the appearance and enhances the overall value of every property.

Review of Plans and Specifications

Except as otherwise stated in this Declaration, no building, addition, hardscape, landscape, irrigation system, swimming pool, spa, fence, wall or similar improvement (any of which is referred to as an "improvement"), including any exterior changes or alterations in any existing improvement, shall be commenced, erected or maintained upon the Properties until the plans and specifications therefore showing the nature, kind, shape, height, width, color, materials and location of the same shall have been submitted to and approved in writing by the Design Review Board. The Board from time shall have the right but not the obligation to adopt and promulgate architectural standards ("Architectural Standards").

A. SUBMITTAL PROCEDURE AND REQUIREMENTS

I. Application: (a) All applications are to be submitted to:

Tennis Villas at Blackhawk
c/o Community Association Management
6088 Sunol Blvd, Suite 100
Pleasanton, CA 94566-7850

(b) All requests for architectural approval must be made on the standard Design Review Board Application. (c) Two (2) complete sets of plans and specifications, drawn to scale and signed by the owner of the Lot or his/her authorized agent, are required for submittal. One copy will be retained by the Design Review Board, and one copy returned to the Owner or applicant.

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II. CONSTRUCTIONS DRAWINGS AND SITE REVIEW: (a) All plans must be prepared in accordance with applicable building codes, and with clarity and completeness. It is recommended that work involving major additions, or work requiring variances, be submitted at the preliminary drawing stage for review by both the Design Review Board, and the Contra Costa County Building Department. FINAL DRAWINGS SHOULD NOT BE PREPARED UNTIL PRELIMINARY PLANS HAVE BEEN REVIEWED. (b) The Deign Review Board may request to review the actual site being improved, but must request your permission for date and time of actual site access.

III. NOTIFICATION OF APPROVAL AND DENIALS: (a) All approvals and denials must be in writing. Any denial of a proposal must state the reasons for the decision. Any proposal that has not been rejected by the Design Review Board within thirty (30) days of the date of submission shall be deemed approved.

IV. NEIGHBOR AWARENESS: (a) Except as otherwise stated in the Architectural Guidelines, the neighbor's approval is not a condition to plans being approved by the Design Review Board. The intent is to advise neighbors who own property adjacent to the lot of the proposed improvement by requiring their signature on the Application as to awareness only. Additionally, unless good cause is show, the applying Homeowner shall have the initials of the neighbors' awareness on the plans submitted for review by the Design Review Board. No application will be considered complete until there is evidence the neighbor has been made aware of the application.

V. RIGHT OF ENTRY: (a) If major construction work requires the use of common area property for purposes of transporting labor and heavy or voluminous materials, or for the temporary storage of materials for the work, the applicant shall obtain written permission from the Tennis Villas at Blackhawk Association for "Right of Entry" during the course of construction. A copy of this letter granting permission shall be filed with the Design Review Board prior to commencement of construction. A reasonable security deposit or bond, as deemed necessary by the Design Review Board may be required from the contractor. Deposits will be refunded only after satisfactory completion of work.

B. CONSTRUCTION

I. TIME PERIOD: Work shall be completed within eighteen (18) months from the date of Design Review Board approval. If the scope of the job warrants more time, or for the other reasons deemed necessary by the Design Review Boars, the owner may be granted an extension of construction period as necessary; however, if the state of construction of said plans are to be deferred for a period of more than one (1) year, a new application must be submitted. Requests for time extensions must be made in writing, and written approval for such extension received from the Design Review Board.

II. INSPECTION: Upon completion of the outside work, as indicated on the "Approved" copy of the drawing and per its specifications, the Design Review Board may choose to request an inspection of the job for conformance to the plans as submitted and approved. Requested access,

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inspection and certification must be completed within thirty (30) days of work completion.

C. GENERAL

I. ENFORCEMENT: Failure to obtain the necessary approvals prior to the construction may: (1) constitute a violation of the CC&R's, (2) require payment of a fine, and (3) require modification or removal of unauthorized work at the expense of the Owner.

II. STOP WORK ORDERS: Owners of property in Tennis Villas at Blackhawk pursuant to the CC&R's have agreed the Design Review Board may adopt reasonable architectural standards and rules and regulations concerning, among other things, that requirement to submit plans and specifications for approval to the Design Review Board prior to commencing any work of improvement on the residence or lot.

Accordingly the Owners have hereby agreed to be bound by these architectural guidelines and standards. The commencement of construction prior to approval of the proposed work by the Design Review Board, or the non-adherence to approved plans shall be a violation of these rules and the Association Design Review Board is empowered to issue a Stop Work Order to the Owner.

Continuing work beyond the point of issuance of the Stop Work Order shall subject the Owner to fines and all other legal remedies which the Association may have pursuant to the CC&R's and the laws of the State of California. The Stop Work Order issued by the Committee, will be signified by the delivering or posting a notice at the job site and mailing a copy to the owner.

ARCHITECTURAL STANDARDS AND GUIDELINES

I. Privacy and Safety

- a. Due to the unique shape and location of each lot, each application for improvement will be individually reviewed to ensure neighborhood privacy, safety, neighboring property structural integrity, and protection of neighboring views.
- b. Proximate neighbors will need to give their written approvals for any potential intrusive lighting, plants or structures blocking views, reducing privacy, or structures adjacent to or impeding access to/from their homes.
- c. Existing or changing government regulations may require improvements be done in a specific manner. All work must comply with County building codes. Approval by the Association is not a substitution for obtaining the necessary County permits. Obtaining permits is not a substitution for DRB approval.

II. Consistency

The following specific guidelines apply to the basic structured of the development, to ensure a

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consistent and harmonious look and feel throughout the neighborhood:

- a. Improvements to front walkways, front fences, front gates, rear fences, private driveways, and mailboxes must match the developments design and materials as much as possible.
- b. Exterior additions, modifications and detached structures must be compatible with the original parent structures.
- c. Roof replacements must be of a fire-retardant material that closely simulates a natural wood shake roof.
- d. Garage doors should match the primary color of the home and be made of matching wood panels or simple roll-up rectangle-embossed horizontal panels.
- e. Exterior paint colors are pre-defined by the Association, as the Association is responsible for maintaining the exterior painting of the homes.
- f. The Association maintains the brass address numbers, mailbox address tiles, and the front-facing fence/garage external lighting fixtures.
- g. The front walkways, private driveways, front brick and rock fences, rear fences, front gates, mailboxes, external lights, (except for ll-f) above), windows and doors, garage doors, and roofs are maintained at homeowners expense.

III. Landscaping

- a. The Association is responsible for maintaining the common landscaping areas outside the home gates and fences.
- B. Homeowners can submit custom landscaping plans to the Association for the common areas in front or in back of their homes. Plans must blend in with the overall design, plant selection, and feel of the neighborhood. Custom plans may also require approval by the Association's current landscaping contractor. They will ensure the custom landscaping can be supported by the existing irrigation system and included in existing maintenance contracts without incurring immediate or future cost increases. Owners will be assessed for repairs needed to the sprinklers, pipes, wires, boxes or remaining plants owned by the Association due to the custom landscaping work.
- c. The Association's irrigation system cannot be altered or taped into.
- d. No modification to the Association's existing drainage facilities can be made without written approval.
- e. Landscaping that restricts site lines for vehicular safety will be cut back or removed.

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f. Landscaping changes within private garden areas must be submitted to the DRB and adjacent neighbors if the design obstructs neighbor views, reduces neighbor safety or privacy, adversely impacts drainage or neighbor structures, or impacts existing irrigation to the Association and adjacent homes.

IV. Enhanced Property Values

a. The general aesthetics of requests will be considered to ensure it does not negatively impact neighborhood property values.

The following items are summarized from Article 4 of the CC&R's for your convenience.

b. Each owner shall maintain his property in good condition and repair (4.02).

c. Approval is required for signs other than for legal proceedings, or one real estate sign of customary and reasonable dimensions, not exceeding 6 square feet. (4.04)

d. Extremely mounted antennae or dishes are not allowed. (4.05)

e. Boats and other recreational vehicles cannot be parked outside. (4.06)

f. Outside clotheslines are not allowed. (4.08)

V. Miscellaneous

For your assistance, the Association has previously approved the following common requests. This is only a partial list. Written approval is still required prior to installation.

a. White trim on eaves, door frames, window frames and garage frames of the homes.

b. Roll-up garage doors with rectangular- embossed squares on horizontal panels, painted to match the primary color of the house,

c. Roll-up garage doors with a row of glass rectangular windows in the top panel. Windows must be 4-pane rectangular clusters matching the size and spacing of the solid rectangles in the panels below.

d. Concrete, composite and metal simulated wood-shake roofs.

e. Gates: Permanent decorative items placed on the gate must be of the same color and material of the gate.

f. Additional low-profile glass skylights.

g. Canvas awnings in solid natural tones.

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- h. Replacement of windows and sliding doors with white, single-pane (non-grid) windows.
- i. Replacement of double front doors to a single door with windows.
- j. Height extension of existing 2' backyard wood fences bordering visible common areas with simple 3' vertical black wrought iron bars.
- k. Pots, planters, and flower boxes are not allowed on the driveways, walkways, or front landscaping areas. Pots may be hung from the walls on the inner side of the wall such that they are not visible from the common area. The foliage may extend above the wall.
- l. Weathervanes are allowed with prior approval of their design and installation location. The color must be the same as the roof.
- m. Garden lighting fixtures are not allowed in the front landscaping areas or on the walkways or driveways.
- n. No storage is allowed in front of the properties including cars on the driveways. (car covers indicate that a car is being stored.)
- o. Holiday decorations may be displayed three weeks before a major holiday and must be removed within one week after that holiday.